



# STUDIO CITY RESIDENTS ASSOCIATION

Your Advocate for Studio City

July 2016

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## STATUS OF AMENDMENTS FOR THE BASELINE AND HILLSIDE MANSIONIZATION ORDINANCES

In May 2014, City Councilmembers Paul Koretz and David Rhu moved to amend the Baseline and Hillside Mansionization Ordinances (BMO/HMO) to remove loopholes and exemptions that allowed ongoing mansionization projects. As instructed by the motion, the City of Los Angeles Planning Department produced its first draft of a number of BMO/HMO amendments (published last fall). This was followed closely by the requirements provided for in the original motion.

There has been citywide support for this meaningful BMO/HMO reform by a factor of nearly 4:1; however, the building and real estate lobby opposed this first draft. As a result, the Planning Department, without further input and comment, issued a second draft that is not only contrary to the intent of the original motion but includes significant regressive changes to the original well-supported first draft.



The second draft now has the following regressive language:

- It keeps, and, in some instances, reinstates bonuses and exemptions that have continued to undermine the original BMO ordinance;
- It introduces concepts and tools making a simple, straightforward ordinance into something not only difficult to understand, but also to apply and enforce; and
- It weakens and complicates the amendment.

Another draft is expected to be issued sometime in July with a hearing date before the Planning Commission sometime after that. No date has yet been set.

For more information, check the Planning Department's website at [preservation.lacity.org/neighborhoodconservation](http://preservation.lacity.org/neighborhoodconservation). Additional details can be found at [NoMoreMcMansionsInLosAngeles.org](http://NoMoreMcMansionsInLosAngeles.org), which is an organization fighting to prevent further mansionization.

## KEEPING HELICOPTER NOISE UNDER CONTROL

On May 20, 2016, the Los Angeles Helicopter Noise Coalition (LAAHNC) received four Federal Aviation Authority (FAA) letters dismissing petitions for helicopter flight regulations in Los Angeles County, including petitions for minimum altitude, hovering, and an offshore route. The LAAHNC has filed appeals on these dismissal letters because there are now significant additional facts that were not presented in the original petitions. The LAAHNC also found important factual errors in the FAA dismissal letters.



As the appeal process advances, the LAAHNC wants to continue to collaborate with the FAA and helicopter pilots to reduce helicopter noise in Los Angeles County. The FAA has noted there are no restrictions on neighborhood groups continuing to collaborate until the FAA actually accepts petitions and begins the regulatory process.

The FAA has been asked to "kick-start" a new round of collaborations by conducting a

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## (Helicopters, cont'd)

meeting between the FAA, pilots, representatives of elected officials and the LAAHNC to better define the collaborative process and better understand how voluntary measures can work to reduce noise. Topics could include each organization's role in the process, how measures would be implemented, how violators would be identified and held accountable, and how follow-up would ensure continuing adherence.

The key points in the appeals are:

- The LAAHNC was not aware of errors in the FAA's flight track analysis for the Palos Verdes area and has since sent the FAA factual demonstration that the FAA's analysis may significantly underrepresent the concentration of helicopter flights in the area. This further supports the need for a proposed offshore route;
- Data was not yet available indicating no progress in reducing helicopter noise; the Long Beach Airport collected and analyzed noise data in 2013 and 2015. Comparative analysis of this data in 2016 concluded that no progress had been made in mitigating noise levels over residences and local schools;
- The FAA stated that requiring helicopters to fly at higher altitudes would negatively impact safety by placing helicopters in conflict with other aircraft and increase the chance of mid-air collisions, yet FAA data shows that small fixed-wing aircraft regularly mix with helicopter traffic in the Hollywood Sign/Griffith Park airspace at altitudes less than 2,000 feet above mean sea level;
- The FAA stated that helicopter operators have voluntarily adjusted the altitudes of aircraft flying over the Hollywood Sign and Griffith Park area as much as feasibly possible without compromising the safety of operations. This conclusion is incorrect as is demonstrated by data from the FAA's WebTrak radar system showing 85 helicopter flights between 200 and 900 feet above ground level during a 14-hour period over the Griffith Park area on February 13, 2016; and
- Each FAA dismissal letter noted the complexity of airspace in Los Angeles County, implying that helicopter operation under Visual Flight Rules in such an airspace precludes flying at higher altitudes. In fact, some helicopters do operate at higher altitudes as recommended by the FAA's own Advisory Circular AC 91-36D (fly 2,000 feet above ground level over noise sensitive areas) and the Helicopter Association International's Fly Neighborly Guide (fly at least 1,000 feet above ground level over noise sensitive areas and higher than that over low ambient noise areas).

The appeal letter to the FAA and the minimum altitude letter and offshore route appeal plus other information are posted on the LAAHNC website at [LAHelicopternoise.org](http://LAHelicopternoise.org).

## EYE ON THE ENVIRONMENT



For the past seven years, the Studio City Beautification Association (SCBA) has been invited by CBS Studio Center to participate in the studio's "Eye on the Environment"

event held on the CBS Radford lot. The event showcases and promotes environmentally friendly products and encourages studios and other corporations to reduce consumption of resources, to recycle, to use products that have less of an impact on our world and to introduce all vendors and attendees to alternative environmentally safe products.

This year, the SCBA's theme was "Think Outside." The SCBA used the event to thank its corporate studio sponsors, CBS Studio Center, NBCUniversal and Warner Bros., and to encourage all other participating corporations to work with their local community organizations to promote beautiful communities.

## UPDATE ON THE ANGELFEST MUSIC FESTIVAL



In May of this year, the Studio City Residents Association (SCRA) distributed a News and Notes alert to its members about a music festival proposed for Woodley Park at the Sepulveda Dam Basin organized by the Make Good Group. The eblast provided source materials, contacts and links such as the U.S. Army Corp of Engineers. The SCRA is opposed to having such an event at this location for the following reasons:

- Music with high-volume acoustics (loud speakers) will be played on five stages for three days, from 10:00 a.m.-11:00 p.m., impacting area residents and the wildlife preserve on this site;
- Pyrotechnics and intense lighting will be used with the potential for damage to the park and wildlife and will heavily impact the surrounding neighborhood;
- 65,000 people are expected to attend with the potential for massive congestion in the area;
- The organizers have proposed 26 days for load-in and tear-down, which will dramatically hinder access and enjoyment of the park by the community;

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## (Angelfest, cont'd)

- The proposed festival occurs during the fall bird migration season, with the potential for destruction or abandonment by the wildlife the area was meant to serve; and
- The proposed festival has total disregard of the needs and interests of those who live and work in the surrounding neighborhoods.

The SCRA received both pros and cons in response to the News and Notes eblast. Four individuals who spoke out in favor of the event suggested it sounds like fun and that the park should be shared by all for many purposes. Public events are scheduled and do take place in the park but at other locations, all in accordance with the U.S. Army Corps of Engineers' restrictions, including hours, locations and permitted number of attendees. In the case of the proposed festival, it appears these limitations are not being followed. No event has taken place adjacent to what is a designated sensitive wildlife location, and the numbers of expected attendees are well in excess of what is permitted.

Seven individuals were opposed to the event. One expressed surprise there was no significant concern about wildfire from pyrotechnics. Others indicated they signed the petition opposing and filed comments.

Several City Council offices have indicated opposition, and many other non-profits are opposed. The SCRA reached out to City Council member Nury Martinez, whose district includes Woodley Park, and was informed that at this time, her office has taken no position.

The SCRA sent a letter to the U.S. Army Corps of Engineers opposing the event. The letter is posted on the SCRA web site at [StudioCityResidents.org](http://StudioCityResidents.org) along with additional information and links to other organizations.



## ASSEMBLYMEMBER ADRIN NAZARIAN TO ADDRESS JULY SCRA COMMUNITY MEETING



Assemblymember Adrin Nazarian, the two-term state assembly representative for Studio City, will be the guest speaker at the July 12, 2016 Studio City Residents Association (SCRA) Community Meeting. 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 opposite the school; it is enforced 24/7.)

The SCRA has requested the Assemblymember address issues

that affect SCRA members such as getting the Governor to address lifting the ban on watering medians including the historically designated City Scenic Highway Vineland Median (Ventura Blvd. to Chandler Blvd.) and the historical Chandler Median (Ethel Avenue to Van Nuys Blvd.); cleaning up all the state-owned land adjacent to the freeways of weeds and trash; his position on protecting Prop. 13 for residential property owners; banning of rodenticides; and more. There will be time for questions from the audience.

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.

## AUTHOR MARTIN M. COOPER ADDRESSES MAY SCRA COMMUNITY MEETING



Author Martin M. Cooper spoke at the May 2016 SCRA Community Meeting about the San Fernando Valley, its history and its myths. Cooper was commissioned by the Los Angeles Public Library to write his book [Read All About It](#) to help chronicle the [Valley Times](#) photo collection. The collection contains approximately 45,000 images taken by the newspaper's staff photographers, covering communities throughout the

Valley from 1946-1970. Cooper answered many questions and dispelled urban myths. He spoke about the 1921 bonus march on Washington, D.C., to air a grievance of WWI veterans about the United States government's not honoring a bonus promised to men enlisting to fight. This march brought about the GI Bill of Rights before the country entered WWII. This Bill of Rights promised government aid of 50 percent of the cost of a house and, hence, the Valley boom began. Learn more about the photo collection at [valleytimes.org](http://valleytimes.org)

The Studio City Residents Association (SCRA) holds a community meeting every other month in January, March, May, July, September and November. These meetings are designed to provide SCRA members and guests with important information impacting the community. The SCRA invites political and civic leaders to speak and answer questions at these meetings with the intent of keeping the community well informed. This SCRA Community Meeting is also designed for members to meet and discuss issues with the SCRA Board and get to know other neighbors. Please mark your calendar to attend the July 12, 2016 meeting.

## EXCELLENT OPPORTUNITY FOR LOCAL STUDENT LEADERSHIP

The Board of Directors of the Studio City Residents Association (SCRA) has again approved the search for a non-voting student representative for the board. The position is open to all high school juniors and seniors who either live in or attend school in Studio City. The term begins September of 2016 and

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## (Leadership, cont'd)

concludes at the end of the school year in 2017. The student who is selected will attend meetings of the SCRA Board every third Tuesday of the month from 7:00 p.m.-9:00 p.m. The student may also attend additional committee meetings. Other responsibilities will include work on the SCRA's social media platforms.

This position offers an incredible opportunity for a self-motivated, community-minded student leader who is interested in either public affairs or communications. Interested candidates should email a resume and cover letter detailing the reasons for interest in the position to the SCRA Board at [SCRABoard@studiocityresidents.org](mailto:SCRABoard@studiocityresidents.org). The application deadline is August 31, 2016.

## SAVE WEDDINGTON GOLF AND TENNIS AS OPEN SPACE

Almost two years ago, a Draft Environmental Impact Report was issued and responses were filed with the City of Los Angeles Planning Department by the Studio City Residents Association (SCRA) and Save Los Angeles River Open Space (SLAROS) regarding Weddington Golf and Tennis. To-date, no further action has been undertaken by the applicant such as filing answers to the responses. Therefore, no action is required by the SCRA and SLAROS at this time.

Lawn signs that were posted by those who opposed any development of Weddington Golf and Tennis are now showing signs of wear. The SLAROS Board has decided to reissue the lawn signs with a more current design that places, for now, the focus on keeping the facility as open space and keeping its recreational benefits available to the general public. The new lawn signs will also maintain awareness about this subject and encourage newcomers in the neighborhood to learn more. To get the an updated replacement sign, please call 818-509-0230 or email [SCRABoard@StudioCityResidents.org](mailto:SCRABoard@StudioCityResidents.org). The updated sign image will be posted on the SLAROS website later in July [SaveLosAngelesOpenSpace.org](http://SaveLosAngelesOpenSpace.org)

## 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:** I would like to know how tall a new house can be. I have gone on the SCRA website and have tried to understand the building code, but I am at a loss. Is there someone knowledgeable in this field that I could talk to?

**SCRA:** First determine if the property is within the Studio City Residential Floor Area (RFA) for an address in Studio City. The RFA requirements and the area affected in Studio City by the RFA is on the SCRA website at [StudioCityResidents.org](http://StudioCityResidents.org), Our Community, Overdevelopment. The RFA dictates size, height, etc. In other words, the peak of the roof is set at a maximum height of 33 feet and must have a sloped roof greater than a

## JOIN THE SCRA OR RENEW TODAY!

The SCRA annual membership drive is well on its way. In June, members received a renewal notice that can be mailed back to the SCRA. Members have the option to renew online at [StudioCityResidents.org](http://StudioCityResidents.org). Check your membership status by looking at the address printed on this newsletter. If the date above your name is 6/16, your membership has expired. The SCRA membership year is from June 2016-June 2017.

Members who would like to receive periodic updates should provide their email address on their membership form. The SCRA's database can manage two email addresses per household.

The SCRA thanks all who have renewed and welcomes its new members.

25 percent pitch. If you believe that the building is not in compliance, contact City Councilmember Paul Krekorian's Planning Deputy Karo Torossian at (213) 473-7002 to check for you.

For a more detailed explanation and variances, go to Los Angeles Municipal Code: SEC. 12.21.1. HEIGHT OF BUILDING OR STRUCTURES. Briefly, the following height regulations apply to a residential lot that is not located in a Hillside Area or Coastal Zone, e.g., the "flat lands" area of Studio City. In the R2 Zone, no building or structure shall exceed 33 feet in height. In the R1, RS or RE9 Zones, no building or structure shall exceed 33 feet in height, except that when the roof of the uppermost story of a building or structure or a portion of the building or structure has a slope of less than 25 percent, the maximum height can be no more than 28 feet. In RE11, RE15, RE20, RE 40 or RA Zones, no building or structure shall exceed 36 feet in height, except that when the roof of the uppermost story of a building or structure or a portion of a building or structure has a slope of less than 25 percent, the maximum height shall be 30 feet.

**Q:** By any chance, do you have any idea what entity is responsible for painting house numbers/addresses on the curbs in Studio City? About a week ago, the address at my mother's house on St. Clair was repainted on her curb. Unfortunately, her address was also mistakenly painted on the next-door neighbor's curb as well.

As a result, my mom is no longer receiving delivery of her newspaper, despite my notifying the company. She is 96 and

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## (Ask SCRA, cont'd)

unable to leave the house to retrieve her paper from the neighbor each day (nor should she have to). I would like to call whoever is responsible for painting the curb addresses to ask that they correct the mistake. Thank you for any information you might have.

**SCRA:** Unfortunately, curb painting is done by independent vendors and not by the City of Los Angeles. These vendors are usually difficult to reach. They work on a cash "at the time" basis. We recommend you go to the hardware store and buy similar color paint and ask the neighbor for permission to paint over the numbers on the curb. This should be done as soon as possible as, in an emergency, a wrong address could delay response both for you and your neighbor.

**Q:** I live at the end of a cul-de-sac. For the third week in a row, the recycling bins on our street have not been picked up. The other two bins have been emptied. Today I saw that the recycling truck visited all of the streets around us but had not driven into the cul-de-sac at all. The house being torn apart down the hill has been making it a bit difficult, but the other trucks always manage. My neighbor and I have phoned to report this situation every week, but no one will tell us why

this is happening. The trucks did return about three weeks ago but have not been back since, and our bins are still out in the street. I asked to speak to the supervisor who apparently controls the schedule but only managed to leave a message. What can we do? We are paying for this service.

**SCRA:** The SCRA asked City Council District 2 (CD2) to help with this request. CD2 contacted the Sanitation Department, which returned to the street the same day and emptied the recycling trash bins.



Studio City, circa 1960

## PRESIDENT'S MESSAGE by Alan Dymond

*There are two immediate issues on the horizon: The first is a Transit Sales Tax Ballot Measure set for a vote this coming November. The other is efforts to curb and close loop holes in the Mansionization Ordinances and "Granny Flats" issues.*

*The Transit Sales Tax Ballot Measure proposes a half cent tax increase and will extend the cut-off date (in effect, this will make the tax increase a permanent transit funding source). But will the San Fernando Valley get its fair share should it pass? Although assurances are being made, the measure may not contain binding guarantees that the Valley will receive its fair share of planned highways and transit systems. Those who represent the Valley want assurances from Metro that the Valley will receive its fair share, but the voters will decide whether to vote for the revisions. Past assurances have not been fulfilled on similar measures by Metro for 1980, 1990 and 2008, for which the Valley voted to support light rail that was to be a part of the system. Yet, today, the Valley has only two light rail stations, North Hollywood and Universal, out of 87. One large concern is there are no plans for the system to have a stop at the California State University Northridge campus that serves 50,000 students, but a Rapid bus line is scheduled for that area in 2023.*

*The measure should clearly delineate what projects are planned and put legally binding guarantees in place so those in charge now and those who succeed them in the future will follow what voters support. The current representation of the situation coupled with binding language may bring about a "Yes" vote; however, many outstanding questions are breeding a lack of confidence in Metro's representations.*

*Second is the concern about second dwelling units. Pursuant to state law, Assembly Bill 1866, second dwelling units on single family residences can be built up to 1,200 square feet in floor area. That is the equivalent of three two-car garages. At the same time, the city is trying to close loopholes and make the Baseline and Hillside Mansionization ordinances simpler and reduce the floor area to lot size ratio down to 45 percent. The City of Los Angeles Planning Department submitted a proposal on the BMO that was returned to the Department as it did not comply with the motion passed by the City Council. At present, a revised proposal is being drafted for submittal at a later date.*

*The SCRA has received assurances from City Council District 2 office that the SCRA will be included in discussions on how to comply with SB1866 while protecting the neighborhoods.*

*Thanks to our members who responded to our News and Notes alerts and filed opposition to repealing the second dwelling unit ordinance.*

*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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### Save L.A. River Studio City Open Space

Co-Directors  
Laurie Cohn, Alan Dymond, Steve Hirsh,  
Art Howard, Patty Kirby, Chip Meehan,  
saveopenspace@SLAROS.org

### School Liaisons

Carpenter - Bonnie Goodman  
Rio Vista - Barry Weiss

### Studio City Farmers Market

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www.studiocityfarmersmarket.com

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## STUDIO CITY RESIDENTS ASSOCIATION

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# SCRA COMMUNITY MEETING

## Tuesday, July 12, 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.** Presentation by  
Assemblymember Adrin Nazarian

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.

