



STUDIO CITY RESIDENTS ASSOCIATION

Your Advocate for Studio City

November 2014

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Celebrate the Holidays with a Festival for the Entire Family!

Studio City Residents Association and Studio City Recreation Center present



Winter Family Festival

Studio City Recreation Center
BEEMAN PARK
Studio City

PLUS
A Taste of the Holidays

December 14, 2014 1:00 p.m. - 4:00 p.m.

- Music from local schools and community groups
- Free photos with Santa
- A Taste of the Holidays featuring sampling by local restaurants
- Arts and crafts
- Winter Family Festival Team
- Face painting

AND TONS OF SNOW!!

Festival of Giving

Visit www.studiocityresidents.org

Please bring canned and packaged food (no glass please), new unwrapped toys, pet food and toys, and new/gently used books to donate for the holiday. Check the festival web site for updates on additional items to donate and additional beneficiaries.

Benefits the North Hollywood Interfaith Food Pantry, LAPD North Hollywood Division Gift and Food Drive, St. Charles Service Center, Pet Orphans, Aviva Family & Children's Services, and other non-profit organizations.



FREE PARKING AT CBS
4024 RADFORD AVE.
FREE SHUTTLE SERVICE



MAJOR SUPPORTER



PRESENTING SPONSOR



EVENT SPONSOR



Lifestyle

blue of california



WEINTRAUB Real Estate Group



Bryan Abrams.com
Your Source for STUDIO CITY Realty

TASTE OF THE HOLIDAYS

MENDOCINO FARMS sandwich market



PizzaRev

AND OTHERS!

lemonade.



70 TONS OF SNOW TO GREET VISITORS AT THE FOURTH ANNUAL WINTER FAMILY FESTIVAL

Be sure to spread the word about the Studio City Residents Association's Fourth Annual Winter Family Festival on Sunday, December 14, 2014 from 1:00 p.m. - 4:00 p.m. at Studio City Recreation Center, aka "Beeman Park." The free festival features live musical performances from local schools and community groups, photos with Santa, crafts, face-painting, and more than 70 tons of snow with slides and snowman making. Please bring a donation of canned or packaged food; new, unwrapped toys; new or gently used books; and pet food/toys for the Festival of Giving. Donations benefit the North Hollywood Interfaith Food Pantry, St. Charles Service Center, LAPD North Hollywood Division Gift & Food Drive, Pet Orphans, and Aviva Family & Children's Services. During the festival, local restaurants, including Mendocino Farms, Lemonade, Pizza Rev, The Grain and The Greens, and many others, will provide free samples as part of A Taste of the Holidays. Free parking with free shuttle to/from the festival at CBS Studio Center, 4024 Radford Ave., Studio City, CA 91604. Interested in getting involved as a sponsor or restaurant, or a volunteer for the event? Please contact Ann Husvar at annhusvar@keynoteeventsinc.com or 818-990-0722. For more information, visit studiocityresidents.org.

IN MEMORIAM: GUY WEDDINGTON MCCREARY

Guy Weddington McCreary, a descendant of one the first families who settled and developed North Hollywood, Studio City and Toluca Lake, died on October 12, 2014 at age 77. A longtime member of the Studio City Residents Association, McCreary was generous over the years both in his time and donations. McCreary will be remembered as a staunch supporter of all things "Valley." He was very active in the Campo de Cahuenga Foundation, the historical site and museum near the Universal/Studio City Red Line Station, which is dedicated to the birthplace of California and the site of the signing of the Articles of Capitulation that ended the Mexican-American War. As a result of McCreary's efforts, the Weddington House, which at one time was slated to be located in Pasadena, will remain in the Valley at Vineland Avenue and Chandler Blvd. in North Hollywood. (11025 Weddington St.)

FROM THE SCRA BOARD

The Studio City Residents Association's (SCRA) Winter Family Festival is on schedule for December 14, 2014 at Studio City Recreation Center (Beeman Park) from 1:00 p.m. - 4:00 p.m. Sponsorships are still available. Contact Ann Husvar at

annhusvar@keynoteeventsinc.com

The Nominating Committee presented its slate of candidates for SCRA Board officer positions to the full board. No other candidates for officers to date have been presented.

The board discussed nominees for the Studio City Cares Awards, which will be presented at the SCRA Annual General Meeting on January 13, 2015.

The board was advised that attorney fees for work performed in filing responses and objections to the condominium development proposed at the Weddington Golf & Tennis Facility were paid in full. The board, however, was advised that much more professional support will be necessary in order to continue opposition to the project. The board was advised that consulting fees incurred by Save Los Angeles River Open Space have been paid in full, but that, again, further fees and costs can be expected.

LOS ANGELES RIVER GREENWAY UPDATE

Representatives from City Council District Two, Los Angeles County Flood Control, the Los Angeles Bureau of Street Services, Urban Forestry, the Los Angeles Fire Department, Community Conservation Solutions (CCS), the Studio City Residents Association and the Studio City Neighborhood Committee Land Use Committee (SCNC) conducted a site inspection on October 8, 2014 on the projected Greenway that will run from Whitsett Avenue to Coldwater Canyon Avenue on the north bank of the Los Angeles River.

One of many slope failures of varying significance have occurred at Valleyheart Drive North, which is immediately adjacent to the Greenway. Unless this site is repaired, water run-off from Valleyheart Drive North will drain over the slope and onto the landscaped Greenway below. Repairs to the street curbs and slope are needed before work can begin so that future water damage cannot occur that could wash out the Greenway.

CCS will give a presentation about the Greenway at the SCNC Land Use Committee meeting on November 11, 2014 at CBS Studio Center on Radford Avenue.



EASY PARKING FOR THE DECEMBER 14 WINTER FAMILY FESTIVAL

Coming to the December 14, 2014 Winter Family Festival at Studio City Recreation Center, aka "Beeman Park," but don't know where you will park? Thanks to CBS Studio City and a private donor, parking is free at the CBS Studio Center in the Radford parking garage, located at 4024 Radford Ave., Studio City, CA 91604. Plus, you can take a free shuttle from the parking lot to Beeman Park and back. The shuttles run from noon - 5 p.m. Questions? Call the SCRA office at 818-509-0230.

OP-ED: PAVE PARADISE: UNCERTAIN OUTLOOK ON TRAFFIC RESULTING FROM WEDDINGTON DEVELOPMENT CERTAIN TO INCONVENIENCE RESIDENTS

by Chip Meehan, board member, Save LA River Open Space

There has been much objection to the planned razing of the 16 tennis courts and erection of a massive four story, six unit "senior campus" on the site of the current Weddington Golf & Tennis facility. Clearly, the adult and children players and professionals who average more than 14,000 monthly visits to the courts would lose an irretrievable resource. Those who object on principle to the cavalier violation of a decades old agreement between the city and the Weddington family have a point. In that agreement, the property remains in private hands in perpetuity as public access recreational space in exchange for subsidies in the form of downgraded zoning to agricultural, with its much smaller tax liability. So too do the golfers, who fear their course and driving range are next in line for development. In fact, the prospect of future development of the "second parcel" is one of the few things spelled out clearly in the DEIR so the golfers are probably right.

But very little has been said about the impact of the construction traffic and that of residents and workers once the complex is completed. Save LA River Open Space (SLAROS) commissioned the firm of Tom Brohard and Associates to examine the traffic issue. The findings of the research are not a surprise; "The Draft EIR and the Traffic Impact Study (TIS) for the Studio City Senior Living Center Project do not properly or adequately address, analyze, or propose feasible mitigation of the proposed project...other deficiencies, errors omissions and inconsistencies must also be addressed before the City of Los Angeles addresses the proposed Project."

Of note are the following:

- 1. The DEIR uses a hypothetical analysis of "trip rates" rather than the more accepted practice of actual counting at the site. This is curious that they would go through the incremental work of a hypothetical analysis. A cynic would infer the hypothetical offered more favorable results than a real analysis.*



TO THE MARKET

Fall is in the air, and nowhere is it more apparent than at the Studio City Farmers Market. While the weather is still warm, it hasn't stopped fall's fruits and vegetables

from making it to the Market. The first of the pomegranates and persimmons have arrived, as well as the season's best apples and pears. Pumpkins in every size and color are bountiful, perfect for fall's best soups and stews.

The Market's generous farmers donated 8,658 pounds of fruits and vegetables to Food Forward during July, August and September of this year. In turn, Food Forward delivered the food to two local area shelters.

The Market recently made donations to the following community organizations: The East Valley YMCA to help fund summer camp scholarships for needy children; Rio Vista Elementary School PTA to help defray the cost of the parent-sponsored music program; the North Hollywood Interfaith Food Pantry; Strength United, an organization that works to combat domestic abuse; the San Fernando Valley Rescue Mission, which suffered a devastating fire earlier this year; and Community Conservation Solutions for a project along the Los Angeles River in Studio City.

- 2. The impact on Whitsett Avenue is not adequately addressed. There are 11 streets and driveways between Ventura Blvd. and Valleyheart Drive. And now they want to add a driveway to the complex they plan to build. Additional turn lanes are necessary to lessen the potential for injuries as a result of rear end collisions with vehicles turning into the complex. It is also likely a stop light may need to be installed, which would potentially back up southbound traffic on Whitsett Avenue all the way north to Moorpark Street and beyond, and create gridlock heading northbound off of Ventura Blvd. on Whitsett Avenue.*
- 3. Impacts on pedestrian traffic, in an area already known for fender benders and travelling vehicles striking parked cars, have not been adequately addressed.*
- 4. Lastly, there is no discussion of the mitigation of the dump truck traffic associated with the removal of 82,000 cubic yards of fill in the construction process. Brohard and Associates estimates it will take 102 dump trucks, each the size of three cars, to enter and exit the construction site each day for at least four months.*

I am frequently startled as I walk my dogs in the morning to see one last car in a long line bounce through the yellow light at Whitsett Avenue and Ventura Blvd., as the driver speeds off to work or school. I often wonder to myself, "What are they thinking? Why don't they just get up five minutes earlier?" They may as well get used to it. The traffic mess this project will create is going to eat into all of our mornings.

ALL THE PRESIDENTS TO ADDRESS THE SCRA NOVEMBER COMMUNITY MEETING

Studio City has many local organizations that together provide Studio City with a strong voice and help make it a desirable place to work, live and to visit.

The presidents of six of these important organizations will speak at the November 11, 2014 Studio City Residents Association (SCRA) Community Meeting. Guests will have the opportunity to learn firsthand what each group does to improve living in Studio City, how they protect the community's assets and how the work they are doing is designed to advance the vibrancy of the community. Speakers include:

- Studio City Neighborhood (SCNC) Council President John Walker: The SCNC board members are elected by the community. The board's jurisdiction is all of Studio City.
- Studio City Business Improvement Association (BID) President Tony Richman: The BID's jurisdiction covers Ventura Blvd. from Carpenter Avenue to Coldwater Canyon Avenue.
- Studio City Chamber of Commerce President Jim Kaplan: The Chamber covers the interests of businesses in Studio City.
- Save L.A. River Open Space (SLAROS) Board Member Chip Meehan: SLAROS is focused on developing an alternative plan for Weddington Golf & Tennis.
- Studio City Farmers Market President Karen Younce: The Studio City Farmers Market is run jointly by the SCRA and the Chamber Foundation.
- Studio City Beautification Association (SCBA) President Bill Harmond: The SCBA adopts, plants and beautifies City-owned blighted areas in Studio City.
- Studio City Residents Association President Alan Dymond: The SCRA is the advocate for all residents living in Studio City.

The SCRA has brought these community leaders together so SCRA members will have a clearer understanding of what each group does and to give each organization the opportunity to hear ideas from the community. The officers and board members of each of these organizations are volunteers who give many, many hours to lead and build Studio City.

The meeting will be held at Beverly Garland's Theatre Room at 7:30 p.m. The evening begins at 7:00 p.m. with light refreshments and an opportunity to meet community members and neighbors.

SCRA/SLAROS RESPONSES TO WEDDINGTON GOLF & TENNIS DEIR

The Studio City Residents Association (SCRA) and its sister organization, Save LA River Open Space (SLAROS), through their attorneys and consultants, have filed responses to the Draft Environmental Impact Report (DEIR) with the City of Los Angeles Department of City Planning for the proposed development of condominiums at the Weddington Golf & Tennis site. The DEIR is a document compiled by the developer that describes the project and its impact on the surrounding environment. The developer is obligated to answer the responses, objections and issues raised not only by SCRA and SLAROS, but by each and every individual or organization who files a response. This is one of the many milestones in the process of review of this development. The Los Angeles City Council will ultimately decide whether or not to approve the project.

The effort to respond to the DEIR was a sizable one. The response includes 67 pages of text and 76 pages of exhibits. The attorneys and consultants for the SCRA and SLAROS, together with support from the volunteers of both organizations, reviewed the entire DEIR in detail to help ensure a proper and accurate response could be filed with the Planning Department. For example, the responses addressed whether the project satisfied the California Environmental Quality Act, whether the project is the highest and best use of the property, why Alternative D that proposes a Los Angeles Natural Park is the best and highest use of the property, along with other technical information. The response also included expert reports to correct inaccurate statements in the DEIR.

The next step in the process is to review the developer's answers to all the responses, including the SCRA/SLAROS response and those of individual SCRA members and others including tennis players, the Studio City Neighborhood Council, and many other organizations and schools.

SCRA members will be kept advised of steps being recommended by the organization's attorneys and consultants. The SCRA and SLAROS thank everyone for their donations that help pay for the attorneys and consultants. Efforts to date indicate a tremendous amount of support to keep this open space from becoming a condominium development.

Visit StudioCityResidents.org for complete details including the Studio City Neighborhood Council response.

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.

Further developments on the flat roof at 4240 Babcock:
In the October Studio City Residents Association (SCRA)

(Continued, Page 5)

(Ask SCRA, cont'd)

newsletter, the SCRA reported that under the Studio City Mansionization Ordinance (RFA), a house could be built with a flat roof if the height were reduced by 20 percent of the allowable height limit in the area. At 4240 Babcock, the height limit is 33 feet. The developer for this property lowered the height below the 20 percent to 25 feet with a flat roof. After further inquiry, the City of Los Angeles Building and Safety Department rechecked the permit and reexamined the RFA. Under the Los Angeles Building Code, the height of a building is limited to 30 feet for a flat roof design, which means that the height of a house in the RFA area is limited to 24 feet. Consequently, this house under construction must add a pitched roof.

Q: I wonder if someone could please assist me in obtaining what the noise ordinance is in my area. I have a neighbor who is complaining about my daughter talking in her bedroom and/or listening to the TV.

SCRA: The noise ordinance is found at Los Angeles Municipal Code: 116.01. "General Noise: Willfully making or causing to be made or continued any loud, unnecessary, and unusual noise, which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable

person of normal sensitiveness residing in the area." For the precise wording, refer to the ordinance. Under the ordinance, there may be a process available to informally hear noise complaints.

Q: How about a workshop for some help for the poor merchants who are being put out of business by the work at Coldwater Canyon Avenue and Moorpark Street, where no one can enter their businesses even on Saturdays and Sundays?

SCRA: Prior to the start of the project, the Los Angeles Department of Water & Power (DWP) spoke at an SCRA Community Meeting. Attendees were informed of the scope of work and the inconvenience that would occur over a long period of time. The DWP published information and updates, which the SCRA disseminated on a timely bases through its SCRA News & Notes e-blast.

Merchants should contact the Studio City Chamber of Commerce for updates and more information. The Chamber represents the merchants, much as the SCRA represents the residents. Another organization in the Valley that might be able to help merchants is the Valley Industry and Commerce Association (VICA). They can also call Councilmember Paul Krekorian directly to ask for help in rerouting traffic into their establishments.

PRESIDENT'S MESSAGE by Alan Dymond

When a Studio City Residents Association (SCRA) office staff member recently went to the post office to pick up the mail, she was informed she had to sign for a letter. This was not the normal procedure but occurs occasionally. It turned out the letter was from Japan and required confirmation of receipt. Inside the letter was a photocopy of the postcards that are being signed to urge Councilmember Paul Krekorian to maintain his position in favor of open space for Weddington Golf & Tennis.

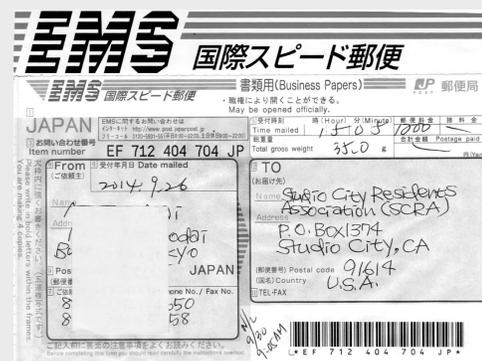
Mina, who had sent a letter with the postcard and who has since returned home, was asked about this unusual circumstance. She said she downloaded a copy from the website and took it with her to Japan, since the day it appeared, she was flying out to visit family in there. She said she lived in Reseda, but as a long-time tennis player at Weddington Golf & Tennis, she was very concerned that her postcard might not be received in time. But her extra effort paid off.

The SCRA has received 2,156 postcards to date; they are being entered into a database by city and zip code. The SCRA is also mapping the respondents to determine the communities represented by the postcards. As an example, Mina's postcard is an example of the concerns and passions of preserving the site as open space with tennis courts and no condominiums as proposed by the Weddington family.

The latest count of postcards suggests that 51% responding are from the Studio City area and 49% from other cities. That supports the SCRA's and SLAROS's position that Weddington Golf & Tennis is not merely a hyper-local issue. When the information is complete, it will be shared with our city councilmembers to help them understand that that constituents in their respective council districts are heavily invested in the ultimate decision on how the site will be zoned and whether the tennis courts will be destroyed and condominiums built in their place.

Finally, responses to the Draft Environmental Impact Report (DEIR) have been filed with the Los Angeles City Department of Planning. The Developer has to file answers to the questions and rebuttals contained in the responses. This is the next milestone in the process. In the meantime, the SCRA and SLAROS will be stepping up their fundraising efforts since fees and expenses both on the legal and political consulting side will begin to increase. A reminder that any contribution to SLAROS is tax deductible. The SCRA and SLAROS thank you for whatever support you can provide.

Alan Dymond



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Crime and Safety
Los Angeles River Committee
Membership
Planning and Land Use

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Laurie Cohn, Alan Dymond, Steve Hirsh,
Art Howard, Patty Kirby, Chip Meehan,
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Studio City Farmers Market

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SCRA COMMUNITY MEETING

Tuesday, Nov. 11, 2014

AGENDA

- 7:00 p.m. Reception
- 7:30 p.m. Presentations by:
 - Studio City Neighborhood Council
 - Studio City BID
 - Studio City Chamber of Commerce
 - Save LA River Open Space
 - Studio City Farmers Market
 - Studio City Beautification Association
 - Studio City Residents Association

Meeting Location

**The Beverly Garland Theatre
4222 Vineland Avenue, Studio City**

*When entering the hotel driveway, turn left and go through the parking turnstile. Drive to the end and turn right. Go to the large back lot. The handicap entrance is from this lot. Walk to the southwest corner of the lot, and signs will direct you to the Beverly Garland Theatre. **PARKING WILL BE VALIDATED at the sign-in-table.***

The SCRA thanks The Beverly Garland Theatre for continued support of the monthly SCRA Community Meetings

