

September - October 2026

SCRA SEPTEMBER COMMUNITY MEETING

THE VIEW FROM SACRAMENTO



Assemblymember
Nick Schultz

Guest Speaker:
NICK SCHULTZ
State Assemblymember

*Tuesday, September 8, 2026
7:00 PM - Meet & Greet
Meeting from 7:15 to 8:45 PM*

**Please note the New Location for
SCRA Community Meetings:**

First Christian Church

4390 Colfax Avenue at Moorpark Street, Studio City

*Free Parking—Enter Church Parking Lot from Colfax
Follow the SCRA Signs from the Parking Lot to the Meeting Room*

Join us at the September SCRA Community Meeting on Tuesday evening, September 8, to meet and hear from State Assemblymember Nick Schultz, first elected in 2024 to represent the 44th District, including Studio City, the cities of Burbank and Glendale and the communities of La Crescenta, North Hollywood, Sherman Oaks, Sunland-Tujunga, Toluca Lake and Valley Village.

As chair of the Assembly's Public Safety Committee, Schultz has set the course for the committee to focus on increasing safety for all communities in California and building a more equitable criminal justice system. He also serves as a member of the Assembly Committees on Budget, Natural Resources, Utilities and Energy, and the Budget Subcommittee on Public Safety, and is Policy Chair for the Progressive Legislative Caucus.

Raised by a single mother, Schultz became the first in his working-class family to graduate from college. In his role as a Deputy Attorney General with the California Department of Justice, Schultz prosecuted public corruption, human trafficking, and financial crimes, while advancing innovative reforms like establishing a Post-Conviction Review Unit to address wrongful convictions.

(Community Meeting, con't Page 2)

IN THIS ISSUE:

From Your Board:
March of the McMansions Page 2

SLAROS Welcomes Input Page 2

We Get Letters:
Ban Artificial Turf Page 4

LAST CALL:

LET'S KEEP STUDIO CITY THRIVING
RENEW YOUR MEMBERSHIP TODAY!

It's almost a wrap on SCRA's membership drive for 2026-27 and we don't want you to miss out! If you've already renewed – or joined for the first time - thanks so much. And if you haven't yet had the chance, it's time to happily check this off your list! You can renew or join online at studiocityresidents.org or call the SCRA office at (818) 509-0230 and we'll be happy to help.

We count on your membership in our all-volunteer organization, dedicated to preserving and supporting all that's best about our community, so we can continue advocating for Studio City.

Along with our sister organizations, Studio City Beautification Association and Save LA River Open Space, we work diligently to make and keep Studio City the wonderful place it is to live, work and play. We also sponsor the Studio City Farmers Market with Studio City Chamber of Commerce Foundation, providing a weekly focal point and with net profits going back to our community.

When you renew or join, you'll receive your 2026-27 SCRA Member Discount Card. This provides you with discounts at more than 30 Studio City businesses (see the list on the back page of this Newsletter). And you'll continue to receive the SCRA Newsletter and SCRA News and Notes, so you're always up to date on everything Studio City.

And Each One, Reach One! – please ask your friends and neighbors to join us – there is strength in numbers.

Thank you for your investment in Studio City—your ongoing support is very much appreciated.

FROM YOUR BOARD

March of the McMansions

Several SCRA members have asked why they are seeing McMansions again being built in the flats and hillsides of Studio City and the rest of Los Angeles.

The answer to this dirty little secret:

Many of you will remember how hard the SCRA and other residential community groups fought for more than a decade for the Baseline Mansionization and Baseline Hillside Mansionization Ordinances, culminating in final ordinances for both passed by the Los Angeles City Council on March 17, 2017.

The Baseline Mansionization Ordinance in the flats, for example, let homes be built up to .45 of the lot size. So, if you have a typical 6,750-square-foot lot you could build a 3,037-square-foot home.

So why are we seeing real estate ads for homes built after March 2017 for 4,100 square feet on that same 6,750-square-foot lot? Thanks to the State Legislature and blessed by the Governor's signature, it only took them two years (in 2019) to start passing laws to find a way around our two Los Angeles City Baseline Ordinances.

Now, under this State legislation, the same single-family lot is allowed one Detached Accessory Dwelling Unit (ADU) up to 1,200 square feet OR one Attached ADU up to 50% of the primary dwelling's size, or 1,200 square feet (whichever is less), PLUS ALSO one Junior Accessory Dwelling Unit (JADU) with a maximum of 500 square feet, contained entirely within the existing single-family structure or garage.

No extra off-street parking spaces are required if you build an ADU and/or a JADU, and replacing parking is not required when a garage is converted! The new State laws are ambiguous as to how much can be built on a lot based on what is already there – so you could have a pre-2017 McMansion of 4,050 square feet on a 6,750-square-foot lot and add a 1,200-square-foot ADU, plus a 500-square-foot JADU and end up with structures totaling 5,750 square feet. This is all permitted on the same size lot where a 1,200 to 1,800-square-foot home was originally built decades earlier. We've ended up with a worse scenario than our original McMansion problem of 20 years ago!

Back to the dirty little secret: Spec developers are now building Attached ADUs within the footprint of the main home and once the Certificate of Occupancy is issued by the City, the developer removes an interior wall to make the home one unit.

As a result, that 3,037 square foot home allowed by Baseline Mansionization is now 4,217 square feet. The developer can then sell this larger home and in the process has negated an additional unit to possibly provide housing for another family – defeating why the State Legislature acted (misguidedly or not) in the first place. Oh, the world we live in. Meanwhile, none of this appears to do anything whatsoever to get people housed instead of living on the streets. Unfortunately, it's all about \$\$\$.

Stay tuned.

(Community Meeting, cont'd from Page 1)

Building on his career in public service, Schultz was elected in 2020 to the Burbank City Council. In 2023, he became Mayor of Burbank. During his tenure, he championed policies to combat homelessness, reduce crime, and achieve carbon neutrality. He also prioritized housing affordability, approving over 1,000 new units for low-income Californians.

The assemblymember has a bachelor's degree and a law degree from the University of Oregon and resides in Burbank with his wife Allie Apana Schultz and their children, Ella and Aiden.

Schultz's presentation will be followed by an opportunity for Q&A on State-related legislation and community issues.

Please note the change of location for SCRA Community Meetings going forward to First Christian Church, 4390 Colfax Avenue at Moorpark Street. Enter the church's parking lot from Colfax Avenue – there's plenty of free parking. Follow the SCRA signs from the parking lot to the meeting room, located just to the north. Please do not enter from the front of the church buildings facing directly on Colfax.

We look forward to seeing you at the SCRA Community Meeting on September 8.

SAVE LA RIVER OPEN SPACE

September - 2025 Update

Dale Fernandez, SLAROS President

Save LA River
Open Space



The Los Angeles River connects so many communities as it traverses 51 miles across Los Angeles County, 32 miles of which are within the City of Los Angeles and the remainder in 16 other municipalities. Studio City is one of approximately 20 neighborhoods within the City that the river passes through along its journey to the Pacific Ocean. Save L.A. River Open Space has been a proponent for protecting the open space along its route through Studio City for more than 20 years.

We are setting new goals for SLAROS and want you to be part of the process. We are considering varied projects that can benefit the community. If you have any suggestions on how to protect and enhance the public spaces along the river, we would love to hear about them.

For example, we have partnered with the Natural History Museum in the past with the City Nature Challenge and are planning additional educational projects about the biodiversity here in Studio City. In addition, SLAROS has been an opponent of plastic turf due to the physiological effects of the PFAS (microplastic forever materials) that break down into the environment.

If you're interested in helping with any of these projects or would like to recommend others, please email us at info@savelariveropenspace.org or call (818) 509-0230.

BEAUTIFICATION UPDATE

Meg McDonald Seltzer, SCBA President



We sum up our Studio City Beautification Association report to you by paraphrasing Lady Macbeth's famous line in William Shakespeare's play Macbeth: "Out, darn graffiti, out we say!"

On the good news side of things, SCBA has "bookended" Studio City with welcome signs on both ends of Ventura Boulevard marking our community's boundaries. The eastern sign at Ventura and Campo De Cahuenga Way has been there for years, but the western sign was installed only a little over a year ago on the southeast corner of Ventura and Longridge Avenue. Unfortunately, on the not so good news side of things, our signs are often used as canvases for graffiti and vandalism.

As you can see, someone tagged the front of our welcome sign next to Ralphs. They also vandalized our sign with foul language, which we covered up in the photo for the sake of good taste:



As soon as we saw the vandalized sign, SCBA Vice President Doug Short went out and removed the graffiti. Now, this Welcome to Studio City sign is back looking beautiful, standing tall and proudly welcoming residents and visitors to our community.



Next, we head west on Ventura Boulevard with Doug to remove graffiti from a bench at the Wilacre Park seating area.

(Beautification, cont'd Page 4)

TO THE MARKET

The change from late summer into fall brings an exciting time of year to Studio City Farmers Market. The final flavors of summer overlap with the first signs of autumn, giving shoppers a wonderful variety of fresh California-grown produce to enjoy.



Look for sweet peppers, tomatoes, eggplant, cucumbers, corn, figs, grapes and late-season stone fruit, along with apples and pears. These seasonal favorites are perfect for school lunches, salads, baked treats and simple afternoon snacks.

We're also excited to welcome **Nuts for Toffee** to the Market. Nuts for Toffee specializes in handcrafted gourmet buttercrunch made with creative combinations of chocolate, roasted nuts and seasonal ingredients. Classic flavors include Milk Chocolate Almond, Dark Chocolate Hazelnut and White Chocolate Pistachio. Seasonal specialties include Gimme S'mores, Strawberry is My Jam, Matcha Do About Nuthin', Ube-Long with Me and It Takes Two to Mango. They'll be alternating with our wonderful David the Knife Sharpener and will be at the Market every other week. Stop by for a sample.

We want to take a moment to remind you that when you shop at Studio City Farmers Market, you're buying directly from local farmers who take pride in what they grow and how it reaches your table. Our market gives shoppers the opportunity to meet the people behind their food, ask questions about growing and harvesting practices, and learn exactly where their produce comes from. That direct connection, along with the care and accountability of our farmers, allows our community to shop with greater confidence while supporting the people who grow our food.

All of our farmers are certified by the California Department of Agriculture, and all of our prepared food is made in commercial kitchens. Come and see us every Sunday from 8 a.m. - 1 p.m. and get to know our farmers and artisanal food producers.

As a reminder, plentiful free parking is available at Radford Studio Center just 1-1/2 blocks north of Ventura Boulevard at Gate A, Sater Parking Structure, 4200 Radford Avenue (north of Ventura Boulevard and the main studio gate). We kindly ask SCFM guests to use this convenient, secure lot while visiting the Market rather than neighboring retail parking.

Also, we love your animals, but...Pets are not allowed at SCFM per the Los Angeles County Department of Health. Qualified service dogs that assist individuals with disabilities are welcome but therapy dogs, emotional support animals and pets are not considered service animals under ADA guidelines. **Please don't bring pets to the Market unless they're legitimate ADA service animals, as doing so infringes on the rights of individuals who rely on trained service dogs for access and physical support, as well as being a violation of the Health Department's regulations.** Please help us keep the Market a safe and welcoming space for all.

Studio City Farmers Market is a nonprofit sponsored by Studio City Residents Association and Studio City Chamber of Commerce Foundation and is proud to give back to our community. We regularly contribute to local schools, nonprofits, and neighborhood organizations. Supporting those who support our community is part of what makes our Market so special.

LETTER TO THE EDITOR:

Prohibit, Don't Study: The Case for Banning Artificial Turf in L.A.

Editor:

Los Angeles calls itself a climate leader. It has pledged to plant trees, cut emissions, cool its neighborhoods, and protect its water. And yet, block by block, the city is quietly paving its yards, parks, and schoolyards in plastic - and calling it green.

Why should we ban artificial turf? Let me count the whys.

1. **Extreme Heat:** It is hotter than asphalt - hot enough underfoot to burn skin and release dangerous Volatile Organic Compounds.
2. **Forever Chemicals:** It is made with toxic Per- and Polyfluoroalkyl Substances that never break down in the body or the environment.
3. **Microplastics & Pollution:** It sheds microplastics into our waterways and bloodstreams, while runoff carries toxic chemicals into local watersheds.
4. **Soil & Ecosystem Destruction:** Smothering earth in plastic starves birds, suffocates tree roots, and destroys soil carbon and rainwater absorption.
5. **Landfill Waste:** Synthetic turf cannot be recycled and ends up sitting in landfills for generations.
6. **High Maintenance Costs:** It requires chemical sanitation, periodic infill, and full, costly replacement every decade.
7. **Sterile & Unsanitary:** Natural soil breaks down sweat and organic waste; non-porous plastic grass cannot.

With all these reasons, why doesn't LA have the stomach to act?

When Los Angeles [City Council File 24-0602](#) was originally introduced in May 2024, the movers suggested the city "transition away" from artificial turf. But by September 2024, the City Council passed a substitute motion that replaced even that initial weak goal with endless departmental reports. Nearly two years later, the file remains trapped in a bureaucratic loop of study referrals while plastic continues to cover our neighborhoods.

Even L.A.'s own school district can see where this is heading. In November 2025, the LAUSD board unanimously passed a resolution that outright prohibits new artificial turf installations at early education centers, elementary schools, and middle schools - not a "transition away from" or "a study,tj" but a prohibition. High schools are still under separate review, with the district conducting an ongoing turf-versus-grass study expected to conclude this summer. But for its youngest students, LAUSD didn't hedge. If the largest school district in California and the second largest school district in the country can draw that line, the City Council can do better than "transition away from" or "order a study" for the rest of us - it can prohibit.

It's time our Los Angeles City Council stood up and prohibited all new turf-killing fields, the way Millbrae and San Fernando

and Carmel and San Marino already have.

We can do it. We can count, too, the ways we love our life, our breath, our light - the ways "our souls can reach," to borrow Elizabeth Barrett Browning's words - and decide that loving this city enough means protecting it, and protecting ourselves, from the harm we've been letting in one plastic field at a time.

Adele Slaughter

SCRA Member

Editor's Note: The SCRA Board will be considering a motion similar to this writer's viewpoint at its September 2026 meeting.

(Beautification, cont'd from Page 3)

Designed and created by the late local artist Karl Johnson, the seating area is shaded by oak trees at the corner of Laurel Canyon Boulevard and Fryman Road.



Karl built and installed this seating area to give folks a place to sit while waiting for the bus or resting after hiking the Betty B. Dearing Trail leading to Fryman Canyon and Coldwater Canyon Parks. But not even furniture creatively made from repurposed scrap steel and tree trunks, coated with epoxy to stop deterioration and preserve Karl's work and memory, is immune to a tagger's mark.



Yet thanks to spray found at the hardware store and some elbow grease, Doug got rid of the graffiti and brought the bench back to looking like its beautiful self.

Stay safe and see you in the neighborhood.



The Studio City Farmers Market is a vibrant community hub that supports local farmers and artisans while contributing to local nonprofits and schools year round.

WHEN?

Open Every Sunday 8:00 AM – 1:00 PM • Rain or Shine!

WHERE?

Ventura Place between Radford Ave. & Laurel Canyon Blvd.

FREE AMPLE PARKING

@Radford Studio Center, Radford Ave., north of Ventura Blvd.

FOLLOW US ON INSTAGRAM

@studiocityfarmersmarket



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SUNDAYS IN
STUDIO CITY.**

www.studiocityfarmersmarket.com



STUDIO CITY
RESIDENTS ASSOCIATION

Studio City Farmers Market is a nonprofit sponsored by Studio City Chamber of Commerce Foundation & Studio City Residents Association.



WHO WE ARE

SCRA OFFICERS

Barry Johnson, President
Stephen Sass, Vice President
Marlene Kamin, Secretary
Sharon Udkoff, Treasurer

SCRA BOARD MEMBERS

Beth Dymond
Claudia Freedle
Martha Hanrahan
Charlotte Larsen
Rick Prell
Lana Shackelford
Alan Dymond, President Emeritus

BEAUTIFICATION ASSN. OFFICERS

Meg McDonald Seltzer, President
Doug Short, Vice President
Marsha Lewis, Secretary
Sharon Udkoff, Treasurer

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SAVE LA RIVER OPEN SPACE OFFICERS

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Barry Johnson, Vice President
Beth Dymond, Secretary
Sharon Udkoff, Treasurer
SaveOpenSpace@SLAROS.org

STUDIO CITY FARMERS MARKET

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SCBA Board Member, Meg McDonald Seltzer

Studio City Chamber Foundation
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(818) 655-7744
StudioCityFarmersMarket.com

SCRA NEWSLETTER

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Hello Again.

The SCRA Member Discount Card is back for our 6th year! Join us as we continue celebrating our six decades of advocating for you. When you renew your membership, you will receive your new Member Discount Card that is welcomed at these local businesses: (New cards available after each July 1st)

- | | |
|------------------------------|----------------------------|
| Anna Cheselka Dance | Floaty Swim School |
| April Davis Investigations | Freddo Gelato |
| Arnold's Copy & Printing | Gisele Tune Clothing |
| Auto Plaza | Gramercy Boutique |
| Back to Wellness | Habit Boutique |
| Belle Bakery Cafe | James Thomas Stained Glass |
| BLVD Hotel & Spa | La Knitterie Parisienne |
| Charlie's Shoe Repair | Matthew's Jewelry Store |
| Chateau de Luce | Panache Boutique |
| Classic Toys | Pepe's Pizza |
| Cocoa & Candy | Play 2 Progress |
| Creation Station Studio City | Rain Bar & Lounge |
| Dana Kathryn Jewelry | Rouge |
| Danielli Menswear | SALT. Optics |
| Diana's Boutique | Tide Cleaners |
| Elements Pharmacy | Vitello's Restaurant |
| Eye Candy Optometry | Wild Flora |
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STUDIO CITY RESIDENTS ASSOCIATION



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SCRA SEPTEMBER COMMUNITY MEETING

Tuesday, September 8, 2026

AGENDA

Guest Speaker:
**ASSEMBLYMEMBER
NICK SCHULTZ**
"The View from Sacramento"

7:00 p.m. Meet & Greet

7:15 p.m. Meeting

MEETING LOCATION

PLEASE NOTE NEW MEETING LOCATION:

**First Christian Church
4390 Colfax Avenue at Moorpark Street**

Free parking in church lot.
Enter lot from Colfax and follow the
SCRA signs to meeting room.

SCRABoard@studiocityresidents.org
www.studiocityresidents.org

