



STUDIO CITY RESIDENTS ASSOCIATION

Your Advocate for Studio City

November 2016

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SNOW PLANNED FOR DECEMBER 11TH IN STUDIO CITY

It is nearly holiday time, and snow is in the air once again in Studio City, CA. The Studio City Residents Association's Sixth Annual Winter Family Festival and on-site Festival of Giving will be held at Studio City Recreation Center (aka "Beeman Park") on Sunday, December 11, 2016, from 1:00 p.m.- 4:00 p.m. Studio City Recreation Center is located at 12621 Rye Street, Studio City, CA 91604.



Last year, more than 7,000 people got into the holiday spirit and gave back to the community at this popular free event, which is presented to the community by the Studio City Residents Association and Studio City Recreation Center. The event, the largest to-date, saw thousands playing in more than 80 tons of snow, complete with slides and snowman making.

Guests attending the event donated more than 500 pieces of clothing, more than 250 pounds of food, as well as many boxes of books, toys and pet items to the on-site Festival of Giving. Guests also enjoyed musical performances, samples from local restaurants, craft making, gingerbread house decorating, free photos with Santa, food trucks and many other activities.



This year's event will be even more exciting with special surprises. Beneficiaries of the Festival of Giving this year include the North Hollywood Interfaith Food Pantry, the LAPD North Hollywood Division Gift and Food Drive, St. Charles Service Center, Best Friends, Iris Blossom Charities and Aviva Family & Children's Service. Donations will be accepted at the Festival or in advance from Thursday, December 8 through Saturday, December 10 (10:00 a.m. - 7:00 p.m.) in the park's main office. Guests are encouraged

to bring canned and packaged food (no glass please); new, unwrapped toys; baby diapers, bottles, blankets, formula, and other supplies; fleece blankets, dog treats, wet cat and kitten food and animal Kong toys; new or gently used children's books (K-12); and new or gently used clothing and blankets

Always a special treat, the event also includes A Taste of the Holidays featuring free samples from local restaurants. As of this writing, restaurant participants include Gangadin, Lemonade, Local Ice, The Six, Pizza Rev, Blue Can Water and The Village. Parking for the Festival is free with a free shuttle at CBS Studio Center, 4024 Radford, Studio City, CA 91604. Supporters for the Festival include major sponsors, NBCUniversal, CBS Studio Center and BLVD Hotel & Spa; presenting sponsors, Studio City Business District, Harvard Westlake, Anita Hirsh, and Oakwood School; and event sponsors, Studio City Farmers Market, Studio City Chamber of Commerce, Studio City Neighborhood Council, Star Parking, Studio City Lifestyle Magazine, Bryan Abrams Real Estate, Shaolin American Self Defense Academy, Sportsmen's Lodge, Bridges Academy and Campbell Hall.



The Winter Family Festival will be held rain or shine. For more information, visit StudioCityResidents.org. Like us on Facebook: [@StudioCityResidentsAssociation](https://www.facebook.com/StudioCityResidentsAssociation) and follow us on Twitter [@StudioCityRA](https://twitter.com/StudioCityRA) and Instagram: [StudioCityRA](https://www.instagram.com/StudioCityRA) #WinterFamilyFest.

MAJOR ACTIVITY AT WEDDINGTON GOLF AND TENNIS

The owners of the Weddington Golf and Tennis site have filed a new application with the Los Angeles City Planning Department entitled, "Studio City Golf and Tennis Preservation Plan." The proposal re-names the facility back to its prior name, Studio City Golf and Tennis. It was changed to Weddington Golf and Tennis many years ago.

The application requests a zone change so that 200 condominiums can be built on the site of the present tennis courts. It also asks that this application incorporate the prior application submitted many years ago, as well as the Draft Environmental Impact Report on file.

The current plan calls for demolition of the 16 existing tennis

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COUNCILMEMBER PAUL KREKORIAN WILL ADDRESS THE NOVEMBER SCRA COMMUNITY MEETING

Councilmember Paul Krekorian will be the guest speaker at the November 1, 2016 Studio City Residents Association Community Meeting. Councilmember Krekorian is chair of the Los Angeles City Council's newly created Ad Hoc Job Creation Committee and also sits on the Economic Development Committee.



Krekorian suggests development must be smart and balanced with the needs of neighborhoods. He has opposed all out-of-character development projects, especially in residential neighborhoods. He successfully led the charge to

prevent mansionization in Studio City and expanded that work to Valley Village. He is working on creating a sustainable policy for the rest of the city. He has also worked to reduce the number of billboards in Los Angeles, including the elimination of mobile billboards and has persuaded phone companies not to build commercial cell towers in parks and in front of single-family residences.

Studio City Senior Lead Officer Hillary Del Rio will provide an update on crime and safety issues in Studio City.

The SCRA's meetings take place at Rio Vista Elementary School, 4243 Satsuma Avenue, Studio City, CA 91602. Meet and greet the community and enjoy refreshments at 7:00 p.m. The program begins at 7:30 p.m.

WORK CONTINUES ON THE L.A. RIVER GREENWAY TRAIL

Community Conservation Solutions (CCS) reports a number of next steps for construction of the L.A. River Greenway Trail are under way, such as installation of the irrigation system, including bubblers to the trees planted in May; weed removal; planting and mulching of native trees, installation of shrubs and plants; rough grading; concrete demolition; grading; and the beginning of entry ramp construction. Murrow Construction Management is working at the site on all construction aspects of the project while Nakae & Associates, Inc. is handling Irrigation and planting.



The 50 native oak and sycamore trees that the Studio City Residents Association helped plant in May are healthy and growing fast. The Mountains Recreation and



Studio City Family Tennis Festival

**November 6, 2016
Noon-2:00 p.m.**

**Studio City Recreation Center
(aka Beeman Park)**

**12621 Rye Street
Studio City, CA 91604**

Join the SCRA in a free afternoon of tennis, produced and organized by the Southern California Tennis Association and park personnel. The event is open to all ages and tennis levels, and all equipment will be provided.

Enjoy games, prizes and refreshments. All participants should wear tennis shoes. For more information and to register, visit PlayTGA.com/sfvtennis.

Conservation Authority is watering the trees while the irrigation system is being installed. CCS is very conscious of water usage and is installing slow dripping Tree Gator® watering bags to help conserve as much water as possible.

The L.A. River Greenway Trail project is expected to be completed by late spring of 2017. For more information on the LA River Greenway Trail, visit Conservationsolutions.org.

CRIME AND SAFETY IN STUDIO CITY

The Los Angeles Police Department (LAPD) reports some crimes result from a combination of laws and overcrowded jails that make it physically impossible to keep criminals off the streets for more than a few days. Generally speaking, Studio City is one of the safest places to live; however, some crimes in the area are property crimes. These property crimes can be avoided by following simple preventive measures that the LAPD recommends:

- "Lock it. Hide it. Keep it." This LAPD mantra advises people

(Continued, Page 3)

(Crime, cont'd)

not to leave anything in their cars especially when items are visible. Even a jacket left on a seat may contain something of value. The LAPD recommends that those who hike Wilacre Park in Fryman Canyon or jog in other areas and trails leave purses and other valuables at home: just bring a driver's license and a bottle of water.

- For cars with an electronic unlock feature, it is possible to activate and unlock the car doors if the car is parked in the vicinity of the keys. There is a device that will instruct the car key to send a signal to the car to unlock the doors. One solution is to place the keys well out of range or in a tin cup. For cars that are parked in tandem, do not leave the spare key of either car in the other car. The same device can send a signal to the keys to unlock both car doors.
- If a home has a garage large enough for cars, the LAPD suggests clearing it so cars can be parked inside and out of view. If there is no choice but to park in a driveway or on the street, do not leave a GPS, cell phone or anything of value in the car. Do not make the car an attractive target.
- Do not assume it is safe to leave the back door open or unlocked. Should a stranger knock on the door, front or back, always answer from behind a closed, locked door. This will put the person on notice that someone is home. If it is a service person, request an ID. Most utility company representatives, public and private, carry IDs and recommend asking to see them.
- Establishing a Neighborhood Watch is another way for neighbors to look out for each other and add to the overall safety of the area. The SCRA website, StudioCityResidents.org, has tips on how to start a Neighborhood Watch and who the senior lead officer is for each area. The senior lead officer can make the necessary arrangements. SCRA Board Member Connie Elliot can be reached through the SCRA website and would be pleased to assist members in setting this up. Elliot is a member of the Community Police Advisory Board (CPAB) and Police Activities League (PALS). She can bring problems to the attention of the police at CPAB and PALS meetings.

GREEN OUR L.A. RIVER

The Studio City River Greenway, planted in 2004, was the city's first native landscape project on the L.A. River. Given a number of unanticipated challenges, the project has suffered from years of overwatering and neglect. Today, it is overrun with exotic and invasive plant species, and as key community and business access points were never realized, it receives less use than envisioned. The lack of stewardship and traffic has negatively impacted the community's sense of safety at the site.

The Studio City Residents Association (SCRA) has gathered Studio City community organizations to collaborate in an effort to revitalize and reenergize this open public area. The River Project, Business Improvement



TO THE MARKET

Fall has arrived and, as is typical in Southern California, it is not necessarily bringing with it the sweater weather many have been anticipating. However, this temperate climate has its advantages, including the fact that many fruits and vegetables only available in other parts of the country for a few weeks a year are available at farmers markets year-round. Apples and a variety of squash are just a few examples.

Looking forward to cooler months, the Studio City Farmers Market is excited to welcome The Gourmet Soup Kitchen. Makers of all natural vegetarian and vegan soups using farmers market ingredients, The Gourmet Soup Kitchen carries more than 30 soups, including corn chowder, French onion, gazpacho, golden lentil, Himalayan lentil with kale and quinoa, Indian yellow curry, tomato and rice, tortilla and many others. Sold frozen, these delectable and nutritional soups are never processed and make for an easy and nutritious lunch or dinner. For more information, visit thegourmentsoupkitchen.com and stop by the booth for a sample. The Gourmet Soup Kitchen is located on the north side of the street, towards the Laurel Canyon Blvd. side of the Market.

The Studio City Farmers Market is presented jointly by the Studio City Residents Association and the Studio City Chamber of Commerce. Free parking is available at the CBS Studio Center lot on Radford. Stop by and visit! The Market is open on Sundays from 8:00 a.m.-2:00 p.m.

District, Studio City Farmers Market, Studio City Chamber of Commerce, the SCRA, the Studio City Beautification Association and Save LA River Open Space are collaborating with the City of Los Angeles Department of Recreation and Parks and the Los Angeles Homeless Services Authority's Board of Commissioners to find funding to revitalize the south bank of the river. The River Project estimates that it will take \$100,000 to make this greenway a vibrant public space again. When the money is raised, the project will proceed in three phases and will require volunteers from the community. The SCRA will keep our members updated on the process.

DEPUTY DISTRICT ATTORNEY ASHLEY ROSEN ADDRESSES SCRA COMMUNITY MEETING

Deputy District Attorney Ashley Rosen of the Major Narcotics Division spoke at the September Studio City Residents Association (SCRA) Community Meeting about what the community can expect should California vote to legalize marijuana under Proposition 64. She discussed the many city,

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(Meeting, cont'd)



county and state agencies that will have a part in setting standards and regulations in regulating sales. How to set the tax rate is a current challenge: if it is set too high, a black market could develop. Yet, if it is set too low, the taxes generated may not cover the costs of regulating sales. Attorney Steinberg offered a perspective from the defense side and added to the

overall discussion. The consensus that evening was how to avoid the problems that other states, such as Colorado and Washington, are having with the legalization of marijuana.

Studio City's new Senior Lead Officer Hillary Del Rio also spoke to SCRA member and guests. She provided an extensive Studio City crime report and several effective tips about how to combat crime. Officer Del Rio will continue to attend the SCRA community meetings and has offered to submit articles for the SCRA newsletter. She can be reached at 39705@lapd.lacity.org or on her mobile, which is (818) 634-2593.



SCRA NOMINATING COMMITTEE REPORT

The Studio City Residents Association (SCRA) Nominating Committee has selected the following candidates as officers for the year 2017: president/Alan Dymond, executive vice president/Bonnie Goodman, treasurer/Bryan Abrams, secretary/Connie Elliot.

In addition to the above, any person residing in the household of a regular member may be nominated as an officer by filing a written petition bearing original signatures of at least 25 regular members with the SCRA's office no later than December 1, 2016.

STUDIO CITY POLICE REPORT

Studio City's new senior lead officer, Hillary Del Rio, has received a number of emails and phone calls regarding mail theft where letters are being removed directly from locked or unlocked mail boxes. She explained that mail theft is investigated by the U.S. Postal Inspector and not the Los Angeles Police Department (LAPD). To file a claim for mail theft online, visit postalinspectors.uspis.gov/contactUs/filecomplaint.aspx

The LAPD will always accept video surveillance footage regardless of the crime and even if a crime has not yet been committed. It has implemented a new system so footage or photos can be sent directly to detectives.

For all videos/photos sent, please indicate the following:

- Date/time of footage;
- Crime report taken (yes or no);

(Weddington, cont'd)

courts with plans to rebuild eight tennis courts and add two Pickleball courts. A parking garage will be built underneath. The condominiums will have access to the L.A. River, exercise facilities and other amenities. The Studio City Residents Association (SCRA) opposes reducing the number of tennis courts and any development of this open space. The present proposal does not preserve the open space amenities being used presently by the general public.

As background, in 1970, the property was down-zoned to agricultural at the request of the Weddington family. This down-zoning resulted in a substantial reduction in property taxes for the owners and allowed the golf and tennis facility to continue as a viable recreation business. The property was then identified as privately owned open space and that designation was built into the Los Angeles City Master Plan. SCRA understands that, by definition, open space means public access.

Despite many roadblocks, for the past 18 years, the SCRA and Save LA River Open Space have fought to keep the site as open space. To read the application as filed with the City of Los Angeles Planning Department, visit StudioCityResidents.org or SaveLARiverOpenSpace.org and click on the link LADCPCaseInformation. The SCRA will post a link to an electronic version of the application as it becomes available. In the meantime, the SCRA has obtained a copy of the application plus supporting documents and presently is consulting with its attorneys and other experts about possible next steps.

It may be some time before the any formal action is scheduled by the City. In the meantime, the SCRA will keep everyone informed on what actions need to be taken to respond to this new application.

- Victim contact name and phone number (if applicable);
- Location, e.g., specific address if possible; and
- Person who took the video/photo and a contact number.

For vehicle break-ins and suspicious activity pertaining to vehicles only, email video/photo(s) to:

- South of Burbank Blvd (Studio City area):
- Detective Thayer 35983@lapd.lacity.org
- Detective Cameron 31037@lapd.lacity.org

For residential/commercial burglaries and suspicious activity pertaining to houses and businesses only, email:

- Detective Stone 34372@lapd.lacity.org

Please do not send footage or photos without explanation. It will be impossible for detectives to use the footage. Officer Del Rio is available for questions at 39705@lapd.lacity.org

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.

Here are three of many queries regarding the newly filed development plans for Weddington Golf and Tennis:

Q: I am confused, as someone who attended one of, if not the first meeting, held to preserve this precious space. It has been my impression that the zoning change necessary by the City for a development was denied. It is the strong consensus of the residents, elected officials, conservation groups, EVERYONE, to see the project for open space go forward. How can a development be brought to land use without zoning for a development, let alone the river walkway now going in and the HUGE support for open space by everyone of note?

SCRA: The prior application for a zone change was not denied or changed because the Weddington family did not provide answers to the opposition filed by SCRA as is required. The Draft Environmental Impact Report, therefore, remained in the City of Los Angeles Planning department for more than two years. Given this inaction by the Weddingtons, zoning remains as is, e.g., agricultural. One cannot build condos under that zoning.

Q: The new plan seems to be an improvement over the previous one regarding the tennis courts and golf course. I presume the golf course will still be open to the public and not just for the use of the condo occupants.

SCRA: There is a loss of eight tennis courts under the new scheme. The latest proposal still has 200 condos and will require a change in the "open space" zoning designation to build condos on the property. This change in zoning from "open space" may result in limiting access to the public.

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PRESIDENT'S MESSAGE *by Alan Dymond*

This has been quite a year, and it is not yet over. Actions by the Los Angeles City Council and California State legislature, if and when they are enacted, will have a significant impact on life here in Studio City, both now and in the future. Some actions are good, and some are not so depending where one is standing. You may note I am not referring to elections, neither to the big one nor to others, but only to legislative actions. The Studio City Residents Association (SCRA) does not lend its name to candidates. Support belongs rightly to our members and not to the organization.

Save the date for the annual Studio City Winter Family Festival with its onsite Festival of Giving on December 11, 2016 from 1:00-4:00 p.m. at Studio City Recreation Center (aka Beeman Park). The SCRA is grateful to the area businesses, organizations and restaurants that have signed up to help support this incredible event. The event is guaranteed to be fun for the whole family.

Working with the Southern California Tennis Association (SCTA), the SCRA has organized a free afternoon of tennis – the Studio City Tennis Festival – on November 6, 2016, also at Beeman Park. All ages and skill levels are welcome. Participants should wear tennis shoes; all equipment and snacks will be provided. Professional coaches will be there to train new players or help others polish their game. Sign up at PlayTGA.com/sfvtennis. The SCTA is part of the United States Tennis Association.

The bike path and river bank between Laurel Canyon Blvd. and Whitsett Avenue may be getting a face lift. Many Studio City non-profits and businesses have joined to support The River Project, which has applied for a grant to revitalize the landscaping on the south bank and overcome years of neglect.

The owners of Weddington Golf and Tennis have applied to rezone the property so they can build 200 "dwelling units" and demolish 16 tennis courts. They claim they will rebuild eight tennis courts and add two Pickleball courts. The earlier proposal of 200 condominiums is still on file with the City of Los Angeles Planning Department. The Draft Environmental Impact Report (DEIR) for this earlier project was filed in July 2014. The SCRA and Save LA River Open Space (SLAROS) filed timely responses then that the developer has to answer. It is unclear what will happen to the earlier application, the DEIR on file and whether a new DEIR will be required. To check the document issued by the Planning Department with the scope and extent of the development, visit StudioCityResidents.org. The SCRA and SLAROS have not changed their positions to keep this site as open space.

Second Dwelling Units (SDUs) of 1,200 square feet can be built on single family properties located anywhere on the property, all in accordance with California law. However, the City Council can pass an ordinance to give the city reasonable control regarding the extent to which SDUs can be built; this ordinance has to be enacted before January 1, 2017. If that does not happen, the state law will prevail, and Los Angeles will have to comply and issue permits for SDUs of 1,200 square feet anywhere on the property. There will be no redress available to a homeowner whose property values, etc. may be affected.

Finally, the SCRA, the Studio City Neighborhood Council and the Los Angeles City Council worked together to enact an ordinance that says the size of mansions in Studio City should be limited to a maximum a 53% Floor Area Ratio (FAR is the ratio between lot size and livable floor area). Presently there are proposals for a standard FAR (Baseline Mansionization Ordinance) to be reduced to 45%. The SCRA's concern is that if the FAR is reduced to 45% citywide, then, in all fairness and as a matter of course, Studio City's 53% FAR should be brought in line with the proposed 45% ratio. The SCRA will advocate for this inclusion.

Alan Dymond

(Ask SCRA, cont'd)

Q: From a tennis player's point-of-view, I am now in a pickle, am I not? This plan removes eight tennis courts. Tell me one good reason why tennis players should still support this plan.

SCRA: For 18 years, the SCRA, in conjunction with Southern California Tennis Association (SCTA), promoted a Vision Plan as an alternate to condos to keep the tennis facilities open to all. The SCRA is still working with SCTA so that all 16 courts will remain. One concern is that if the Weddingtons get the zone change they need, then the "open space" designation may no longer apply and perhaps use of the facilities may no longer be open to the public.

Q: Something needs to be done about traffic on Wrightwood. It is disastrous with both Waze and construction trucks. You cannot get through. We finally got a North Hollywood patrolman to come and give tickets as NO ONE stops at Wrightwood Drive and Dona Rosa Drive. This needs to be addressed...

SCRA: You have done exactly the right thing in requesting a patrolman to come to your area to control traffic violators. Wrightwood Drive has always been a cut-through street and does need constant monitoring. It is on the border and split between two senior lead Officers. Consequently, the SCRA reached out to both.

Response from Senior Lead Officer Benavidez: I am absolutely aware of the history of traffic violations in this area, as well as the lack of needed enforcement of violations. I will try to prioritize this as much as possible, and I will contact Valley Traffic Division for assistance with enforcement. As you may already be aware, given recent national events, we are currently working in a doubled up, two-person per car capacity, which is going to limit my availability. I will get out there as much as possible and as soon as things start to calm. Thank you for your patience, and please keep me informed on the state of the traffic and whether or not you are seeing officers writing tickets (Response from SCRA member: There was an officer here on the corner of Wrightwood Drive and Dona Rosa Drive. He must have made his quota for the month that day! Thank you. We can definitely use more of this so word gets out.)



STUDIO CITY RESIDENTS ASSOCIATION

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



NOVEMBER 2016

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SCRA COMMUNITY MEETING

Tuesday, Nov. 1, 2016

MEETING LOCATION:

Rio Vista Elementary School
4243 Satsuma Avenue
Studio City, CA 91602

Located on the corner of Whipple Street and Satsuma Avenue.

AGENDA

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

7:30 p.m. Presentations by City Councilmember Paul Krekorian and Studio City Senior Lead Officer Hillary Del Rio

The SCRA Community Meetings have moved to Rio Vista Elementary School, 4243 Satsuma Avenue, Studio City, CA 91602. Free parking is available in the school parking lot along with street parking. Do not park opposite the school. Follow the signs to the meeting.

