



STUDIO CITY RESIDENTS ASSOCIATION

Your Advocate for Studio City

September 2016

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ASSEMBLYMEMBER ADRIAN NAZARIAN UPDATES THE SCRA

Assemblymember Adrian Nazarian addressed Studio City Residents Association (SCRA) members and guests at the July SCRA Community Meeting. The Assemblymember has been successful carrying several projects into the 2016-2017 state budget. Four hundred million dollars has been earmarked to address the homeless issue and affordable housing. However, an agreement on these issues between the State legislature and Governor Jerry Brown is at an impasse.



Nazarian reported plans to connect the high-speed rail project to Burbank Airport; however, he expressed concern that there is no east-west rail connectivity through the San Fernando Valley to the Westside nor to Pasadena. According to the Assemblymember, Los Angeles must have local transit connections in place radiating from Burbank Airport before high-speed rail can have real impact. He suggested connectivity is very important to riders to minimize time needed to get from point-to-point.

The State budget includes \$10 million to build California's seismic early warning system. While this is only 25 percent of what is needed, Nazarian offered it as a good start. The budget also includes \$10 million for a seismic safety revolving loan program. Much low income and affordable housing predate 1976-1977 building requirements. As a result, an earthquake could devastate the city's affordable housing stock. To address this issue, the State would offer loans at minimal interest rates, and, when the loans are paid back, money would go towards the next loan. The budget also includes \$3 million dollars more for the brace + bolt lottery. To receive \$3,000 to brace and bolt a foundation (the house must have a crawl space), visit earthquakebracebolt.com/HomeownerRegistration.

Nazarian is unequivocally against changing the Prop. 13 (property tax law) for single family residents. He is in favor of closing corporate loopholes in the law and would like to see relief for persons who inherit nonproductive commercial property.

COLLABORATING WITH THE COMMUNITY TO ADDRESS LOCAL ISSUES

The Studio City Residents Association (SCRA) collaborates and coordinates actions with the board of the Studio City Neighborhood Council (SCNC) on multiple matters that both organizations address in the community. For example, the SCRA supported a recent motion by the SCNC to oppose repealing the Municipal Code sections that provide control over Second Dwelling Units being built on single family lots. The SCNC's Land Use Committee (LUC) is critical to proposed developments and other land use issues in Studio City neighborhoods. Local input and concerns should be brought to this committee. The LUC meets the second Wednesday of the month.

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DEPUTY DISTRICT ATTORNEY ASHLEY ROSEN TO ADDRESS THE SEPTEMBER SCRA COMMUNITY MEETING

Ashley Rosen, deputy district attorney, Major Narcotics Division for the City of Los Angeles, will address Studio City Residents Association (SCRA) members and guests at the SCRA's September 13, 2016 Community Meeting. Rosen will address Proposition 64 (the recreational use of marijuana) and the experiences of other states that have legalized recreational use.

The meeting will be held at Rio Vista Elementary School at 4243 Satsuma Avenue, North Hollywood, CA 91602. Parking is available in the school lot at the end of Satsuma Avenue. (Do not park on the street on the opposite side of the school; No Parking signs are enforced 24/7.)

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(SoCalGas, cont'd)

SCRA members and guests can meet and greet the community at 7:00 p.m. and enjoy refreshments. The program begins at 7:30 p.m.

Save the Date: The SCRA's November 1, 2016 Community Meeting will feature Studio City's Councilmember Paul Krekorian.

THE SCRA MISSES YOU!

The Studio City Residents Association (SCRA) sent membership renewals earlier in the summer, and there are several members who have yet to renew. The SCRA urgently needs members to renew to maintain the strength and support of the community in its efforts to advocate on behalf of all Studio City residents.

The SCRA is actively working on many fronts to continue to improve the quality-of-life in Studio City, including efforts with Assemblymember Adrin Nazarian to help the Los Angeles River Greenway become a vibrant San Fernando Valley destination that benefits the local economy.

The SCRA has met with Councilmember Paul Krekorian to discuss second unit dwellings on single family residential properties and how to protect the integrity of our single family home neighborhoods. The SCRA also supports the revised mansionization ordinance that is working its way through City Council.

The SCRA's strength is in the numbers! When the SCRA advocates for these and other issues, it is important the association speaks for a large number of residents. That membership provides the SCRA with a very loud voice.

Please check your mailing label to see if your membership has been renewed. If you see 6/16, your membership has expired and must be renewed immediately to ensure the SCRA has your support. It is easy to renew online at: StudioCityResidents.org Alternatively, you can mail your check to: P.O. Box 1374, Studio City, CA 91614 (please note the zip code). You can also renew by calling the SCRA office at 818-509-0260.

Thank you for your support.

SCBA IS GETTING ITS HANDS "DIRTY"

The Studio City Beautification Association (SCBA) is working this fall to renew landscaping at SCBA sites in the community. This past spring, the SCBA reworked the median at Laurel Canyon Blvd. and the 101 Freeway.

The group also installed a weed barrier cloth at the Oasis (across the street from Marshall's). This barrier was the only alternative way to control the invasive grasses and weeds since the "best practices" used by SCBA exclude use of chemical herbicides and fertilizers. Now that the weeds and

grasses are dead, the fabric is being removed, which will allow the soil to absorb moisture. This will also allow the soil to decompress and the plant roots to expand and encourage the plants to spread. Several plants that normally spread were not doing so as the soil under the barrier became compacted. Moisture and degrading mulch were not available to nurture the plants. Removing the fabric became a delicate activity, as the plants, in search of water, had grown roots into the fabric. The task was further complicated as the barrier had been secured by pinning it down over the irrigation pipelines and emitters.

In addition to the barrier at the Oasis, the SCBA will be repairing and replacing a section of the boundary fence as necessary. It is toppling over as a result of topsoil from above that is sliding down to the fence. A space will be left at the bottom of the fence to allow the topsoil to move downhill and bring nutrients to the plants. The work is scheduled for mid-September.

The SCRA will also be installing signs at several sites, identifying that the SCBA installed plants in the area and is maintaining the improvements. Renowned sign designer Richard Walsh designed new signs for the Oasis, Moorpark Parkway (east of Laurel Canyon Blvd. on the south side of Moorpark St.), the Wilacre Seating Area (on Laurel Canyon Blvd. at the Fryman Park parking lot) and at the Oakdell Sanctuary (on Laurel Canyon Blvd. between Oakdell Rd. and Fryman Rd.). He also designed the new "Studio City Welcomes You" sign that will be placed on the median on Vineland Avenue at Whipple St., another entry point to Studio City.

The SCBA is in the process of adopting the medians on Vineland Avenue between Ventura Blvd, and Whipple St, all in Studio City, to relandscape and renew. This is a massive, multi-year project that will result in a "grand boulevard" look. The Studio City Neighborhood Council and City Council District 2 have provided grants to support these improvements.

As a first step, the SCRA will remove dead trees and trim the healthy ones. Trimming the trees may uncover disease or other ailments. Given the lack of water over the years, the old-growth trees have developed root systems that are at the surface level. Rather than cut the roots in order to install lower growing shrubs and other plant material, which could endanger the trees, the SCBA will cover the ground area with shrubs and grasses, leaving the areas with surface level root growth as is. In order to nourish the soil, the medians will be "sheet mulched" for almost a year to both kill the existing turf and bring nutrients to the soil and trees as the mulch breaks down. To assist in this, the SCBA will install irrigation at each of the trees.

To bring about the desired look, the SCBA will plant new trees, similar to the existing trees, with high and wide canopies. These new trees will grow tall over time and provide shade where the medians have previously been heat islands.



(Continued, Page 3)

(SCBA, cont'd)

The SCBA offers its heartfelt thanks to all of the contributors, volunteers and corporate sponsors who help beautify Studio City. The SCBA's largest sustaining contributor is the Studio City Farmers' Market. The group welcomes a new contributor, BLVD Hotels, which is also an ongoing sponsor of the SCBA's annual Winter Family Festival. The SCBA's donors and corporate sponsors make it possible for the SCBA to sustain its installations and add new ones.

THE SCRA PUTS ITS SUPPORT BEHIND AB2534/LOS ANGELES RIVER GREENWAY



The Studio City Residents Association (SCRA) provided a letter of support for Assembly Bill 2534 (Nazarian), joining 60 other letters of support and more than 350 signed petitions that were hand delivered by Assembly Member Nazarian to the chair

of the State Senate Appropriations Committee. The SCRA letter stated that the bill would advance revitalization of the Los Angeles River across the San Fernando Valley in two ways, by: 1) By improving the quality of adjacent neighborhoods by providing improved regional public access to the river, and 2) Connecting Valley businesses with the Los Angeles River Greenway to create critical connectivity to the river. The SCRA has held a long-standing position that the Los Angeles River is a community asset for all and this is an opportunity for the Valley to be part of the creation of 22 miles of restored natural and recreational open space along the length of the river.

Later, the SCRA was informed that the bill was held on suspense in the Appropriations Committee. Since there is not enough time left in the present session to reintroduce the bill, it is officially dead for now. The SCRA will follow the progress when the bill is re-introduced.

The SCRA thanks and appreciates the efforts of the members who signed the petitions and submitted letters of support.

RECREATIONAL USE OF MARIJUANA: PROP. 64



The Studio City Residents Association (SCRA) attended a Valley Advisory Committee hosted by State Senator Fran Pavley where the major subject of discussion was recreational use of marijuana. This topic is on the ballot in the November election.

One of several issues raised by the panel was that TCH, the active ingredient in marijuana that affects pleasure, memory, movements, time perception, etc., is much stronger than it used to be and now comes in many forms, including oils that can be sprayed onto donuts and other snacks and butters



TO THE MARKET

Thanks to California's climate, stone fruit is still available in abundance at the Studio City Farmers Market, so there is still time to make that peach pie and enjoy some of the season's sweetest fruits.

The Market welcomes Bautista Family Organic Date Ranch, growers of seven unique varieties of dates in Mecca, California on the shores of the Salton Sea. Dates include Medjool, Khadrawy, Halawy, Honey, Deglet Noor, Zahidi and Barhi. Fresh dates are a good source of fiber, magnesium, potassium, manganese, copper and vitamin B-6, and they are free of sodium, fat and cholesterol.

Also new to the Market is Go Spiral Farms, growers of 100% fresh spirulina, the world's most nutritious food. Available in jars and consisting of a creamy texture, spirulina is easy to incorporate into many foods such as juices and dips or can be consumed fresh by the spoonful. Fresh Spirulina's vitamin and mineral content is equivalent to that of blueberries and has as much iron as spinach, more niacin than kale, more protein than soy and more beta carotene than carrots. Like beef, fresh spirulina is a complete protein containing all nine essential amino acids. Most recently, spirulina has been proven to naturally lower cholesterol. Sample this superfood at the Market.

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.

used in making cookies and candies. As a result, a consumer may inadvertently overdose by not knowing that TCH has been ingested or that the TCH can be four to five times more powerful than what it may have been in prior experiences. Cannabidiol (CBD), on the other hand, is the non-psychoactive chemical in marijuana that has potential for medical uses.

Experiences in Colorado and Washington have shown an increase in usage among teens, increased hospitalizations involving marijuana overexposure, and more fatal traffic accidents. Advertising in Colorado is targeting young people, pushing products that look like candy and other similar treats.

As to the potential financial benefit that will flow from sales tax on these products, Colorado's experience has been that the costs of licensing, inspections, enforcement and increases in medical attention are not covered by the sales tax revenue.

Additional information can be found at Rethinking Access to Marijuana (RAM), a non-profit organization located in the Valley. Visit LACountyRAM.org.

STUDIO CITY RESIDENTS ASSOCIATION ELECTION OF OFFICERS FOR 2017

The election for the Studio City Residents Association (SCRA) offices of president, vice president, treasurer and secretary for 2017 will take place at the SCRA Annual General Meeting on January 10, 2017.

Nominations for the above officers may be filed in writing at the SCRA offices at 12069 Ventura Place, Suite H or by mail to SCRA, P.O. Box 1374, Studio City, CA, 91614, no later than November 15, 2016, attention: Nominating Committee. The Committee includes SCRA Board Members Martha Hanrahan and Barry Weiss. Pursuant to the SCRA bylaws, Alan Dymond, as president of the SCRA, will act as chair of the committee.

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: Those of us who live all along the Tujunga Wash facing sections of Studio Village are being bombarded daily (often beginning at 6:45 a.m., not 7:00 a.m.) with high-pitched, annoying backup signals from multiple trucks, not to mention all of the other sounds of heavy equipment and construction. While CBS may be "a good neighbor," it has most definitely not been for those of us who live in such close proximity. (Just a thought: Would a line of potted trees or shrubbery along CBS' back fence maybe offer a bit of sound buffering, or, at the very least, present those of us who live opposite that back fence with a better view?)

SCRA: The LAPD enforces the noise ordinance. However, a 15-minute window is not enough time to call the LAPD and have them send a response car. You could document the date and time of day that noise occurs outside the allowed ordinance, and the SCRA may be able to help. As far as the trees go, many years ago, CBS informed the SCRA that CBS agreed to plant trees as a buffer along the Los Angeles River and had made several attempts to contact and work with the Studio Village Homeowners Board to schedule planting the trees. You could contact your board president and ask that he or she contact CBS Studio Center to see if the tree planting is still an option. The trees were to be placed on the Studio Village side of the river.

The SCRA received a response from the member: I did take this to the Studio Village Board awhile back, and they did discuss it. Their issue was that the trees would be planted on the Studio Village side of the river, and, therefore, the maintenance/upkeep would be the responsibility of the Studio Village HOA, a responsibility that group did not wish to take on, and/or a cost they did not want to pass along to the homeowners.

Q: Part of the "silver triangle" receives street sweeping

(Collaboration, cont'd)

The SCNC's Government Affairs Committee (GAC) is also a critically important committee that researches proposed ordinances that relate to and impact Studio City at the local and state level. Presently, the SCRA is cooperating with this committee on the proposed sidewalk repair ordinance. The GAC will hear local input and concerns before it makes a recommendation to the SCNC board. For information, notices and agendas about this topic and the LUC committee, visit StudioCityNC.org.

If it appears there may be a violation of city ordinances, there are several ways to report it. The app myLA311 can be used to report many quality-of-life issues. For violations on residential and commercial properties and many other concerns, visit ladbs.org

These resources provide excellent suggestions and information about how to keep an eye on developments in Studio City. It is also important to share one's concerns with the local City Council office.

services. Who decides which streets are serviced, and what are the criteria? Can this service be provided for Laurel Terrace?

SCRA: The SCRA spoke with the City Council District 2 office. They can request a special street sweeping of a street. It would not, however, be on a permanent schedule. The council office needs the address to get the ball rolling.

Q: Do you know if any action has been taken on street repairs on Radford Avenue yet? CBS Studio Center certainly does more than its fair share for Studio City and the City of Los Angeles, not to mention, I'm sure they must be the largest property taxpayer in Studio City and probably one of the top taxpayers in the city.

SCRA: On March 16, 2016, the Studio City Neighborhood Council (SCNC) Board of Directors passed the following motion: The Board of the Studio City Neighborhood Council requests that Councilmember Paul Krekorian initiate repairs by the City of Los Angeles Bureau of Street Services Department to four pavement upheavals (two of which are incubation ponds for mosquito larvae) on the east side of Radford Avenue in front of CBS Studio Center at 4024-4200 Radford Avenue.

Q: We are currently having a lot of street parking on Laurel Lane, with cars being left for days at a time. One even has a car cover on it and has been there since the weekend. We even have cars parked overnight facing the wrong direction in front of a house under a total remodel. What are the rules/laws regarding street parking?

SCRA: Your best option is to call Valley Parking Enforcement at (818) 374-4823. They will send someone out to inspect the situation and are usually quite prompt. For the car that is not being moved, the inspector will put a city note on the car and start a 72-hour countdown, after which a ticket and/or tow

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(Ask SCRA, cont'd)

will be issued. Make sure you have the address of where the car is parked and license plate number. The SCRA does not know if Valley Parking Enforcement enforces cars parked in the wrong direction on the road. You should ask the operator when you call. Again, be sure to have the address and license plate number available.

Q: I'm not sure if this is an SCRA issue, but the parking lot behind CVS, Urban Outfitters, etc., is filthy, especially along the southern side. Garbage is dumped there, which is really disgusting.

SCRA: Although this is private property, the Studio City Business Improvement District (BID) has had success in the past with this situation. The SCRA contacted John Walker, executive director of the BID, who spoke with the owner/property manager of the property. The area was cleaned and fencing installed to help mitigate future trash problems.



PRESIDENT'S MESSAGE *by Alan Dymond*

A Joint Committee of the Los Angeles City Council recently approved a sidewalk repair program. The Committee's ten recommendations will be presented to the full Council for adoption at a later date. Councilmembers Buscaino (Public Works) and Krekorian (Budget and Finance Committee) are the chairs of their respective committees.

The Committee's ten recommendations include:

1. APPROVE the establishment of an incentive for a cost sharing rebate program for removal and replacement of concrete sidewalk with a cap of \$2,000 per Lot in residential areas (R5 Zone and more restrictive) and \$4,000 per Lot in commercial and industrial areas.
2. APPROVE that property owners participating in the cost sharing rebate program be required to cover the costs for planting and establishing each street tree that must be removed due to sidewalk repair and that the city will assume the costs for planting and establishing any additional street trees that are required.
3. INSTRUCT the Board of Public Works to implement a Sidewalk Repair Program that reflects the cost sharing rebate program described in this report.
4. AUTHORIZE the Board to delegate specific elements of the program implementation, where appropriate, to a designee.
5. INSTRUCT the Board to report prior to the end of the fiscal year with recommendations to encumber any unspent Program funds for sidewalk repairs under the Access Request Program or adjacent to City facilities.
6. AUTHORIZE the Board to delegate specific elements of the Program implementation, where appropriate, to a designee.
7. INSTRUCT the Chief Legislative Analyst (CLA) to work with the City Administrative Officer (CAO) and the Bureau of Engineering (BOE) as it relates to equity citywide within the Program.
8. INSTRUCT the BOE to report with a breakdown of how the funding for the Program will be expended (i.e. what percentage will be allocated towards rebates versus staffing and other costs).
9. AFFIRM that nothing in the above actions, and in the proposed Sidewalks Ordinance (C.F. No. 14-0163-S10), shall limit the City's obligation under the second tree removal policy. That policy will remain in effect for the incentive program and all other programs.
10. INSTRUCT the BOE to expedite Recommendations No. 25 and 26 from the joint Public Works and Gang Reduction and Budget and Finance Committee report, approved by Council on March 29, 2016 (C.F. No. 14-0163-S3), regarding the use of alternative/sustainable materials in sidewalk repair, and to develop and issue a Request for Information to obtain information from industry experts.

The complete committee report regarding incentives, eligibility determination, verification, costs estimates, street trees, etc. and all other information can be found at StudioCityResidents.org At a future date, the city will be creating a website for applications. The Studio City Residents Association will continue to monitor and comment on the program as it progresses.

Alan Dymond

SCRA Committees

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

Officers

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Barry Johnson, Vice President
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Save L.A. River Studio City Open Space

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Rio Vista - Barry Weiss

Studio City Farmers Market

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SEPTEMBER 2016

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SCRA COMMUNITY MEETING

Tuesday, Sept. 13, 2016

MEETING LOCATION:

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

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

AGENDA

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

7:30 p.m. Presentations by Ashley Rosen, Deputy DA, Major Narcotics Division, City of Los Angeles. Police report by Senior Lead Officer Hillary Del Rio.

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.

