



STUDIO CITY RESIDENTS ASSOCIATION

Your Advocate for Studio City

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March 2018

SCRA OPPOSES SENATE BILL SB 827 -- INCREASES DENSITY AND TALLER BUILDINGS

The SCRA board voted unanimously to oppose Senate Bill 827 by which the state would mandate zoning regulations at the local level and would lead to more density and taller buildings. Starting at a "transit hub" it would be applied along "transit corridor" for one half mile from the transit hub. Presently the current zoning for building heights along the Ventura Blvd. corridor in Studio City are limited to 30 ft. on the Southside and 45 ft. on the Northside. SB 827 would allow increases in height limits to 45 ft. to 85 ft. within one half mile of transit hubs such as LA Metro stations or other transit hubs on transit corridors. For example: Studio City is home to the Redline station at Universal. The impact of SB 827 would be to devastate the residential areas within one half mile of this Redline Station. Also large high-rises would be permitted to be built adjacent to the hillsides along the boulevard, blocking views, restricting down flow of cooler air from the hillsides and canyons all of which help keep temperatures lower across the Valley floor and introduce cleaner air into the mix. Any municipal height limit to the contrary would be overridden.

Studio City has had experience in the past where Sacramento has passed overriding zoning laws. By way of example, SB1818 was imposed and older buildings in Studio City that contained affordable apartments were torn down. The theory was that the height increase would result in more apartments. In exchange and as a bonus for allowing this height increase, two affordable units would be provided, and the rest of the units would be at the going market rate. The end result was not as intended and failed in its objective. Many existing buildings that were affordable were demolished leading to a demonstrably net loss of affordable housing in Studio City. The point is that Los Angeles is best suited to understand our local problems and explore solutions at local level.

On a broader view, all east/ west and north/ south streets will probably be defined as transit corridors in the future. (They are already heavily impacted.) Many streets enter Studio City from the north with only three corridors exiting to the south. Coldwater Canyon, Laurel Canyon and Cahuenga Pass -101 freeway. Greater density, as a result of the passage of SB 827, would create a major commuter gridlock.

The SCRA has relayed our opposition to our elected officials at local and state levels.

SCRA OPPOSES 4:00 A.M. CLOSING FOR BARS -- SENATE BILL SB 905

State Senator Weiner last year introduced a bill to extend last call hours to 4:00:a.m. for bars, nightclubs and restaurants. It failed in committee but now the Senator has submitted a revised bill, SB 905. This revised bill would introduce a five-year pilot program that would be applied to six California cities. It would permit participating cities to permit bars under the program to stay open until 4:00 a.m. Mayor Eric Garcetti has already approved that Los Angeles will join the five years pilot programs should the bill pass.

The Senator wrote: "The state shouldn't mandate a one-size-fits-all closing time for our bars, nightclubs, and restaurants, yet that is what we currently do, requiring every nightlife venue to stop serving alcohol at 2 a.m., whether in a big city or a small town," The rationale for the SCRA board's opposition to such bills has not changed. And if the pilot program is enacted, Studio City could look forward to five years of bars closing at 4:00 a.m. That is just one reason why the SCRA board voted against the bill.

State Sen. Scott Wiener told the Los Angeles Times earlier this year that young adults often end up moving to unsafe and illicit parties after the bars close, and that the bill simply dealt with "the reality of life." There are numerous reasons why this argument did not persuade the SCRA board to vote otherwise. The SCRA board voted against extending the hours last year and sees no basis or reason to support this latest version.



SECURITY AT WILACRE PARKING LOT

Willacre Park, at the corner of Fryman Canyon and Laurel Canyon, has reopened after a full renovation by the Santa Monica Mountains Conservancy. Renovations included repairing and upgrading trails, parking area and installation of permanent bathrooms. East Valley neighborhood prosecutor, Todd Gilman, Deputy City Attorney, coordinated with Santa Monica Mountains Conservancy and the Mountains Recreation and Conservation Authority to have security cameras be part of the renovation. Thanks to Todd, security cameras are in the process of being installed.

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



Studio City Residents Association members have repeatedly told the SCRA Board that Crime and Safety are high on their list of issues relating to life in Studio City.

To that end, the board has invited North Hollywood Division Captain Don Graham to be the speaker at the SCRA Community Meeting on March 13, 2018. Captain Graham will be accompanied by Studio City's Senior Lead Officer Shawn Smith. Captain Graham has served the Studio City/North Hollywood area for over a year. Issues that will be discussed will include an update on the state of affairs in Studio City, homelessness and how to assist the police in keeping our neighborhoods safe through social media and reporting suspicious activities using the internet. At the meeting you will be able to ask questions, discuss your concerns and, more importantly, get to know Captain Don Graham and Senior Lead Officer Shawn Smith.

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.

FOLLOW-UP: BUTCHERED CITY TREE

In the January SCRA newsletter there was a report about a butchered street tree at the corner of Moorpark and Laurel Canyon, (4359 N. Laurel Canyon Blvd.). Following is the action taken by the city to remove the stump and replace the tree:

"You, your tenant, or someone you hired severely pruned a parkway tree at the above location without a permit in violation of Los Angeles Municipal Code Section 62.161-176. A Bureau Arborist has conducted an inspection and determined the tree has been pruned in such a manner as to create a potential public hazard.

"Therefore, you shall remove the remaining trees and stumps. Immediately following the removal, you shall plant (one) 48

inch box size Bloodgood Sycamore tree centered in the parkway where marked on the curb and deliver (One) additional 24 inch box Bloodgood Sycamore tree to the Urban Forestry Division nursery. Once you have selected your trees at a nursery and prior to purchasing or delivering the trees, you shall contact the Urban Forestry Division staff at (213) 485-0790 between 6:30 a.m. to 8:30 a.m. or 2:00 p.m. to 3:00 p.m. to have the trees approved and tagged."

ART HOWARD, RETIRED STUDIO CITY ACTIVIST

Before taking up his activist work, Art was the owner of a liquor store in Burbank on Alameda called Ho Ho Liquor. Equestrians from Griffith Park would ride over to the store and, unable to park their horse, were given curbside service.



Art has recently retired from his many years of volunteering and giving back to his community. Since the early 1990's Art has been a constant presence around Studio City making the quality of our lives better with each task he took on.

Art worked on the provisions and procedures of the Ventura Cahuenga Corridor Specific Plan which has protected Studio City from oversize buildings along Ventura. The natural extension of this work was for Art to head the Land Use Committee of the SCRA. For many years Art met with developers to discuss their projects, attend public zoning hearings and express approval or disapproval on behalf of the SCRA board.

From 1996 to 2006 Art sat on the Community Police Advisory Board and received many accommodations for his work removing illegal signage and graffiti, keeping Studio City clean. Art installed the commemorative tree plaques along the business district as a fundraiser for SCBA and was elected to the board of the Studio City Neighborhood Council at its inception in 2005.

Among many major accomplishments the one that stands out is the pedestrian bridge across the LA River at Laurel Grove connecting the residents to the businesses. The original walking bridge was a left over prop from CBS Studios and, in 1997, the bridge was removed; there were no plans to replace it. Art realized the significance of this pedestrian bridge and convinced the city to build a new bridge, the one that we all use today.

NBC UNIVERSAL AND HILTON HOTEL -- IN THE COURTS

The hotel owner, Hillcrest, has filed application with the Planning Department for a 300 room hotel expansion on the Hilton site in the vicinity of the NBC Universal complex. This development is opposed by NBC Universal on the basis that any such development has to be first agreed to by NBC Universal pursuant to Covenant, Conditions and Restrictions (CCR) of

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(NBC, cont'd)

record by which NBC Universal alleges Hilton is bound.

No agreement was given by NBC Universal to Hillcrest in accordance with the CCRs. The parties are now in litigation initiated by NBC Universal over what Hillcrest is bound by, and how it may affect the application on file.

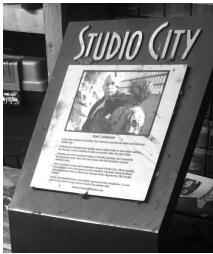
Hillcrest offered to make a presentation of the proposed expansion to the SCRA. Normally, the SCRA welcomes the opportunity for its members to hear and ask questions on any proposal. However, as the parties are in litigation, any presentation for any perceived purpose of generating public support pro or con would be premature at this time.

SCRA understands from NBCUniversal that density, traffic, parking and the location are their issues of concern.

A BIG THANK YOU TO SCBA DONORS

The Studio City Beautification Association (SCBA) thanks you for the generous tax-deductible donations that we received during our year end fundraising drive. Your trust in the work of the SCBA is greatly appreciated and the SCBA board will continue to use these funds wisely as we carry on with our mission to plant and maintain neglected and overgrown public spaces. SCBA also thanks NBCUniversal for their contribution of \$3,500 towards the fabrication and installation of the "Studio City Welcomes You" monument on Vineland and Whipple. We anticipate completing this project this year so be sure to 'Like Us on Facebook' to see our progress reports.

It's happened again. Vandals have created additional work AND more unanticipated expenses for SCBA. The stanchion sign at Wilacre Park on Fryman Canyon, describing the dedication and work of sculptor Karl Johnson, was ripped off its base and left propped against a tree. This stanchion is in for repairs and will be repaired and replaced shortly. It is disheartening to see this mindless destruction, especially after so much time and effort was put into completing this project.



We could use your help. We are a small, all-volunteer group who would greatly appreciate your help in monitoring our project sites. Timely notification when one of our sites has been damaged by vandals or traffic, if there is trash on the site, water problems or poor maintenance helps us to mitigate any further problems. Several neighbors have already stepped forward to help keep an eye on SCBA installations, but we could always use more help in this endeavor. Our sites are scattered throughout Studio City and if you are a walker in your neighborhood and would like to help us monitor our sites, give us a call and we will see if one of our projects is along your route. Call the office and leave a message at 818-509-0230 or email us at StudioCityBeautificationAssoc@gmail.com



THE STUDIO CITY FARMERS MARKET IS OPEN EASTER SUNDAY

Hard to believe it's the middle of winter with the beautiful Southern California weather, and the Farmers Market is no exception as vendors have a wonderful variety of produce this month. Not to be left behind, the artisanal vendors have everything from gourmet meatballs made with grass fed beef and organic turkey to more than 30 varieties of soups perfect in any kind of weather.

The Market's newest gourmet vendor is Ace Ranch Avocado Toast. Ace Ranch has been selling their delicious organic avocados at the Market for many years, and is branching out to the ever popular avocado toast. To make it even more special, they will be using organic bread from Market favorite, Frog's Bakery. In addition to avocado, toppings will include bacon and goat cheese, cilantro and tomato, bananas and honey and other concoctions sure to please every palate. Stop by their booth, in the middle of the Market next to their avocado stand, and give it a try.

The SCBA Board of Directors was formed for 2018 by the SCRA and will remain the same with the addition of Beth Dymond returning as Vice President. The SCBA officers are: Karen Younce, President, Connie Elliot, Secretary, Charles Blakeslee, Treasurer.

SCRA ANNUAL GENERAL MEETING IN JANUARY

Officers of the Studio City Residents Association were installed for 2018: Alan Dymond, President, Barry Johnson, Vice President, Connie Elliot, Secretary, and Charles Blakeslee, Treasurer.

President Alan Dymond spoke about 2018 issues that SCRA will follow and weigh in on during the year. See the article in this newsletter on SB 827. A second 2018/2019 issue that the SCRA will be watching very closely is zoning changes that are being proposed with LA City updating of the General Plan and Ventura Cahuenga Boulevard Corridor Specific plan. And, of course, the ongoing involvement with Harvard Westlake's purchase of Weddington Golf and Tennis.

Studio City Cares Awards were presented to: James Astman, Excellence in Service to Youth Development; Ron Dresher, Excellence in Community Service; Sr. Lead Officer Robert Benavidez, Excellence in Government Leadership, and David Geisen, Excellence in Business Leadership.

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James Astman,
Excellence in Service to
Youth Development



Ron Dresher,
Excellence in
Community Service



Sr. Lead Officer Robert
Benavidez, Excellence in
Government Leadership



David Geisen,
Excellence in Business
Leadership

4221 AGNES AVENUE -- HISTORIC CULTURAL MONUMENT

The board of the Studio City Residents Association has written to the Cultural Heritage Commissioners Office of Historic Resources, Department of City Planning, in support of the preservation of 4221 Agnes Avenue which was designed by noted Los Angeles architects Arthur and Nina Zwebell. 4221 Agnes Avenue is included in SurveyLA Agnes Ave., Residential Historic District. The architects are credited with creating the courtyard style apartments in Los Angeles. Their building, Andalusia, is in the National Register of Historic Places.

The Zwebells designed and built three houses on Agnes for their family. The three brothers, including the architect, lived at 4221, 4227 and 4233. 4221 is notable for a number of things including the 100+year old pecan trees that were part of 'The Grove' that gave the neighborhood its name. The house was in fact built around one of these old trees and the tree still stands inside the house.

On January 17, 2018, a motion was passed by the Los Angeles City Council instructing the Planning Department Office of Historic Resources to begin the nomination process to designate the Zwebell House as a Historic Cultural Monument in the City of Los Angeles and instructing the Department of Building and Safety to put a hold on demolition permits requested for the Zwebell House until the City's Cultural Heritage Commission can review the nomination.

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: I'd like to figure out who is responsible for cleaning up trash and trimming back the overgrowth between the street and the sidewalk on the west side of Whitsett between Riverside and Moorpark. It's a popular area for people staying overnight in their cars on the street and the amount of trash and human waste filling the walkway is ruining the area. Does the city of Los Angeles handle something like that? Or is there a more local solution to the problem within Studio City? Thank you!

SCRA: Studio City Residents Association contacted Jessica Fugate, field Deputy to Council member Krekorian to inform her of the problem. She was not involved in the cleanup of that area several years ago when Studio City Beautification paid for the ivy to be cut back and the council office caused the homeowners to be notified to keep the area clear. Jessica has contacted the member and is working towards a solution to a cleaner, safer path for the whole neighborhood.



Q: What is the delay in opening the bike path between Whitsett and Coldwater?

SCRA: Although it appears complete, the long awaited opening of the bike path between Whitsett and Coldwater Canyon has been delayed by a contract dispute between the city and the contractor. Until the dispute is resolved, the path will remain off limits to the public. SCRA is making inquiries to ascertain when an opening of the bike path could be expected.

Q: I see that many new sidewalks have been installed up and down Ventura Blvd. including a long stretch (across from Jerry's Deli and the bowling alley) against an undeveloped hill. Can someone explain to me why a long stretch of "sidewalk" is not being installed on the north side of Ventura Blvd. west of Colfax?

SCRA: All of the sidewalks being installed in Studio City are a result of the efforts of Lisa Sarkin who in 2005 found trust fund dollars that could be used for sidewalks in the Ventura/Cahuenga Blvd. Corridor Specific Plan.

(Ask SCRA, cont'd)

Regarding no sidewalks being installed on the north side of Ventura Blvd. west of Colfax the problem is that there is no City dedication on the north side of Ventura Blvd. east from Colfax 850 feet. Lisa has requested, if any money is left after the approved sidewalks are completed that it be used to smooth out the area with no curbing and make an improvement at the northeast corner to enlarge the sidewalk at Colfax.

Q: I live in Studio City and am trying to find out if we have a view ordinance in place so we can control the height of a neighbor's tree or bush blocking a property owner's view.

SCRA: City of Los Angeles does not have a "View Ordinance." If the trees/bushes are forming a defacto wall/fence, they can only be 3 1/2 feet tall in the front yard setback and 6 feet high on the side and rear setbacks (some

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PRESIDENT'S MESSAGE by Alan Dymond

NOTES OF JAN 23RD MEETING WITH HARVARD WESTLAKE

Following the prior meeting of December 15th 2017, (see SCRA Newsletter, January 2017) a further meeting was held on Jan 23rd. Harvard Westlake (HW) was represented by Ari Engelberg, Head of Communications and Strategic Initiatives, and Stacy Marble, community representative. SCRA was represented by the undersigned, Charles Blakeslee, CPA, and Laurie Cohn represented Save Los Angeles Open Space.

1. HW has developed a short list of architects to present to the HW Board of Trustees. More than one architectural firm may be selected e.g. one with Environmental /River expertise and one with expertise in schools athletic requirements. Part of the discussion with the architects will be what are the community's wants/needs/concerns and will act as the framework for future discussions.
2. HW has been going door to door to neighbors in 500' radius of the Whittset site. Business cards were left when no one was home. Feedback to HW was about future traffic in the neighborhood, lights, noise from the facility. Relief was expressed that there will be no condos on this site. HW will extend the immediate contact area to 1,000 ft.
3. Current and near term use of property: The facility will remain open to the public "as is" for the time being. Tennis courts are booked into the future by schools, tennis leagues, and tennis professionals who teach there. For now, these arrangements will continue and not be disturbed. HW hopes to be able to have one of their teams use the tennis courts without interfering with current users. HW varsity team will continue at Valley College courts. Other conversations have taken place with the tennis professionals on this subject. It is too soon to develop a timeline as decisions and agreements have to be discussed and acted upon. Many entities and stake holders will be involved in this process.
4. SCRA stated other interested parties, in addition to the stakeholders, need to be consulted on discussions for future uses of the property by HW. Referred to HW was Jon Swikalski, Executive Director Outreach River LA and Southern California Tennis Association. Those who have donated to SLAROS, whose donations helped hire experts to develop and submit the vision and technical studies for a Natural Park, will have input and be part of and will be consulted in going forward.
5. HW envisioned the procedure for public use of the property to be for certain hours. SCRA raised a question regarding use. Would first preference for use of the tennis courts and golf facilities be reserved for HW students? SCRA recommendation is that any agreement made for public access should be in writing and made part of the record.
6. County Engineering called HW stating that in approximately two weeks the County was going to start construction on a section of fence by the Greenway. The purpose of the fence was to protect the public who use the Greenway from errant golf balls driven from the #4 tee-off on the golf course. The fence would be 20'to 30' high reaching 100' feet at the #4 tee. The concern was that once construction started it would lead to unnecessary time spent responding to the community that this fence is County originated and a County project. Of note, this safety issue was raised by the County during the application to construct the Greenway. At that time, the river trail was clearly posted it was not open to the public. Now that public access it permitted, this concern has come to the forefront. Subsequent to the meeting, I spoke to Karo Torassian, Planning Deputy for Council Member Krekorian, on the above concerns. He said he will call the County with some suggestions that were made, e.g. HW to temporarily close the #4 tee-off until the layout of the facility is better known. At the time of going to press, discussions are continuing.

It could take one to two years to work through all the necessary requirements and agreements so please stay with us and support us as we work though what has to be done.

Quoting Winston Churchill: it appears so appropriate to the present circumstances, "I have found it is often a mistake to try to settle everything at once. We know where we want to go but we cannot foresee all the stages of the journey."

Alan Dymond

(Ask SCRA, cont'd)

hillside properties may be able to get 8 feet instead of 6 feet on the sides and rear under certain circumstances). If the trees outside the set backs are on the adjacent property then we do not know of any regulation which would cause the owner to cut back the tree. If the trees/bushes are blocking your solar panels (if you have them), there may be some recourse to trim the trees/bushes that are blocking the sunlight to your panels.

Q: There was a mature eucalyptus tree taken down but never removed by the city. It's at the corner of Kelsey and Troost. I walk that area every day and it's been months since the city did the work and months that the mess has sat there. I requested Urban Forestry Division to inspect the area to remove the dead tree just yesterday.

SCRA: Jessica Fugate, Deputy to Councilmember Paul Krekorian was copied on this email and wrote: This is something our office has been working on for months and the requests have already been made. This technically falls under County line but they have refused to handle the concern. As such, our offices requested that City workers remove the stump and the City has been out over the last week rectifying the problem. In a drive by there were about a dozen workers working on the corner.

Q: We have a construction crew that we suspect is putting up no parking signs that are not actually legit from the city. How would one go about checking that?

SCRA: Your best bet is to call Valley Parking Enforcement at (818) 374-4823 and ask them to send an officer to investigate.



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



MARCH 2018

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SCRA COMMUNITY MEETING

Tuesday, Mar 13, 2017

AGENDA

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

7:30 p.m. LAPD crime & safety report. Speakers: Capt. Don Graham, SLO Shawn Smith

MEETING LOCATION:

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

Located on the corner of Whipple Street and Satsuma Avenue.

Free parking is available in the school parking lot along with street parking. Do not park opposite the school on Satsuma Ave. Follow the signs to the meeting.

