



STUDIO CITY RESIDENTS ASSOCIATION

Your Advocate for Studio City

September 2014

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A SPECIAL REPORT FROM THE PRESIDENT: WEDDINGTON GOLF AND TENNIS

Since May 2000, the Studio City Residents Association (SCRA) has been working to save Weddington Golf and Tennis as open space. The property's owners have now started the process to develop the property, including the removal of existing tennis courts, in order to build 200 condominiums and make changes to the golf course along with other modifications.

According to the Draft Environmental Impact Report (DEIR), the property will be divided into two lots. On lot 2 (the eastern part), all of the tennis courts will be demolished and 200 condominiums built in their place in the form of six, 45-foot-high four-story buildings. Additionally, approximately 83,000 cubic yards of earth will be trucked off the site to build underground parking for 613 cars. On lot 1, the golf course will be reconfigured with other changes and a driving range.

At present, the DEIR includes encroachments into the City and County's right-of way along Valleyheart Drive and the Los Angeles River. The City and County will be requested to allow these encroachments to remain. If the encroachments are allowed, the encroachments may affect and impede construction for part of the greenway that is in the same location along Valleyheart Drive and the Los Angeles River. (The greenway is funded, and plans are in place to advance its development.) The DEIR does not address this possible impact.

The plan would require: 1) A zone change on Lot 2, from A1-1XL (Agricultural) to R3-1 (Residential); a General Plan Amendment of Lot 2, changing its designation as Open Space to Medium Density Residential, and as mentioned, retention of the encroachments on City and County rights-of-way on Valleyheart Drive, etc. Log onto studiocityresidents.org for a link to the DEIR. Read pages i-vii of the Executive Summary and review the DEIR Executive Summary (seven pages).

SCRA members, their neighbors and friends of Studio City can all assist the SCRA by signing and mailing a prepaid postcard to Councilmember Paul Krekorian stating our concerns. These postcards will be delivered by the SCRA to Councilmember Krekorian, who has stated unreservedly that he supports saving the facility from development. The postcards will indicate to others who may be involved in the decision-making process that there is large support for keeping Weddington Golf & Tennis as open space. There have been two public events in the past about this issue, one sponsored by the SCRA and one presented by the Studio City Neighborhood Council (SCNC). Both events attracted large numbers of people who were opposed to the development.

The SCRA's response to the DEIR involves the use of legal counsel and other experts, including traffic engineers, sound experts, etc. Save LA River Open Space (SLAROS), SCRA's sister organization, incurs significant ongoing expenses as it continues this fight and is seeking donations. Contributions to SLAROS are most welcome. Please visit savelariveropenspace.org/donate.

Finally, in the past, information in the community suggested that the SCRA was planning to obtain the property by various governmental mechanisms. That is not the case, and as long as I have served the SCRA, it never has been. Over the years, the SCRA has been researching and investigating possible funding sources and other mechanisms so an offer could be made to the owners to secure the property and have it remain as open space.

Please be sure to check our website and Facebook as developments occur rapidly.

Alan Dymond



CITY CONTROLLER RON GALPERIN TO ADDRESS THE SEPTEMBER SCRA COMMUNITY MEETING



Ron Galperin became the 20th Controller of the City of Los Angeles on July 1, 2013. For many years, Galperin has been a leading voice on reforming government, cutting waste and helping businesses create jobs.

Galperin will speak at the Studio City Residents Association (SCRA) Community Meeting on September 9, 2014 about his efforts to audit ratepayer funds going to the Department of Water & Power Joint Safety Institute and Joint Training Institute non-profit trusts.

The SCRA will also be joined that evening by Allan Abramson, County of Los Angeles Department of Public Works, and Alan Braatvedt of KOA Corporation, who will update the audience about ongoing discussions on the route of the Los Angeles River Bike Path and proposed deviations in Studio City.

The meeting will be held at Beverly Garland's Holiday Inn Theatre Room at 7:30 p.m. Light refreshments and an opportunity to meet community members and neighbors begin at 7:00 p.m.

BUSINESS IMPROVEMENT DISTRICT INCREASED IN STUDIO CITY

On August 6, 2014 the Los Angeles City Council approved extending the Studio City Business Improvement District (BID) from its present boundaries, Carpenter Avenue to Whitsett Avenue, to extend past Whitsett Avenue westwards to Coldwater Canyon Avenue. The formal name of the group is the Studio City Improvement Association.

The SCRA supported the BID's efforts to expand its area as it would bring another section of Ventura Boulevard under the BID's purview. This expansion will result in additional resources being made available to improve the community of this stretch of Ventura Boulevard, with positive effects on adjacent parts of the neighborhood.

The SCRA congratulates Tony Richman, BID president, and Lorena Parker, BID executive director, in achieving this outcome.



ASK THE SCRA

One of the functions of the SCRA is to empower its members, who are the eyes and ears of the community. The SCRA can assist by providing opportunities to make all of Studio City a better place to live. Please send questions to scraboard@studiocityresidents.org.

Q: Is there an ordinance regarding hedges on street corner properties that requires them to be trimmed back to three feet so a driver can see oncoming traffic when turning either left or right?

SCRA: See the "Residential Parkway Landscaping Guidelines" of Municipal Code -Chapter 6, Article 2, Sec. 62.200 on Page 4, items 7 & 8. Item 7 reads: "Plant materials installed within the 45' visibility triangle at street intersections should not exceed 24" in height at full maturity." Item 8 reads, "Plant materials installed within five feet of a driveway or walkway should similarly not exceed 24" in height at full maturity (for visibility purposes)."

Q: Studio City is being inundated with mansions. What can be done about this in our neighborhoods?

SCRA: The SCRA and the Studio City Neighborhood Council's Land Use Committee fought hard for more than eight years to get a "Residential Floor Area" ordinance in place in order to prevent "mansionization" in designated flatlands of Studio City. This specific ordinance, unique to Studio City, prevents building larger than 53% of the lot size. Please visit StudioCityResidents.org; click on the "Community" button, drop down to "Over development," and click on Ordinance/ Residential Floor Area (RFA). The ordinance mandates several design requirements and limitations, such as no flat roofs, as well as what must be posted at the job site to inform the general public about what is specifically permitted and the conditions.

Q: The SCRA has received many complaints over the years about litter in the parking lot behind the shopping center at Laurel Canyon & Ventura Blvds. and has worked with the Business Improvement District to clean it several times. What can be done to keep this area clean?

SCRA: The SCRA Board has contacted the owners of the shopping center on several occasions about this recurring problem. It may be resolved for a while, and trash is picked up, but the problem keeps coming back. The source of the problem is varied, including store employees being careless, people digging through trash, and infrequent trash removal and maintenance. One of the most effective solutions results from complaints from individual shoppers made directly to store managers. Managers have a great interest in maintaining an environment that attracts shoppers to their stores. The SCRA suggests you provide a photo directly to the store managers. Or if a leasing agent or management company is advertised on the property, call the company and report the problem. While it may take a few calls, it can make a difference.

You can also send your photos to Courtney Hamilton, field deputy, Studio City, at Councilmember Paul Krekorian's office (courtney.hamilton@lacity.org), indicating date, time and the exact location of the issue with as much detail as possible. The SCRA will continue to notify the property owners of the problem; however, activism on the part of our members will go a long way toward solving the problem.

LOS ANGELES PARKING INITIATIVE

Steven Vincent and Jay Beeber of LA Parking Reform, who spoke at a Studio City Residents Association (SCRA) Community Meeting earlier in the year about parking problems in Los Angeles, have met with Mayor Garcetti's office, which instituted a working group on this issue. The group will not only address and act on parking problems, but also tackle the cost of parking fines and the application of the monies collected from the fines.

One of the group's objectives is to continue to influence the Mayor's office to appropriately change parking enforcement abuses via administrative means and to get the City Council to voluntarily adopt a reform plan. In the event the City of Los Angeles does not adopt necessary reforms, then the alternative may be that LA Parking Reform may place a municipal ballot measure for vote on the March 2015 election.

Below are the essential components proposed and under discussion for a revamped parking system as reported by SCRA Board Member Barry Weiss. Weiss was recently appointed to a sub-committee dealing with parking management and administration. Elements include:

- Caps fines for violation of regulations that have no public safety component at the median hourly wage (currently \$23.00/hour per the Bureau of Labor Statistics);
- Establish a Los Angeles Parking Services Administration, an oversight department for all City offices that pertains to parking policy and administration;
- Have traffic officers act in the capacity of neighborhood liaison between the City and the public, with the officers having a clear public service mandate;
- Create a neighborhood stakeholder-based input-and-review process to establish parking regulations and fees based on local needs and requirements;
- Separate parking ticket revenue from the general fund by placing it in the Special Parking Revenue Fund (SPRF);
- Create a Special Parking Revenue Fund that will be a funding source for transportation infrastructure investment;
- Widen the mission of the SPRF to include projects such as sidewalks and curbstone repairs, parking and street signage, bicycle parking, pedestrian boardwalks and walkways, car share parking, electric vehicle charging stations and DASH and shuttle van stops;
- Mandate programs and technologies that alleviate parking bottlenecks by using up-to-date technologies to balance parking requirements and availability of spaces. (e.g., after a street sweeper has passed, spaces are available, etc.).
- Allow the SPRF to generate returns on its investments in the form of fees and tax revenue;



TO THE MARKET

The summer season continues to bring delicious stone fruit to the Studio City Farmers Market, along with the wonderful addition of bell peppers and fresh sweet corn on the cob. Tenerelli Farms is back with its delicious peaches and nectarines.

Two new vendors joined the market in the last month. After many years as a vendor at the Market, Frank's Crepes retired, and the Belgian Fry Shack has taken its place. Located in the middle of the Market on the north side, the Belgian Fry Shack specializes in 100% organic, grass fed burgers, ahi tuna burgers, and veggie burgers, including a Portobello mushroom sandwich that is unrivaled. For the early risers who hate to miss breakfast, the Belgian Fry Shack also has a burger with a fried egg on top. Of course, they also sell fries, with a variety of dipping sauces.

Buff Bake has been at the market for a few weeks selling a variety of nut butters. Fortified with super foods such as chia seeds, hemp seeds and flax seeds, Buff Bake sells peanut butter and almond butter in a variety of delicious flavor combinations. Some recent combinations include cranberry coconut peanut butter, snicker doodle almond butter, cookies and cream almond butter and chocolate chip peanut butter. Buff Bake uses only the best peanuts and almonds to create the ultimate snack food for young and old. Buff Bake is located on the north side of the market near Radford Avenue.

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 lot on Radford. Stop by and visit! The Market is open on Sundays from 8:00 a.m. - 2:00 p.m.

- Institute a fund management and administrative structure that is independent of, yet responsive to, the City Council;
- Authorize public-private partnerships between the fund and private developers;
- Authorize the fund to sell investment bonds in its projects;
- Restrict transfers from the fund to emergency situations involving imminent municipal bankruptcy;
- Authorize the sale of revenue offset bonds by the City to cushion the loss of revenue to the general fund in the first years of the new system;

A press release by Safe Streets LA is available online for public comment and also in pdf format.

Log onto www.parkinglosangeles.org/pressrelease2.

DEPARTMENT OF WATER & POWER OUTLINES STORM WATER CAPTURE MASTER PLAN



Representatives from the Los Angeles Department of Water & Power (DWP) addressed the July Studio City Residents Association (SCRA)

Community Meeting to describe plans for storm water capture, conservation and water recycling. The Storm Water Capture Master Plan includes current programs and future planning and outlines the DWP's strategies to further implement storm water and watershed management programs.

Representatives of The Water Recycling Planning Group (WRPG) of the DWP addressed recapture programs that have been in place since 1980, such as spreading grounds that capture 27,000 acre feet of water per year, including rainfall and runoff that help reduce reliance on imported water and ensure water reliability. Water is spread over acreage, subjected to natural filtering and then returned to recharge the San Fernando aquifer.

A program currently being implemented at two of the four water reclamation plants retools the wastewater process to advanced purification levels and creates potable water that can be recovered by the system. Currently there are four reclamation plants that process 350 million gallon of waste water a day and send this non-drinkable water to the ocean. The future plan is to produce non-potable water from the two remaining reclamation plants to be used for irrigation.

The San Fernando Basin groundwater is the largest aquifer in the City of Los Angeles. Ground water in the San Fernando Valley is continuing to become polluted, with 50 percent of the wells lost. If no action is taken, in five to ten years, all San Fernando Valley wells will dry up. The current DWP plan includes clean-up of the ground water under the San Fernando Valley by pumping in clean water and extracting the polluted water. To help this process, residents are encouraged to create permeable surfaces, rain gardens and curb cuts; eliminate gutter water runoff; and generally have all water on their properties return back into the ground. For more information, visit waterla.org.

When completed, the Storm Water Capture Master Plan will serve as an important component of the DWP's strategy to increase local water supplies and reduce the City's reliance on more expensive imported water.

LOS ANGELES RIVER BIKE PATH DETOURS

The Studio City Residents Association (SCRA) and the Studio City Neighborhood Council (SCNC) supported the creation of the Los Angeles River bike path that followed the south bank

of the River in Studio City. However, the Department of Water and Power (DWP) identified various physical obstacles and impediments and surfaced other considerations that resulted in a proposal to deviate from the south bank to the north bank in Studio City. The SCRA and the SCNC supported this deviation from the overall plan as follows:



- Proceeding east from Coldwater Canyon Avenue on the south side, the first major physical impediment is at Laurel Canyon Blvd. Since there is not enough room to tunnel under at Laurel Canyon Blvd., a bicycle bridge will be built to allow bicyclists to cross over to the north side and then tunnel under Laurel Canyon Blvd. to continue the bike path on the north side and down to exit at Radford Avenue.
- The next impediment is at CBS Studio Center. CBS is not only located on both sides of the Los Angeles River, but there is a large storm drain that discharges at this point that prevents moving the bike path back to the south side at this location. The proposed resolution is to go north on Radford Avenue, cross the Tujunga Wash by bridge to the north side of the wash and proceed easterly to Colfax Avenue where there is adequate headroom at Colfax.
- Then, the original proposal would have the bike path cross by bridge back over to the south side of the River. Further discussions at City and County levels indicate that from Colfax Avenue eastward, the bike path will continue on the north side down to Lankershim Blvd. and then back to the south side.

The SCRA also supports creating bike path tunnels under Whitsett Avenue, Tujunga Avenue, Vineland Avenue and Lankershim Blvd.

THE CAMPO CELEBRATES ADMISSION DAY

Campo de Cahuenga, Studio City's local historical site, is again celebrating California's admission in September 1850 as the 31st state of the union. The Campo, which is located at 3919 Lankershim Blvd., will hold the celebration on Saturday, September 13, 2014 from 5:00 p.m.-8:00 p.m. at the Campo site.

The celebration includes music by The Dogtown Filharmonik; music and dance by Los Fandangos

(Continued, Page 5)



(Campo, cont'd)

de Californios; and a Living History of The Campo by Dona Bernarda Ruiz, played by historical re-enactor Kathleen Rabago. Attendees are encouraged to wear costumes of any Campo history up to 1900.

Tickets to the event, which includes a meal by Santa Maria Tri-Tip Barbeque, are \$35 for adults and \$15 for kids 12 and under.

The event is sponsored by the Campo de Cahuenga Historical Memorial Association, The City of Los Angeles Department of Recreation & Parks, and NBCUniversal. Questions can be emailed to campodecahuenga1847@hotmail.com. Prepaid reservations can be made using PayPal by visiting www.campodecahuenga.com and clicking on "Contacts."

There is free parking in the Metro lot north of the Campo. Come out on September 13 and join the celebration of the 164th birthday of California at the birthplace of California.

THE STUDIO CITY FARMERS MARKET GIVES BACK

Shoppers at the Studio City Farmers Market may have noticed signs at the Market that state all proceeds after expenses go back into the community. As a non-profit public benefit corporation now in existence for more than 16 years, the Market makes donations to charitable organizations on a regular basis. Here are some of the donations made over the past two years:

- \$1500 to the North Hollywood Interfaith Food Pantry
- \$1100 to run the youth and teen summer reading programs at the Studio City Library
- \$1000 to the East Valley YMCA
- \$1200 to Colfax Charter Elementary School
- \$5000 to the North Hollywood High School Band
- \$1000 to Food Forward
- \$1000 to Shane's Inspiration

- \$1000 to Project Hollywood Cares
- \$1000 to weSpark
- \$1000 to Hope of the Valley
- \$5000 to Carpenter Elementary for an outdoor lunch area and stage
- \$5000 to Riverside Elementary School to upgrade and install a reading garden

In addition, the market gave a grant of \$7500 to Village Gardeners to create a maintenance fund for the River Walk here in Studio City.

The Market is co-owned by the Studio City Chamber of Commerce Foundation and the Studio City Residents Association, and is managed by an all-volunteer board of directors. The Market adheres to the guidelines set forth by the California Agriculture Department and the Los Angeles Health Department, and, although it is not mandated by any government agency, the Farmers Market Board requires every vendor to carry insurance.

The Market serves thousands in the local community weekly, and Market vendors employ more than 200 people. In addition, the Market partners with Food Forward, an organization that arrives at the close of the Market every week to collect hundreds of pounds of fruits and vegetables for delivery to five area homeless shelters.

FROM YOUR SCRA BOARD

The Studio City Residents Association approved a motion to donate \$500 to the National Night Out in Studio City presented by the Studio City Neighborhood Council at Pinz on August 5, 2014. The SCRA and its sister organizations had booths at the event.

The Board supported Sportsmen's Landing's (previous known as Sportsmen's Lodge) plans to remodel and upgrade the facility. Earlier, the Board had expressed concerns for westbound traffic on Ventura Blvd. trying to enter at the bus stop location. The City of Los Angeles Department of Transportation is reviewing traffic at this location.

SCRA Board Member Barry Weiss reported about his appointment to the Mayor's "Working Group on Parking Reform."

SCRA Junior Board Member Jason Goodman was invited to remain on the board for another term. Goodman will expand the social media projects he is working on for the SCRA.

The proposed route of the Los Angeles River Bike through Studio City is being covered by Board Member Barry Johnson who is on an advisory committee. Johnson will report back from time to time on progress and any probable routes. The SCRA's position will be presented by Johnson.



RENEW YOUR SCRA MEMBERSHIP TODAY

Your Studio City Residents Association (SCRA) Membership Is More Important Than Ever!

The SCRA needs you and your neighbors because Weddington Golf and Tennis, located at Whitsett Avenue and the Los Angeles River, is proposing to build 200 condominiums by demolishing the tennis courts.

Your membership in SCRA is crucial to the SCRA Board that is working to save this property from development and to keep it as open space.

Check the address label on this newsletter. If it says 6/14, then you have not renewed. Go to StudioCityResidents.org to sign up online or call 818-509-0260. The SCRA mails all who have forgotten to renew a reminder, so please help save printing and postage costs by renewing as soon as possible.



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



SEPTEMBER 2014

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SCRA COMMUNITY MEETING

Tuesday, Sept. 9, 2014

AGENDA

7:00 p.m. Reception

7:30 p.m. City Controller Ron

Galperin on reforming
government. Allan
Abramson, LA County
Dept. of Public Works and
Alan Braatvedt, KOA Corp.,
on the LA River bike path.

Meeting Location

Beverly Garland's Holiday Inn 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 Beverly Garland's Holiday Inn for continued support of the monthly SCRA Community Meetings

