



STUDIO CITY RESIDENTS ASSOCIATION

Your Advocate for Studio City

April 2012

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BEAUTIFUL STUDIO CITY

The Studio City Beautification Association (SCBA) recently completed two major projects that have been in the planning stage for the last couple of years. The Radford Artwalk, a two-block stretch along Radford Avenue just north of the CBS parking garage, now has 13 sculptures, new plants and a decomposed granite path (handicap accessible). The SCBA will be holding a ribbon cutting ceremony at a later date for this beautiful addition to Studio City. SCRA members will be notified via News & Notes as soon as a date is set.

CBS Studio Center was the major donor and the driver behind this project. Local artist Karl Johnson created the sculptures and donated them to Studio City, and landscape designer Francesca Corra of Dirt Diva Designs donated her talent and time. Other community donors included the Studio City Chamber of Commerce Foundation, Studio City Farmers Market, the SCRA and a number of community members. The SCBA board wishes to thank everyone who helped make the Artwalk a reality.



The SCBA's second highly visible project is the installation of an obelisk on the corner of Ventura Place and Laurel Canyon Blvd. The obelisk was created and donated by Karl Johnson. The SCBA removed the existing rose bushes at the site and planted new drought tolerant plants around the obelisk and on the median in the middle of Ventura Place. Francesca Corra again provided the landscape design and supervised the planting. The SCBA is grateful to the Studio City Improvement Association for its help in funding a portion of this project and wishes to thank Kit Kraft at 12109 Ventura Place for the use of its water during the planting.

The SCBA has elected officers for 2012: Beth Dymond, president; Francesca Corra, vice president; Connie Elliott, secretary; and Bryan Abrams, treasurer.

Newly named SCBA Board Members (L to R), Connie Elliott, Beth Dymond, Francesca Corra (not pictured) Bryan Abrams



STUDIO CITY COMMUNITY MEETINGS CONTINUE IN MAY WITH MAYORAL CANDIDATE SPEAKER SERIES: ERIC GARCETTI



Eric Garcetti, city council member for the 13th district, and now candidate for mayor of Los Angeles, will speak to SCRA members and guests at the SCRA May Community Meeting on May 8, 2012. As a member of city council, Garcetti led the effort to fund the nation's largest Affordable Housing Trust Fund, oversaw the economic and cultural revitalization of

Hollywood, wrote and championed Proposition O to clean up our local water, won passage of a plan that eliminated the city's business tax for 60 percent of all businesses and helped bring thousands of new high wage jobs to Los Angeles and his district.

The meeting will be held at Beverly Garland's Holiday Inn Theatre in Studio City. Refreshments and an opportunity to meet with members of the community begin at 7:00 p.m. The meeting starts at 7:30 p.m.

OPED: LET'S FIX THE REDISTRICTING PROCESS

by Alan Dymond, president, Studio City Residents Association

After the United States census was completed last year, congressional boundaries and the boundaries of other political divisions in California were slated to be redrawn. An independent commission was established, and, after many public hearings all over the state, the revised boundaries were redrawn. The commission was restricted from holding private communications between itself and elected officials. Should any elected official have wanted to communicate with the commission, he or she had to appear before the commission at a public hearing or write the commission to make his or her comments a matter of public record. In other words, these officials had no more privileges than any other private citizen.

During the same time period, in accordance with the City Charter, the Los Angeles City Council district boundaries had to be redrawn. The commission appointed for this effort included four members appointed by the mayor, one by the city attorney, one by each of the city council members, one by the city controller and so on. The redrawn boundaries had to comply with the Federal Voting Rights Acts; there had to be an attempt to keep communities of interest within each district (apparently to eliminate gerrymandering districts). However, one important element was missing - a requirement that the commissioners could not have direct or private communication with those who appointed them.

The city council voted to accept the commission's recommendations. They have been sent to the city attorney's office, which will draft the ordinance, and to the city engineers to draw the maps. Final action by city council has to be no later than July 1, 2012.

But all is not well with the voting public and some elected officials. The Korean community is complaining its community has been split; councilmembers for districts eight and nine (Perry and Parks) are reporting their districts are being adjusted without justification; and residents in the Santa Monica Mountains cannot understand why a boundary goes down the middle of one of their canyons. The list goes on and on.

City Council President Herb Wesson was quoted in the [Los Angeles Times](#) (March 17, 2012) as saying, "Nothing is perfect... But 13 members were comfortable with it." Notwithstanding how comfortable the 13 city council members are, how does the public feel about the process by which their council districts are being determined? Stuart Waldman, president, Valley Industry and Commerce Association, said, "The whole thing was a joke. It was neither fair nor transparent, which is what it's supposed to be." Similar comments are being made city wide.

There is something that will prevent such dissatisfaction from arising again. The current city council members need to start

thinking about how to establish a truly independent commission. The next redistricting will occur in ten years, and the voters deserve an independent commission to draw the boundaries. It will require a change in the City Charter. And, if the city council will not begin discussions about an independent commission, then perhaps the public may wish to start gathering signatures to put a measure on the ballot.

It may be early in the process; however, by starting now, we will have plenty of time to get it right in order to achieve a more open and transparent redistricting process.

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: A number of palm trees have been cut down along Ventura Blvd., leaving ugly stumps standing. What is this all about?

SCRA: Trees that are cut with their stumps left at an angle are usually cut by the Department of Water & Power (DWP), because the trees are interfering with the wires. The SCRA wrote to the DWP to find out what procedure is in place to remove the stumps and plant new trees. The response was, "The DWP doesn't do the stump removal, only the work necessary to keep the power lines clear. The Department of Public Works Street Trees Division handles stump work. Also, palm trees are generally the only type of tree the DWP will remove in its entirety, since other types of trees can be repeatedly trimmed back from power lines without being killed." The SCRA is working with Geoff Yezetta of Councilmember Krekorian's Valley office to remove one stump and plant a replacement tree east of Whitsett Avenue on the south side and three tree stumps on Ventura Blvd. starting at the west end of 11537 Ventura Blvd. (Stellar Auto Inc.) going east to 11511 Ventura Blvd. (Saller's International). Councilmember Krekorian has earmarked funds to use for this purpose.

The SCRA is also working with Alice Roth of Councilmember LaBonge's Valley office to find funds to remove and replant three trees at Lankershim Blvd. and Whipple Street that were cut down by the DWP two years ago and one tree in front of Nite Inn at 10612 Ventura Blvd.

Q: Do you know if the pot shop by the Oasis is closed? It sure looks like it. The reason I ask is because a while back, I saw a moving truck along with some police cars, and, shortly afterward, saw another moving truck there.

SCRA: Here's the response from Studio City Lead Officer Mike Lewis: "To make a long story short, the shop is closed. And the police car with the moving truck was my car. There is a civil dispute regarding who owns the property, but I feel safe to say they are not going to re-open as a medical dispensary."

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(Ask SCRA, cont'd)

Q: What can be done about the water runoff problem at Lankershim Blvd. and Whipple Street, which is exacerbating the deterioration of the street at this intersection?

SCRA: SCRA board member Barry Weiss is working with Council member Tom LaBonge's office to find a solution to the water runoff and much-needed repair for this intersection. Alice Roth of Councilmember LaBonge's Valley office met with the Department of Street Services in December to look at the intersection, and the SCRA is awaiting the recommendation and solution from Street Services.

Q: Recently the landscaped median on Coldwater Canyon Avenue at the 101 Freeway was badly damaged. Do you know if there are plans to repair and re-landscape this median anytime soon? It's become a bit of an eyesore.

SCRA: Yes, the repair plans are in the works. The delay has been about determining if the vehicle that caused the damage had reported the accident. This did not happen so the Studio City Beautification Association (SCBA) approached the city to request repairs to the curb. Councilmember Paul Krekorian's office has found funds and has ordered the repair. The irrigation was not damaged in the accident, and the existing plants are continuing to be watered and maintained. As soon as the City has reestablished the curb, the SCBA will replace the damaged plants.

Q: I drive to work and back over Laurel Canyon Blvd., which is still a pretty place. However, last week, at least from Tuesday onwards, a van was parked at the bottom of Lookout, with great big boards on its sides advertising something. I kept waiting to see if it was still there in the evening, and again in the morning each day, feeling sure someone would move it, but that was not the case. Now this week there is a different van with the same type of advertisement. I tried phoning 311 to find out who to call, and, after a long wait, someone answered and was supposed to put me through to parking enforcement, but I just got a weird message.

SCRA: We suggested this SCRA member call the City Council District Offices 4 or 5 since this location is on the border between the two districts. The other option is to call 311 again and have patience, asking for the direct parking enforcement phone number. That office will need the license plate number and make of the vehicle and will want to confirm the vehicle has been parked at the same location for more than 72 hours.



Q: The street trees in front of The Center at Coldwater, 12930-12950 Ventura Blvd., are missing. There are five empty tree wells, all of which need some work. Where the trees used to be there are holes in the sidewalk. I've seen people trip over these holes and saw one woman break her arm when she fell. This is a dangerous situation. Can the SCBA replant the trees or talk with the owners of the shopping center to replace them?

TO THE MARKET

Studio City Farmers Market Launches CalFresh Program



Several weeks ago, the Studio City Farmers Market launched its new CalFresh EBT program. CalFresh is a federally funded program (formerly referred to as food stamps) that helps low-income consumers buy the food they need to stay healthy. For most CalFresh recipients, the benefits they receive serve as a supplement for their monthly food budget.

In an effort to provide access to healthy fresh foods, CalFresh encourages its recipients to shop at local farmers markets. To help CalFresh meet its goal, the Studio City Farmers Market will be offering market dollars to any CalFresh benefit holder who wishes to shop at the market.

Interested CalFresh shoppers can bring their EBT cards to the Market Manager's table, located in the middle of the market, between the hours of 9:00 a.m. and 11:00 a.m. and exchange EBT dollars for market dollars. These market dollars can be used to purchase any products that qualify under the CalFresh program, including any fresh produce available at the market.

For more information on the CalFresh program, including shopper qualifications, visit calfresh.ca.gov.

SCRA: The trees and tree wells west of Coldwater Canyon Blvd. on Ventura Blvd. were put in with the building and are the responsibility of the owner of the property. The SCRA asked this SCRA member to find the management company contact information. The SCRA has contacted the management company and is awaiting a response, but will continue to pursue this matter.

WHO IS RESPONSIBLE FOR SIDEWALK REPAIRS?

Getting the funds to pay for sidewalk repairs has been a problem for the city for many years. It is of serious concern for owners who may have to pay whether they have the ability or not. A recent email sent by the Southland Association of Realtors (the realtor board that covers the San Fernando Valley) advised that the "point-of-sale" funding option had been taken out of consideration, but the "point-of-service" and "point-of-permit" were still under consideration. Here is what these terms mean, along with a clarification of the present situation.

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(Sidewalk Repairs, cont'd)

"Point-of-sale" means that the property owner, prior to transfer or sale of property, must first obtain verification from the Bureau of Street Services that the sidewalk is

compliant, i.e., not in need of repairs. If repairs are required, the property owner must complete them and obtain verification prior to close of escrow.

"Point-of-service" is similar; however, it is activated when a utility service is requested. Point-of-permit would require all sidewalks adjoining the property to be repaired before any permit obtained for the property could be approved. However, according to Ron Olive, assistant manager of the Bureau of Street Services, these funding options have been eliminated.

The SCRA has been tracking this issue for some time and understands that the only funding options currently under consideration at this time are: 1) A citywide bond that would create indebtedness, and 2) Assessment districts of property owners to be formed. Councilmember Mitch Englander, a Department of Public Works committee member, confirmed in a letter to the SCRA board that funding by point-of-sale, point-of-permit and point-of-service are no longer being considered. He emphasized that the city should be responsible for maintaining sidewalks as a core service

Currently, the Public Works Committee has charged the Bureau of Street Services with exploring the feasibility of a scoping study to understand the extent of damaged sidewalks. The SCRA explored the potential of such a study using a statistical sampling methodology with Dr. Donald Shoup, a leading public policy expert at UCLA. Dr. Shoup agreed this would be the first step in addressing and fixing our sidewalks.

It may be that other funding options will be considered in the future by the Committee, and the options mentioned above may be revisited; however, the makeup of the committees has changed. The Budget & Finance Committee is now chaired by Councilmember Krekorian, who is also the vice chair of the Public Works Committee. Councilmember Krekorian has taken the position that the city should be responsible for any repairs. The SCRA will continue to cover this issue in depth as sidewalk repairs and how to pay for them are of paramount interest to our members.

FROM THE SCRA BOARD

Mansionization Update

With the mayor finally signing the Studio City Residential Floor Area Ratio (RFA) ordinance, the SCRA Board gave a collective sigh of relief. The Board wants to remind residents that this ordinance applies only to the designated flat areas of Studio City and not the hillside. To learn if a property is protected by this ordinance, check the SCRA website at studiocityresidents.org.

Big Sunday

The SCRA is once again partnering with Campbell Hall for Big Sunday in May. Students will do much-needed work around the house for seniors whose projects qualify for the program. Interested seniors are encouraged to contact the SCRA, who will provide project information to the staff at Campbell Hall.

Sidewalk Repair

Board member Barry Weiss is continuing to monitor the sidewalk repair discussion at city hall. This is an ongoing discussion with many moving parts with the goal of implementing a comprehensive survey of needed repairs and a plan to implement them.

CALLING ALL SENIORS! HAVE A CLEAN-UP PROJECT THAT CAN USE AN EXTRA HAND?



On Sunday, May 6, 2012, known as Big Sunday, students and adult volunteers from Campbell Hall, supported by the SCRA, will continue the good work in a program developed originally by a Studio City-based Girl Scout, to help Studio City seniors, age 70+, with much-needed "clean-up" type projects. The SCRA is looking for approximately 10-15 projects in such areas as:

- General garden work, including turning over the garden and fertilizing lawns and plants
- Hazardous waste pickup
- Garage clean-up
- Fence and wall painting
- Outdoor window cleaning
- Graffiti paint over

Labor for the projects will be provided that day by a team of hard-working, enthusiastic volunteer teenagers, supervised by adults. Please email the SCRA with projects at scraboard@studiocityresidents.org or call the SCRA office at 818-509-0230.

HILLSIDE FEDERATION UPDATE

George Abrahams of the Beachwood Canyon Homeowners Association spoke at a recent Hillside Federation meeting about helicopter noise. According to Abrahams, the Hollywood Hills area, from the Hollywood Bowl, the Hollywood Sign and the Greek Theatre, is plagued by helicopters that fly so low, the homes shake as if the area is having an earthquake.

Helicopter traffic and noise has increased significantly over the Santa Monica Mountains and the San Fernando Valley in the past few years. There are more than 30 flights a day over these areas. Some helicopters shuttle passengers between local airports; others are police and fire department helicopters; and many provide sightseeing tours.

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(Hillside, cont'd)

Several homeowners groups, such as Beachwood Canyon, The Oaks and Sherman Oaks, have attended meetings of the Citizens Advisory Council at Van Nuys Airport seeking solutions to the problem. The FAA has imposed restrictions on air traffic in some states. Congressman Howard Berman has introduced H.R. #2677, co-sponsored by Brad Sherman, Henry Waxman and Adam Schiff, to reduce helicopter noise over residential areas in Los Angeles County. This bill does not apply to emergency helicopters.

This effort needs the support of the community. Contact Congressman Berman with your opinion by emailing him at howard.berman@mail.house.gov or by mail at 14546 Hamilin St., Suite 202, Van Nuys, Ca. 91411.

RESIDENTIAL FLOOR AREA 101

Studio City's Residential Floor Overlay (RFA) ordinance, which limits and controls the massing and bulking of residential development in Studio City, was passed by the City Council and signed into law by Mayor Villaraigosa. The law became effective on March 25, 2012.

To ensure compliance with the RFA, plans for any proposed construction have to be submitted to the Department of Building and Safety (B & S) and demonstrate that the construction is in compliance with the RFA. If it is, then the department will issue a building permit. After a permit is provided, it is up to the building inspector to ensure there is no deviation from the approved plans.

However, the RFA provides for two ways in which neighbors and other interested parties can keep themselves fully

informed on what has been approved by B & S. From the date the permit is first obtained by the applicant, through completion of the project and the issuance of a Certificate of Occupancy, the property has to post a "Studio City RFA Clearance Sheet" in full public view in a clear, legible, readable and readily accessible manner. (The format and required contents of the RFA Clearance Sheet are specified in the ordinance at "Posting and Reporting.") Additionally, and perhaps more conveniently, B & S is required to post the information contained in the RFA Clearance Sheet on the project description in the online property activity report. Note: projects approved prior to the date of the ordinance are exempt from this requirement.

In general, for any residential construction, new or remodeled, in the Studio City flat land area, the floor area ratio starts at 0.33 total floor area to the lot area; however, this ratio can go as high as a maximum ratio of 0.53 of total floor area to the lot size. To achieve this higher ratio, certain construction elements have to be incorporated into the structure by using "bonus options." These bonus options add incrementally to the base 0.33 ratio to a maximum of 0.53 ratio. The RFA Clearance Sheet for any particular construction site in the RFA area must specify what bonus options are being used in order to achieve the higher ratio applied. The bonus options range from "step backs" on the front façade, proportional stories, articulation, as well as limits on a flat roof and on balconies overlooking the back, etc. The complete ordinance is posted on the SCRA website: www.studiocityresidents.org

Whether buying a home with the intent of rebuilding or adding to an existing house, SCRA members should check the RFA first and get professional advice.

PRESIDENT'S MESSAGE by Alan Dymond

The boundaries of City Council District Two (CD2) have been redrawn, and, from the SCRA point of view, the commission made a critical adjustment in the area of the Metro Redline station at Lankershim. Parts of this area will now be in Council District Two. The area is slated for development, which may occur sometime in the future and will have impacts both valley wide and specifically in Studio City.

The SCRA is concerned about any proposal for development not only on the Metro Redline site but also across the street at Universal Studios, which is partially in Councilmember LaBonge's district and partially in Los Angeles County Supervisor Zev Yaroslavsky's district. A nonprofit organization, Citizens United for Smart Growth (CUSG), has been actively monitoring developments in the Universal/Metro Redline area for some time. (Three SCRA board members have seats on the CUSG board).

The other adjustment is that all of Studio City is in CD2. No longer is Studio City gerrymandered with Sunland/Tujunga by a sliver connecting the two neighborhoods with very different community interests. Sunland Tujunga now has its own council district as does Studio City. Many thanks to SCRA Board Member Barry Johnson who appeared at many hearings and successfully argued to have this change made. Thank you to Councilmember Krekorian for listening to and acting on the requests of the SCRA and the Studio City Neighborhood Council and for bringing about the change to keep Studio City whole. The complete revised CD2 district map will be posted on the SCRA website when the map becomes available. The final vote by the City Council on the new districts has to be held no later than July 1, 2012.

Many thanks to our members who answered the call to send emails to Councilmember Koretz supporting the use of Prop. K money to purchase the lot at Laurel Canyon Blvd. and Mulholland Drive. Paul Edelman of the Santa Monica Mountains Conservancy attended the SCRA Community Meeting to specifically thank the SCRA. SCRA members sent more than 50 emails supporting this allocation of Prop K funds.

SCRA members who are affected by the noise at Bob Hope Airport may want to log onto the airport's website at bobhopeairport.com. It explains the latest results of surveys and offers an opportunity for those interested in the airport to sign up and be informed of other current information.

Alan Dymond



**SCRA
COMMUNITY
MEETING**
Tuesday, May 8, 2012

AGENDA

- 7:00 p.m. Refreshments**
**7:30 p.m. City Councilmember and
mayoral candidate
Eric Garcetti**

Meeting Location

**Beverly Garland's Holiday Inn Theatre
4222 Vineland Avenue, Studio City**

*When entering the hotel driveway, turn left and go through the parking turnstile. Drive to the end and turn right. Go to the large back lot. The handicap entrance is from this lot. Walk to the southwest corner of the lot, and signs will direct you to the Beverly Garland Theatre. **PARKING WILL BE VALIDATED** at the sign-in-table.*

The SCRA thanks Beverly Garland's Holiday Inn for continued support of the monthly SCRA Community Meetings

SCRA Committees

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

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