



**January 2023**

## **SCRA ANNUAL GENERAL MEETING**

**Bridges Academy**

**Tuesday, January 10, 2023**

**Meeting from 7:15 PM to 8:45 PM**

**President of Los Angeles City Council, Paul Krekorian**

January is the SCRA Annual General Meeting where the 2023 SCRA Officers are recognized to serve another year. Senior Lead Officer Shawn Smith will be there to give a police report. Officer Smith will be followed by Councilmember Paul Krekorian, President, Los Angeles City Council

Krekorian will give us an update about the makeup of the new city council and upcoming topics such as the move to create smaller more manageable districts, creating an independent redistricting commission and other topics that will be heard by council in the near future. Krekorian can update members on homeless housing, airport noise lawsuit and how the city plans to move forward with State mandated up-zoning of residential areas. Q&A to follow.



**Must see documentary  
by Kelsey McCallister**

**Golfingly Yours -  
History and proposed destruction of  
Weddington Golf & Tennis**

**Visit [SaveLARiverOpenSpace.org](http://SaveLARiverOpenSpace.org)  
Click the "Golfingly Yours Movie" tab**

The SCRA Meeting is moving from the gym into a classroom with much better sound.. Doors open at 7:00 PM, the meeting will start at 7:15 PM and end at 8:45 PM.

Depending of the COVID restrictions; MASKS MAY BE REQUIRED with proof of vaccination.

### **REVITALIZATION OF THE ZEV YAROSLAVSKY GREENWAY IS COMING**

Located on the north side of the Los Angeles River and opened in 2017, the Zev Yaroslavsky Greenway Trail (Greenway) is a half-mile walking path that brings back native habitat to the River's edge, and reincorporates the river into the San Fernando Valley neighborhood (between Whitsett

Avenue and Coldwater Canyon Avenue). The trail is popular with walkers, joggers, and those needing natural respite. The Greenway includes public amenities such as a public access ramp, river benches for a peaceful rest area, the Native Habitat Walk

Studio City can expect the greenway revitalization to begin in the new year, most likely in March thanks to Steve Hirsh spearheading community involvement and raising \$15,000 to begin the work. In addition, Santa Monica Mountains Conservancy (SMMC) has approved grants of \$456,100 to Tree People for habitat restoration, \$300,000 Grant to MRCA for improvements and \$573,300 to North East Trees for capital improvements.

# BEAUTIFICATION UPDATE

## Meg McDonald Seltzer, SCBA President

Happy New Year from the Studio City Beautification Association and welcome to 2023.

The last time we said Happy New Year to each other it was to welcome in 2022. And now here we are saying hello to 2023. Can you believe a year has gone by already? What is it about time? It either drags on or zooms by as if it had an afterburner. Remember in school watching the clock on the wall and wishing it would go faster. Now we look back and say where did the year go?

Studio City Beautification Association had a tremendous 2022 and we couldn't have done it without you. Because of your support, we were able to:

- Beautify three additional medians on Vineland
- Install "Studio City Welcomes You" sign on Vineland at Whipple
- Mulch, weed and prune all beautification sites
- Refresh all sites filling in bare spots with hardier native plants
- Remove graffiti from our beautification sites and Welcome signs
- Repair water leaks caused by vandalism and illegal camping
- Arrange cleanup of weed choked sidewalks and medians
- Repair and replant medians damaged by cars & trucks
- Install Beautification Lawn signs to highlight areas SCBA has beautified with large QR code for easy donation access using your cell phone

And a special SCBA thank you to CD4 Studio City Field Deputy Jorge Plascencia with Councilmember Nithya Raman's office for getting this dead tree along the parkway of The Oasis on Ventura Blvd across the street from Marshalls removed before it fell onto the much-used pedestrian path.



SCBA is an all-volunteer organization dedicated to the beautification and improvement of our community and we'd like to invite you to join our volunteer team. If you are interested, please call the office (818) 509-0230 or send us an email [studiocitybeautificationassoc@gmail.com](mailto:studiocitybeautificationassoc@gmail.com)



If you'd like to make a New Year tax deductible donation to SCBA, you can donate on line at our website [www.StudioCityBeautification.org](http://www.StudioCityBeautification.org) or scan the QR code below.

Stay safe and see you in the neighborhood.

## COALITION TO PRESERVE ZONING FOR SINGLE FAMILY RESIDENTS

The State of California has mandated a "Regional Housing Needs Assessment" (RHNA). The "Needs Assessment" includes

all of Los Angeles including Studio City. State senator Scott Wiener, San Francisco County and Senate pro tem, Toni Atkins, San Diego, authored the bills apparently believe more properties can be put on the market by eliminating zoning for single family residents.

This is a theory only. Past bills out of Sacramento would be a better metric to project a favorable outcome. Past performance of Sacramento bills does not bode well: So many affordable units torn down and lost.

Encino-Sherman Oaks-Studio City formed a Council District 4 Coalition. The purpose of the coalition is to suggest probable sites that would meet the RHNA Requirements yet not compromise our single-family neighborhoods.

CD4 Coalition had several zoom meetings with Council Member Raman and her staff to suggest probable alternate properties. A follow-up request was made to the Councilmember to arrange a meeting with the Planning Department to further explore this approach.

CD4 Coalition meantime has Drafted Principals that would guide how the RHNA Requirements can be met.

The housing element of the collation is to create housing that ends racial, ethnic and economic segregation patterns and creates truly integrated housing opportunities.

The coalitions' goal is to have the city use its financial strength and our community engagement to encourage investment on our commercial corridors where we can create mixed income housing that will revitalize our commercial corridors and create economically balanced integrated housing patterns that will benefit our entire community.

The coalition has requested CM Raman to arrange a meeting with Planning to review sites known to the coalition that are viable candidates for conversion.

## LUMINARIA - A TRADITION

Rain or shine the Studio City Neighborhood Council community event at the historic Campo De Cahuenga continues to be the 'not to miss' event of the season. The Luminaria continues to get bigger and better each year. The SCNC December 2022 Luminaria featured holiday entertainment with big band music, carolers from a time past and a short history of the great importance of the Campo by Council President, Councilmember Paul Krekorian. There were lots of inside activities for the children. One young attendee stated that he would bring all of his friends next year and there would be no room for anyone else.



The Luminaria was a Christmas tradition to light the way for Christ's birth and illumination of the spirit. The modern tradition is luminaries' decorating sidewalks, driveway, rooftops and windows as way to guide traveler to their holiday destinations.

Thank you Studio City Neighborhood Council, for continuing the tradition at the site of the signing if the "Treaty of Cahuenga" in January 1847 which ended the conflict over southwest territory between the US and Mexico.



## FROM YOUR BOARD SPORTSMEN'S LODGE DEVELOPMENT Requesting Exceptions to the Ventura-Cahuenga Boulevard Corridor Specific Plan

The Studio City Residents Association filed documents with city planning in opposition to the Incentives and Waivers applied for by Sportsmen's Lodge. The SCRA is joined by the Studio City Neighborhood Council and the Ventura-Cahuenga Boulevard Corridor Specific Plan Review Board in opposition. The second hearing is scheduled for Thursday, February 23, 2023, 8:30 AM SCRA will receive the meeting agenda 72 hours prior to the meeting, SCRA will forward log-on information at that time.

### **MOTION in part**

The Board of the Studio City Residents Association (SCRA) opposes Los Angeles City Planning Department Case Number: CPC-2021-7012-DB-MCUP-WDI-SPP-SPR-VHCA unless the Height is a total of the Ventura-Cahuenga Boulevard Corridor Specific Plan's (VCBCSP) by right allowable height of 30 feet, plus the Los Angeles Municipal Code Ordinance Number 179681 Density Bonus "On-Menu" (by right) Density Bonus of 11 additional feet to provide for the Density Bonus units restricted to Very Low Income households; for a total of 41 feet. Furthermore, the SCRA opposes requests for any "Off-Menu" waiver or modification development standard(s) that would have to be approved by the City Planning Commission (CPC), including a request for these seven (7) Off-Menu Incentives at the site:

*Off Menu Incentives and Waivers of Development Standards: Developers can request off-menu incentives and waivers of development standards that extend beyond the incentives enumerated by State Density Bonus Law provided that applicants can demonstrate that their request is necessary to allow for the project's physical construction.*

The "Off-Menu" items requested below go completely against the Ventura-Cahuenga Boulevard Corridor Specific Plan's (VCBCSP)

- 1) An Off-Menu Incentive to allow a maximum Floor Area Ratio (FAR) of 2.83:1 in lieu of the otherwise permitted 1.0:1 FAR, this in excess of the 35 percent increase permitted under LAMC Section 12.25 A.25(f)(4);
- 2) An Off-Menu Incentive to allow a maximum building height of 94 feet in lieu of the otherwise permitted 30 feet plus the additional 11 feet granted by LAMC Section 12.25 A.25(f)(5) for a total of 41 feet;
- 3) An Off-Menu Incentive to allow 402 accessible standard vehicle parking stalls in lieu of the otherwise required 520 accessible standard parking stalls;



## TO THE MARKET

Winter is here and what better way to stay warm than to try some of the delicious soups from The Gourmet Soup Kitchen. They have 36 varieties, from Thai Curried Pumpkin to African Peanut, Mango

Picchu and Provencal Minestrone, and everything in between. There is something for everyone. All the soups are vegetarian and many are vegan. Gourmet Soup Kitchen is located on the main street near the children's section.

Another great winter staple is ramen from Kenchan Ramen. Their ramen kits come with everything you need to make two piping hot bowls of delicious ramen within minutes. They sell many varieties including Tonkotsu, for the meat lovers, and a vegan white truffle mushroom. Kenchan Ramen is located in the small parking lot.

The ramen and many of the soups sell out every Sunday, so get there early.

As a reminder, dogs are not allowed at the Market. This is a health code violation. Saying an animal is a service animal when he is not is also illegal. Thank you for your understanding of this.

- 4) A Waiver to allow zero-foot side yard setbacks in lieu of the otherwise required 10-foot side yard setbacks as required by LAMC Section 12.22 C.20;
- 5) A Waiver to waive the otherwise required transitional height requirements as established by LAMC Section 12.21.1 A.10 for buildings in a C or M Zone within certain distances of an RW1 or more restrictive zones including OS zones;
- 6) A Waiver to allow a zero-foot distance between main buildings in lieu of the otherwise required distance;
- 7) A Waiver to allow a zero-foot rear yard setback in lieu of the otherwise required 20-foot rear yard setback as required by LAMC Section 12.11 C.3.

## "CONDITIONAL USE PERMITS" (CUP) ARE BEING VIOLATED BY SHOPS AT SPORTSMEN'S LODGE

The managers of the Shops at Sportsmen's Lodge continue to violate the conditions that were agreed to by sportsmen's Lodge in order to obtain a permit to build the shops at Coldwater and Ventura.

Neighbors living across the LA River from Sportsmen's has sent a video to SCRA documenting some of the violations to noise and to the CUP. These include incidents dated from Project Room Key to the end of November 2022. Noise violations; Major saw cutting at 11:30 PM; Uncontrolled fire alarms throughout the day and night. CUP violations include: Outdoor bands; Coldwater used as a loading and pickup zone; Parking violations. Etc. The video is available at [vimeo.com/771835618](https://vimeo.com/771835618).

(Continued, Page 4)



(Lodge, cont'd)

Sportsmen's was questioned about a December 3rd event with a DJ scheduled. This is in direct violation of the #18 of the CUP **"There shall be no live entertainment or amplified music on the premises. There shall be no karaoke, disc jockey, topless entertainment, male or female performers or fashion shows"**.

Response from Sportsmen's Ben Besley, Senior Vice President, Development, Midwood Investment & Development [bbesley@midwoodid.com](mailto:bbesley@midwoodid.com) (310) 403-3515, was informed of the upcoming violation and responded: "We do not anticipate that any of the music during this time will exceed the limits in the Citywide Noise Ordinance. If you feel like it is too loud, please contact our property manager Fred Kim at (818) 255-9832 and we will investigate promptly. You have my mobile number (310) 403-3515 and please feel free to call me.

The issue at hand is not the "Citywide Noise Ordinance", it is the "Conditional Use Permit" that governs. CASE NO. ZA-2020-4944-MCUP MAIN CONDITIONAL USE

## NOMINATING COMMITTEE REPORT

Any person 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 acknowledgement signed by the proposed officer with the Association's office no later than December 1, 2022.

No such petition has been filed at the Associations office by a candidate seeking election as an officer of the SCRA therefore the nominating period is closed.

### NOMINATING COMMITTEE

The Studio City Residents Association (SCRA) Nominating Committee has nominated the following candidates as officers of the association for the year 2023.

President, Alan Dymond;  
Vice President, Barry Johnson;  
Treasurer, Sharon Udkoff;  
Secretary, Connie Elliot.

The nominating committee wishes to thank the past officers for their work over the past year.



## NORTH HOLLYWOOD LAPD - 2022 SENIOR LEAD OFFICER OF THE YEAR

The SCRA congratulates Senior Lead officer Shawn Smith, named the 2022 Senior Lead officer of the Year. Officer Smith is mission

driven in his pursuit to reduce crime, address quality of life issues and increase the trust of the community. As a key component of his leadership skill, Officer Smith has shown his ability to control situations as they arise in the field by taking initiative and assuring the safety of those around him

Officer Smith was recognized for his personal knowledge of this area and his devotion to this community.

## HILLSIDE TRAFFIC MANAGEMENT PLAN UPDATE

The Hillside Traffic Management Plan (HTMP) was put in place by Council District 2 (CD2) prior to redistricting this area into Council District 4. Sahag Yedalian, Sr. Transportation Deputy for Councilmember Paul Krekorian (CD2) informed the SCRA that he had worked with the Mayor's office to include the funding for the remaining phases of the (HTMP) in the 2021-22 budget-and the rest of the phases should be implemented over the next several months, starting with the "Your Speed Is" permanent signs on Laurel Canyon, which are supposed to be installed before the end of the year.

## ABRIDGED VIRSION OF OPEN LETTER TO COUNCILMEMBER NITYYA RAMAN

*RE: Request for meeting in person with Councilmember Nithya Raman - Harvard-Westlake proposed development at Weddington Golf and Tennis*

*Harvard-Westlake proposes (per THE DEIR) to remove existing turf and replace it with artificial turf.*

*SCRA sent a pristine sample of the Harvard-Westlake proposed Artificial Turf to a test lab. The lab results confirmed the Public Employees for Environmental Responsibility (PEER) findings that Polyfluoroalkyl (PFAS) chemicals are present in the Harvard-Westlake proposed Artificial Turf that Artificial Turf is a health hazard to humans and wildlife. Polyfluoroalkyl is derived from petroleum and pollutes the ground water. Any residuals after watering to cool the Artificial Turf is then discharged directly into the Los Angeles River. The chemicals that make up the Artificial turf cannot be recycled or disposed of by taking it to a dump. It still continues to shed PFAS CHEMICALS. Known as Forever chemicals.*

*PEER has filed opposition with Planning to the Artificial turf and have requested the DEIR be Reissued to address these concerns, SCRA joins with PEER and has also request a Reissuance of the DEIR to address the forever chemicals and other environmental concerns*

*The Environmental Protection Agency (EPA) concluded there are no safe levels of PFAS.*

*On November 10, 2022, California Attorney General Bonta filed a lawsuit against the manufacturers of polyfluoroalkyl substances, commonly referred to as PFAS, for endangering public health, causing irreparable harm to the state's natural resources, and engaging in a widespread campaign to deceive the public. In the lawsuit, Attorney General Bonta alleges that these manufacturers, including 3M and DuPont, knew or should have known that PFAS are toxic and harmful to human health and the environment, yet continued to produce them for mass use and concealed their harms from the public. As a result, these toxic "forever chemicals" are pervasive across California's bays, lakes, streams, and rivers; in its fish, wildlife, and soil; and in the bloodstream of 98% of Californians. <https://oag.ca.gov/news/press-releases/attorney-general-bonta-sues-manufacturers-toxic-forever-chemicals>*

*Alan Dymond President  
Studio City Residents Association*

## ASK THE SCRA

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

**Q:** Can anything be done about the "drop-off" and "pick-up" of students at Walter Reed Middle School. For the past two or three years, neighbors have been asking the school to do something about Parents at Walter Reed who block and park in driveways during "drop-off" and "pick-up" of students. Neighbors have been threatened and the street is blocked three abreast. Last year, there were approximately 4 students who were hit by cars with one student

ending up in Children's Hospital.

**SCRA:** Vice President Barry Johnson, helped the neighbors contact LAUSD Police, and the school police and LAPD got involved. The school police and LAPD were on the street for about a week and a half, keeping the traffic moving. After the week of enforcement officer were no longer present and the problem resumed back to the old pattern.

Neighbors arranged a meeting with Principal Robyn Friedman to work out a solution to this ongoing dangerous problem. Suggestions are just getting finalized and a plan will be submitted to the administration of the school. With the help of the school working together with LADOT and the persistent action and attention from the residents, the neighbors hope to eventually succeed.

## PRESIDENT'S MESSAGE by Alan Dymond

In the last Newsletter I reported on artificial turf and the threat it poses to all forms of life. Many municipal entities and states countrywide are opposed to artificial turf because of its long-term impact on the public's health. Additionally, artificial turf cannot be recycled. No public or private entity is prepared to provide a dump when it comes time to remove the turf at the end of its useful life.

Public Employees for Environmental Responsibility (PEER) and SCRA held a symposium on artificial turf which was to bring to the public's attention the basis for opposing installing artificial turf due to well-known health risks from the chemicals used in its manufacture. The symposium was a well-attended in person and by call-ins, a transcript of the symposium is being worked on.

Rob Bonta issued a press release November 10 2022 advising that his office has filed suit against the manufacturers of the chemicals commonly called PFAS: That are not only the basis for creating of artificial turf but are also widely used in many other consumer products.

The Attorney General for California's press release can be reviewed by logging onto <https://oag.ca.gov/news/press-releases/attorney-general-bonta-sues-manufacturers-toxic-forever-chemicals> I strongly recommend reading at a minimum the allegations made in the first two paragraphs. The complete transcript of the press release is disturbing.

After attending the symposium, and my further research and a laboratory test, I concluded that I would not go anywhere near artificial turf. I would certainly not let my pets go on it and if I had kids, they too would be barred. The first and second paragraphs of the press release are indeed telling. The factual allegations presented by the Attorney General's press release confirmed my conclusion was well made.

On a lighter note, I hope that all of you had a happy and peaceful holiday and I invite all of you to come to the SCRA's January 10th, Annual General Meeting to support the swearing in of the 2023 officers of the SCRA board who devote time and efforts to keep Studio City a viable, livable community.



## WHO WE ARE

### SCRA OFFICERS

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

### BOARD MEMBERS

Joanne Brenner  
Beth Dymond  
Martha Hanrahan  
Stephen Sass  
Lana Shackelford  
Karen Younce

### BEAUTIFICATION ASSN. OFFICERS

Meg McDonald Seltzer, President

Beth Dymond, Vice President  
Connie Elliot, Secretary  
Sharon Udkoff, Treasurer

### BOARD MEMBERS

Andy Epstein  
Barry Johnson  
Karen Younce  
[StudioCityBeautificationAssoc@gmail.com](mailto:StudioCityBeautificationAssoc@gmail.com)

### SAVE LA RIVER OPEN SPACE OFFICERS

Alan Dymond, President  
Beth Dymond, Secretary  
Sharon Udkoff, Treasurer

### BOARD MEMBERS

Dale Fernandez  
Barry Johnson

Kelsey McCallister  
Holly Noelle-Levy  
[SaveOpenSpace@SLAROS.org](mailto:SaveOpenSpace@SLAROS.org)

### STUDIO CITY FARMERS MARKET

(818) 655-7744  
[StudioCityFarmersMarket.com](http://StudioCityFarmersMarket.com)

### NEWSLETTER

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# SCRA ANNUAL GENERAL MEETING

**Tuesday, January 10, 2023**

## AGENDA

**7:00 p.m. Meet and Greet**

**7:15 p.m. to 8:45 p.m.**

- Report from Senior Lead Officer

- Guest Speaker:  
President of LA City Council  
Councilmember Paul  
Krekorian

## MEETING LOCATION

Bridges Academy -Classroom  
3921 Laurel Canyon Blvd  
Studio City, Ca 91604

Free parking in school lot.  
Enter on Maxwellton.



SCRABoard@studciocityresidents.org  
www.studciocityresidents.org



## STUDIO CITY RESIDENTS ASSOCIATION

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



JAN 2023

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**There is strength in numbers!**

# Hello Again.

The SCRA Member Discount Card is back for our **4th** year! We are celebrating the SCRA's **60th anniversary** and are proud to support our local businesses. When you renew your membership, you will receive your new Member Discount Card that is welcomed at these local businesses:

Anna Cheselka Dance	Gisele Tune
April Davis Investigations	Gramercy Boutique
Arnold's Copy & Print	Habit
Auto Plaza	James Thomas Stained Glass
Back to Wellness	La Krittnerie Parisienne
BLYD Hotel & Spa	Matthew's Jewelry Store
Ceremony	Mister O's
Charles' Shoe Repair	Panache Boutique
Chateau de Luce	Pepe's Pizza
Classic Toys	Pizza Rev
Cocoa and Candy	Prosecco Trattoria
Creation Station Studio City	Rain Bar & Lounge
Dana Kathryn Jewelry	SALT Optics
Daniell Menswear	topdrawer
Diana's Boutique	The Village
Eye Candy Optometry	Viteilo's Restaurant
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Flair Cleaners	



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