



# STUDIO CITY RESIDENTS ASSOCIATION

## Your Advocate for Studio City

March 2017

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## SCRA HONORS COMMUNITY LEADERS WITH THE STUDIO CITY CARES AWARDS

The Studio City Residents Association (SCRA) awarded its Studio City CARES Awards to three vibrant volunteers in the community during the SCRA Annual General Meeting on January 10, 2017. Each year, the SCRA Board of Directors awards this honor to individuals who are highly dedicated to making the community a better place to live and work.

With Phil Shuman as master of ceremonies, the SCRA Board of Directors honored the following:



[L to R] Pia Sadaqatmal, Barry Weiss

**Pia Sadaqatmal, principal of Rio Vista Elementary School, for Excellence in Service to Youth Development.** Under Sadaqatmal's leadership, Rio Vista Elementary has been recognized for outstanding academic achievement with high scores on the required standardized tests, outperforming many other schools in the Los Angeles Unified School District. In 2015, Rio Vista Elementary became an Honor Roll School as a result of its high test scores, wide diversity and high academic achievements. It has been designated as the district's "Model School" for academic programs that emphasize cultural awareness for its students. The school has created a rich learning environment such as the Hidden Garden, a band and music program and a mentoring program. It has been acknowledged for its "Highly Rated Arts Program," with offerings in both visual and performing arts for all 500 of its students, along with a band and music program. Sadaqatmal holds a Bachelor's Degree in Business and Finance from California State University Northridge and a Master's Degree in Education from UCLA.



[L to R] Rita Villa, Lisa Sarkin

**Rita Villa for Excellence in Government Leadership.** Villa has been involved with the Studio City community for many years, both as a long-time SCRA member and as a board member, committee chair and committee member of the Studio City Neighborhood Council. She has given thousands of volunteer hours to the community, reviewing and assisting in drafting responses to Draft Environmental Impact Reports for projects such as the Metro-Universal Project at Campo De Cahuenga and NBC/Universal Evolution Plan and Specific Plans, and reviewing the proposed Harvard-Westlake School Parking

Improvement Plan. Villa also worked closely with the SCRA team to develop the Studio City Residential Floor Area Ordinance in a successful effort to bring limits to mansionization in Studio City. She has also been involved in such issues as digital billboards, city regulations for recreational cannabis, sidewalk repairs, small lot subdivisions, cell towers, baseline mansionization and hillside mansionization ordinances.

**Frank Leon for Excellence in Community Service.** Leon is a long-time resident of Studio City and the owner of The Village, La Loggia and Ceremony Bar. Leon has supported local schools in the community, such as Carpenter Avenue Elementary, for many years. He has donated his time, space and support for fundraisers and is heavily

(Continued, Page 2)

## SCRA MARCH MEETING TO ADDRESS CRIME & SAFETY IN THE COMMUNITY

There are a lot of changes happening at the LAPD that affect Studio City. Studio City Lead Officer Mike Lewis is retiring, and Studio City will be without a permanent senior lead officer until sometime late summer. Captain Carmona has been reassigned, and the new captain at the North Hollywood Division is Captain Don Graham.



Given all the changes and the concern in the

(Continued, Page 4)



## (SCRA Cares, cont'd)



[L to R] Dorian Meehan, Frank Leon, Margarita Manduley, Chip Meehan

involved in programs that provide scholarships and musical instruments to underserved children. Leon has supported FOCOS Orthopedic Hospital in Pantang, Ghana, which provides optimum orthopedic care and improves the quality of life in Ghana and other countries.

In addition to bestowing the awards, the SCRA announced the installation of its officers for 2017, including Alan Dymond, president; Bonnie Goodman, vice president; Connie Elliot, secretary; and Bryan Abrams, treasurer.

The SCRA also presented Studio City Recreation Center (aka "Beeman Park") with \$5,000 to help with park equipment and programs in the coming year. These funds come from community sponsorship of the Winter Family Festival with net proceeds from the event donated each year to the park.



[L to R] Beth Dymond, Julie Monroy, Adam Monick

## SPECIAL REPORT: WEDDINGTON GOLF & TENNIS

Many new Studio City Residents Association (SCRA) members may not know the history and current circumstances surrounding the Weddington Golf & Tennis property. This article provides a review of that information.

In 1970, the owners of what is now called Weddington Golf & Tennis agreed to downzone the property. The owners enjoyed a property tax reduction, and the public gained a community asset that remained open for recreational use. The latest proposal for development of the space was filed with the City of Los Angeles Department of City Planning on September 30, 2016 and was entitled "Studio City Golf and Tennis Preservation Project." It is a proposal to build 200 condos on the tennis courts and to develop the rest of the property at some future date.

Over the years, the SCRA and Save Los Angeles Open Space (SLAROS) have tried to keep the property open to the public for recreational purposes. To help make that possible, neighbors, businesses and others from all over the Valley must show their opposition to develop this property. One way to do so is to use the pre-paid stamped postcard in this newsletter or visit [SaveLARiverOpenSpace.org](http://SaveLARiverOpenSpace.org). The last time the SCRA surveyed the community with this method was in 2014. Please sign and complete the enclosed pre-stamped postcard and drop it in the mail.

In addition, SLAROS appreciates any contributions to this effort to help with mailing, printing and consultant costs. Please make a tax-deductible contribution to Save Los Angeles River Open Space, which is qualified by the IRS as a non-profit public benefit corporation. An easy way to make a contribution is to check the enclosed flyer or contribute online at [savelosriveropenspace.org](http://savelosriveropenspace.org)

SCRA and SLAROS teams will be at the Studio City Farmers Market for two-hour shifts on Sunday, March 19, and Sunday March 26, from 8:00 a.m.-2:00 p.m. to collect signatures. They are looking for volunteers to assist in those efforts. This is a wonderful way to meet and connect with neighbors. Please e-mail Beth Dymond at [emdymond45@gmail.com](mailto:emdymond45@gmail.com) or leave your name and number at the SCRA office by calling 818-509-0230.

The SCRA was recently informed by the property owner's representative that a new Draft Environmental Impact Report will be prepared, but it has yet to be filed with the Department of Planning. The SCRA has instructed its counsel to respond accordingly and, further, oppose any application to change the zoning from agricultural to residential.

The SCRA is continuing to seek public funds from many government agencies at all levels and exploring public/private combinations to approach the owners for acquisition purposes.

## TRANSFORMING THE LOS ANGELES RIVER

Senator Robert Hertzberg, Assemblymember Adrin Nazarian, City of Los Angeles Deputy Mayor Barbara Romero and other elected officials, community, business and environmental leaders attended Transforming the L.A. River in the Valley, an event organized and hosted by Community Conservation Solutions (CCS), which is constructing the L.A. River Greenway Trail and habitat restoration project in Studio City from Whitsett Avenue to Laurel Canyon Blvd. The event honored Los Angeles City Councilmember José Huizar and the Water Foundation for their outstanding environmental leadership throughout Los Angeles. Studio City Residents Association (SCRA) President Alan Dymond and SCRA Board Member Beth Dymond represented the SCRA with Steve Hirsh and Laurie Cohn representing Save L.A. River Open Space (SLAROS). They spoke to the officials and others about the Weddington Golf & Tennis property that abuts the L.A. River Greenway Trail, given the SCRA's and SLAROS' goal to retain the property as recreational open space.

The Studio City segment of the L.A. River Greenway Trail helps complete the longest continuous river walking trail in the Valley. The project will be completed this spring. Native California wildflowers will bloom at this location for the first time in nearly 100 years.



[L to R] Alan Dymond, Esther Feldman

(Continued, Page 3)

## (Transforming, cont'd)

Others in attendance included Assemblymember Laura Friedman, Adel Hagekhalil from LA Sanitation, actor Ed Begley, Jules Feir and Matt Epstein from the Sherman Oaks Homeowners Association and staff members from the offices of Congressman Brad Sherman, Los Angeles County Supervisor Sheila Kuehl and Los Angeles City Councilmember David Ryu.

## BEAUTIFUL STUDIO CITY: AN SCBA UPDATE

The Studio City Beautification Association (SCBA) announced that the medians at Eureka Drive and Ventura Blvd. have been re-done. Previously, the SCBA had installed plant material and decomposed granite with a no-irrigation concept. After several months, the team discovered that, despite installing very resilient drought-tolerant plants and shrubs that normally survive hostile environments (oftentimes without regular water), the extremely dry weather conditions could not sustain plants without regular watering. Rather than bringing water to the medians, which is expensive, the team returned to the drawing board to develop a design that is sustainable and beautiful.

The geometric pattern of pavers set in decomposed granite accomplished this goal. Originally, these medians were concrete with weeds coming from the seams. Not only were these unsightly, they created "heat islands" and rainwater runoff. The more that can be done to reduce the level of heat given off by surfaces, the better. Installing decomposed granite allows for heat absorption. It also allows for water absorption into the aquifer, rather than allowing runoff to flow down the Los Angeles River into the ocean.

In other news, the "Studio City Welcomes You" sign behind Ralphs at Campo De Cahuenga Way was removed for refurbishment as it has been a constant target of vandalism. Working with sign designer, Richard Walsh, the SCBA decided to re-work the sign to make it more damage-resistant.

The drought from last year devastated many of SCBA's gardens, killing plants and causing many to die. The SCBA has asked for proposals to renovate both the Oasis and Moorpark Parkway. Huntington Library Gardens landscape manager Scott Kleinrock studied the sites and redesigned them to both revive them and encourage greater beauty.



The SCBA's year-end fundraising drive was a great success, raising more than \$9,000 from SCRA members who responded to the appeal, the highest ever for SCBA. The effort also generated more than \$7,000 in



## TO THE MARKET

Recently, a Studio City Residents Association (SCRA) member asked about a few empty spaces he had noticed at the Studio City Farmers Market and asked if the Market were having any problems. Here is the Market's reply:

"You recently sent an inquiry to the Studio City Residents Association, asking about a reduction in the number of vendors at the Studio City Farmers Market. We do have a few open spaces right now, but none of them represent a specific problem at the Market.

"We recently learned that Sweet Tree Farm will not be returning because it does not have enough crops to sell at the Market. In addition, Suncoast Farms told us it will need to miss a few months for similar reasons. For a few weeks, Ace Ranch, our organic avocado farmer, was not at the Market; with the drought, its crop was much smaller than in past years, and it had no avocados to sell. Middlebar, makers of Bloody Mary mix, took a long leave of absence in the middle of the year, only to come back for a few weeks and then realize it could no longer sell at the Market given the demands of the restaurant it had recently opened. Meanwhile, Spiral Farms, growers of Spirulina, suffered the impact of storms in San Diego, which destroyed a week's crop. Top Bakery, the French bakers, have not been to the Market since the last market of 2016. We have not heard from them, nor has anyone at the other markets where they have sold. They have been at the Market for many years and have a loyal following, so we are keeping their space open for a while longer as a courtesy to them and our customers.

"Most of our farmers and artisans are small producers; in some cases, the artisans have one employee, which is the owner. This results in unique products, but not a lot of back up in an emergency.

"We can assure you that we are looking to fill the spaces left by these vendors, but we pride ourselves on having quality vendors, and sourcing the right farmers and artisanal products takes considerable diligence and research. We would rather have a few empty spaces than be filled with duplicate or subpar vendors."

The Studio City Farmers Market is presented jointly by the Studio City Residents Association and the Studio City Chamber of Commerce Foundation. 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.

corporate and community contributions. These funds will be particularly helpful as the SCBA proceeds with renovations and upgrades and will enable the team to maintain its projects in better fashion, especially considering the expected new growth and weeds resulting from the recent rains.

# SENATOR ROBERT HERTZBERG SPEAKS IN STUDIO CITY



California State Senator Robert Hertzberg recently spoke to the board of the Studio City Neighborhood Council (SCNC). During a Q&A session that followed his remarks, SCNC Board Member Rita Villa said Studio City has very little open space, and there is a major opportunity to preserve what little open space there is at Weddington Golf & Tennis, located right along the Los Angeles River. She asked the Senator for his support in preserving the site in perpetuity since the location will also capture water. (The Senator is chair of the Natural Resources and Water Committee.) Villa asked that he please save this site. In response, the Senator said he could not commit right now but would research and study the proposal.

The Senator also discussed Senate Bill 231 (SB231), which he sponsored. The bill addresses recapture of storm water, but it is unclear whether storm water is included in sewer fees. This bill clarifies that issue. The Senator wants to capture water and recharge groundwater. The bill would define it as a charge (sewer charges are based on household water consumption) and, is, therefore, not on the tax bill. The Jarvis Taxpayer Association disagrees and sees it as a tax measure requiring voter approval.

In 1996, Proposition 218 said that citizens have the right to vote on taxes, fees and assessments except for water, sewer service and trash where there is direct benefit to the property. In 2002, a state appellate court ruled that storm water was one of these exceptions; thus, storm water projects must be approved by a two-thirds citizens' vote. SB231 would redefine "sewer" and "sewer service" to include storm water and storm drains. This is an issue that will be closely followed as it could be a source of funds for projects that would recapture storm water.

## UPDATE ON THE CROSSWALK AT VENTURA BLVD. AND RHODES AVENUE

The Studio City Residents Association, the Studio City Neighborhood Council and other local business organizations have been requesting installation of a crosswalk at Ventura Blvd. and Rhodes Avenue for some time. The Department of Transportation (DOT) conducted an on-site inspection and made some improvements. Funding for improvements for the project were to be included in the 2016-2017 city budget.

Recently, Geoff Yazzetta, deputy district director for Councilmember Paul Krekorian, was asked about the status of the project. According to the DOT's Brian Gallagher, federal requirements have been amended and updated. Apparently, all new or improved crosswalks must be in compliance with the Americans with Disabilities Act; this will require additional upgrades to the intersection including access ramps and lighting.

Unfortunately, this extra work is not funded at the moment, and the DOT is looking for funding sources to cover the shortfall. Gallagher will keep Yazzetta informed on progress as it becomes available from the project manager.



(Meeting, cont'd)

community about crime and safety, the Studio City Residents Association (SCRA) has invited Captain Graham to be the speaker at the SCRA Community Meeting on March 14, 2017. He will be joined by local Studio City resident, Ron Dresher, co-chair of the LAPD North Hollywood Community Police Advisory Board. Both will address the state of affairs and what can be done to make neighborhoods safer.

The meeting is at Rio Vista Elementary School, 4243 Satsuma Avenue, Studio City, CA 91602. Meet and greet the community at 7:00 p.m. with refreshments. The program begins at 7:30 p.m. Parking is available in the school parking lot. All members of the public are invited to attend.

## 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:** Are there rules/laws about AirBnBs in our area? Apparently a young homeowner moved out of his house and is now renting it for parties and what seems like an AirBnB in between parties. Twice this month there were loud parties going on until 2:00 a.m. and 3:00 a.m. A neighbor had to knock on the door at 12:30 a.m. to ask that the music be turned down and that the screaming stop. This was a party with at least 30 young people with noise both inside and outside. I have heard that the person who rented the house talked to a neighbor earlier in the day and said it was a family reunion. Please let me know if there is anyone that my neighbors and I can talk to. Our homes are not on large lots, and this is very disturbing.

**SCRA:** ORDINANCE NO. 167133 and ORDINANCE NO. 165547 regulate party noise in the City of Los Angeles

Here are the links to these two ordinances:

[clkrep.lacity.org/onlinedocs/1988/88-2077\\_ORD\\_165547\\_02-27-1990.pdf](http://clkrep.lacity.org/onlinedocs/1988/88-2077_ORD_165547_02-27-1990.pdf)

[clkrep.lacity.org/onlinedocs/1988/88-2077\\_ORD\\_167133\\_09-01-1991.pdf](http://clkrep.lacity.org/onlinedocs/1988/88-2077_ORD_167133_09-01-1991.pdf)

For the latest on short-term rental homes, log onto the city website to follow the progress of city file number 14-1635 at <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-1635>

This matter should go next to the City Council Planning and Land Use Committee for a vote (with possible changes), and then to the full City Council for a vote (again, with possible changes.)

**Q:** I was wondering if you have any information useful to condo homeowners' associations regarding the legality in Studio City to prohibit or limit short-term rentals?

**SCRA:** Your starting point would be the condo's HOA by-laws to see if there is any prohibition against short-term rentals.

**Q:** I am writing to address our concerns regarding the spike in

(Continued, Page 5)

## (Ask SCRA, cont'd)

violent activity in our area in the past few years as a result of the P71 nightclub/lounge, culminating in the shooting that occurred at approximately 2:00 a.m. on Carpenter Avenue, just down the street from our building. The last straw came when a group that had been fighting inside the club took the fight onto Carpenter Avenue, and one of the individuals involved retrieved a handgun from his vehicle, which was parked off Carpenter Avenue, and opened fire on the victim. We saw the shooter running up Carpenter Avenue to his car after the shooting. Fortunately, the victim, although he was struck, survived. Ironically, when officers attempted to question the victim about the shooter, the victim refused to cooperate. This is reflective of the clientele of this establishment, who have no regard for the personal safety of anyone, including themselves.

**CD2 response:** The City Council District 2 office opened a Building and Safety violation report about P71 for possible violations of its CUB/CUX permits. The office also contacted Assemblymember Adrin Nazarian's office and asked them to get Alcoholic Beverage Control involved based on potential violations to P71's alcohol permit, which should be in keeping with the CUB/CUZ permits. In addition, Vice has been made aware of the issue and has opened a case.

**Q:** What is the municipal code for construction noise days and hours?

**SCRA:** According to the City of Los Angeles Department of Building and Safety, the following construction hours are allowed (per 41.40 LAMC-Construction Noise):

- Monday through Friday, from 7:00 a.m.-9:00 p.m.;
- Saturdays and national holidays, from 8:00 a.m.-6:00 p.m.; and
- Sundays, no construction except for residents.

When you experience excessive noise or activity during unapproved hours, contact the LAPD North Hollywood Division at (818)754-8300. LAPD is the best suited agency to address this situation at the time of the violation.

**Q:** My husband and I are wondering why we are spending money to beautify the river/wash project when there are homeless encampments all along the river. Is there anything that can be done about this?

**SCRA:** The SCRA, in partnership with The River Project, has created a revitalization plan for the south side of the Los Angeles River from Laurel Canyon Blvd. to Whittsett Avenue. This plan includes working with the Los Angeles Homeless Services Authority to find solutions for the homeless who have made this area their home. The plan also includes demolition of non-native plants, planting native drought tolerant plants and making this area a vital play area for Studio City. The SCRA is in the process of finding funding for the project, which will cost \$100,000.

**Q:** Some streets get street sweeping services, and some do not. Who makes this decision? What is the criteria?

**SCRA:** The SCRA asked the City Council District 2 (CD2) office and received this response: Streets that have street sweeping pay for this service. The city, in good times, was able to add streets and sweeping routes by request/petition. Unfortunately, that is no longer the case as funds are tight, and services are still recovering from the economic downturn. The good news is CD2 can request a special sweeping once or twice a year for a street, but no signs are posted so the sweepers do have to go around the parked vehicles. Streets that are paying for this service are posted permanently as "no parking" with street sweeping signs. Any street without those signs is paying for sweeping.

## PRESIDENT'S MESSAGE by Alan Dymond

*Our neighborhoods are in flux and are intertwined locally, citywide and at the state level. There are too many moving parts affecting our lifestyle and neighborhoods.*

*One of our members told me that Senator Scott Wiener (San Francisco) is proposing that the state law that governs closing time for bars be extended from 2:00 a.m. to 4:00 a.m. The last time this was proposed was in 2013, and it failed. The member wanted to know how to get involved to ensure that she (and us) are "ahead of the curve." I suggested a starting point would be to contact State Senator Robert Hertzberg to learn where this bill is in the process. Is it before a committee; are there hearings; who is the chair of the committee; etc.? She volunteered to start checking for us. Studio City has its fair share of bars, some considerate and others not so, and this is a matter that needs to be followed closely. It is my understanding that under the bill, local authorities may keep the 2:00 a.m. closing. But is the Senate bill the default position (4:00 a.m.)? Would we have to initiate action at the City Council level to get it back to a 2:00 a.m. closing? This procedure is not acceptable: we will share the details and recommended actions when we learn more. And we should note that any extended hours have been opposed by the LAPD.*

*Sacramento is again getting involved in what should be local planning decisions. I have heard a proposal for Secondary Dwelling Units, referred to as "Granny Flats," that can be built anywhere on a single family lot. The only size limitation is that the total living space square footage for both structures cannot exceed 45 percent of the lot size. That assumes the City Council limits the size of the lot should 45 percent become the standard; the decision is pending. This is Sacramento's answer to the shortage of affordable housing by having two single family units on one residential parcel. There are many unanswered concerns and questions. The last time Sacramento (Senate Bill 1818) got involved, there was a net loss of affordable housing units replaced by expensive condos with a so-called below-market rental rate for some units. In addition, there is the question of short-term rentals, such as AirBnBs, that do not lend such secondary units in the long-term to the affordable housing market.*

*Alan Dymond*

### SCRA Committees

Burbank Airport, Chair: Chris Barnes  
Crime and Safety  
Los Angeles River Committee  
Membership  
Planning and Land Use

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Art Howard, Patty Kirby, Chip Meehan  
Beth Dymond, Secretary  
saveopenspace@SLAROS.org

### School Liaisons

Carpenter - Bonnie Goodman  
Rio Vista - Barry Weiss

### Studio City Farmers Market

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### Newsletter

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## STUDIO CITY RESIDENTS ASSOCIATION

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# SCRA COMMUNITY MEETING

## Tuesday, Mar. 14, 2017

### AGENDA

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

**7:30 p.m.** LAPD Captain Don Graham, Ron Dresher, Community Police Advisory Board.

### MEETING LOCATION:

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

*Located on the corner of Whipple Street and Satsuma Avenue.*

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

