



STUDIO CITY RESIDENTS ASSOCIATION

Your Advocate for Studio City

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September 2024

JOIN OUR VOLUNTEER SQUAD: Feel Like a Rockstar Without the Fame or the Fortune!

A few months ago, we ran an article calling for new volunteers. We are delighted that four SCRA members have met the call to action and joined our efforts. That's a 20% increase in our volunteer base so far!

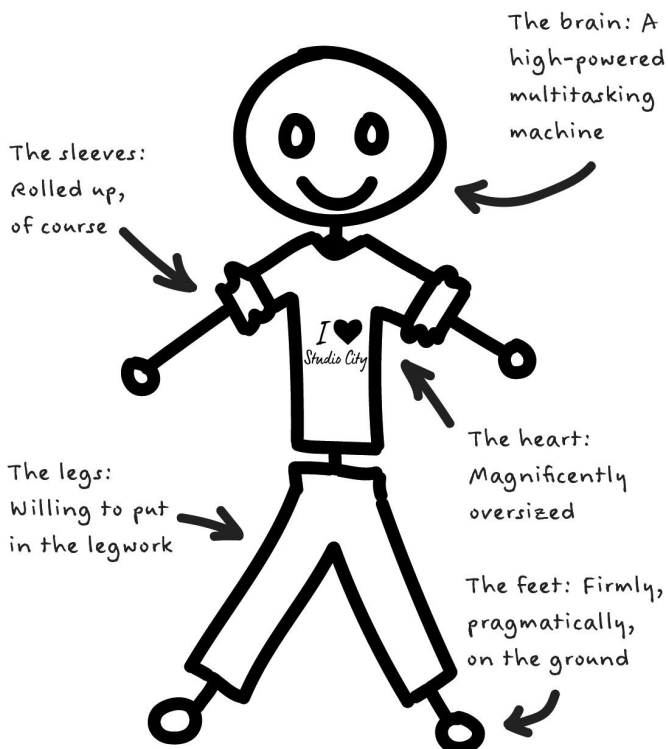
As a community-run organization, SCRA relies on the passion, persistence, purpose, proactivity, and productivity of our amazing volunteers. They are the superheroes of our town, and we are so grateful to our newest volunteers for coming on board.

But friends, we still need your help!

Faced with a host of major challenges - among them homelessness, crime, airplane noise, and threats of unwanted development, to name a few - it is crucial that we have the human resources to continue advocating for Studio City and protecting our quality of life.

This is why we need more volunteers.

Anatomy of a SCRA Volunteer: A marvel of everyday altruism



(Continued, Page 2)

SCRA COMMUNITY MEETING

Bridges Academy
Tuesday, September 10, 2024
Meeting from 7:00 to 8:45 PM

Lead Officer David Nguyen will update us on what's happening in Studio City. Bring your questions and concerns.

SCRA IS HOSTING A CANDIDATE FORUM for COUNCIL DISTRICT 2 November Election: The candidates are Adrin Nazarian and Jillian Burgos. Mr. Nazarian has confirmed that he will attend.

THE RULES: There will be an opening statement for each of the candidates followed by a Q&A from the audience. Due to time constraints audience will be given 1 minute to ask a question; the candidate will give a 2 minute answer and the opposing candidate will have a 1 minute rebuttal. There will be a short summation from each candidate at the end of the Q&A.



(Volunteers, cont'd)

You might be wondering, "Do I have what it takes? Do I fit the profile of a SCRA volunteer?"

While our volunteers come in all shapes and sizes, backgrounds, and ages, they do tend to share a few standout features.

Look like you? To join us, email scraboard@studiocityresidents.org.

Seeking computer-savvy volunteers: Do you have what "IT" takes?

While we continue to seek volunteers for various tasks, we especially need help with computer work at the SCRA offices. The ideal candidate has knowledge of Word, Access, and Excel, as well as experience with data entry, correspondence, and filing. The work ebbs and flows throughout the year, with peak periods typically around our annual membership drive.

Sound like you? For more information, email scraboard@studiocityresidents.org.

Up Ahead: Coffee in the Courtyard

It is no small task keeping this ship sailing. As a thank you to our volunteers, we're hosting a special event this fall. Come mingle with our fantastic team, meet fellow Studio City residents, and enjoy delicious coffee and treats from Farmers Market vendors.

Who: All SCRA volunteers: Old, new - and maybe even you!

What: Coffee, cookies, and conversation

Where: The SCRA courtyard, 12069 Ventura Place

When: Sometime in the fall. Date TBD

We're still working out the details. Keep an eye out for a postcard invite with more information. Hope to see you there!

BEAUTIFICATION UPDATE

Meg McDonald Seltzer, SCBA President



Studio City is our community and we are all members of the Studio City Beautification Association.

Thanks to our attentive Studio City neighbor Nancy Recasner it was brought to our attention that a mature False Monkey Puzzle Tree at the Oakdell Sanctuary on Laurel Canyon and Oakdell appears to be dying. SCBA Board member Doug Short immediately went over to the Sanctuary to check it out and discovered the tree was overwhelmed with mealybugs and definitely in distress. It will require an arborist to determine if the mealybugs are causing the distress or if there is a deeper problem.

So, your Studio City Beautification Association contacted an arborist. And because you may have seen this tree and its condition, we wanted to share with you the arborist's report

which actually contains some good news.

The tree is overwhelmed with two kinds of insects, mealybugs and mealybug destroyers. Also known as *Cryptolaemus montrouzieri*, this beneficial insect will, in short order, eat all the mealybugs. The arborist's advice is to give the predators 1-2 months to do their thing and see if the tree bounces back. We'll give you an update in the January newsletter.



And a special SCBA acknowledgment to Radford Studio Center for helping Studio City Beautification Association keep the Wilacre Seating Area looking beautiful.



BEFORE

Designed and created by late local artist Karl Johnson, the seating area is at the corner of Laurel Canyon and Fryman Road shaded by oak trees. Karl built and installed this seating area to give folks a place to sit while waiting for the bus or resting after hiking the Betty Brown Dearing Trail.

Karl creatively used re-purposed scrap steel and tree trunks to make the furniture. But time and weather has taken its toll. So, the skilled members of the Radford Studio Center Paint Department coated the pieces with epoxy to stop the deterioration and preserve Karl Johnson's memory.

We tip our hat and express our gratitude to the Paint Department team for doing the work and say thank you to our good neighbor Radford Studio Center for arranging the restoration to happen.



AFTER

Stay safe and see you in the neighborhood.

HARVARD-WESTLAKE "RIVER PARK" DIRT HAULING

Harvard-Westlake School in Studio City is currently building a large sports complex at 4141 Whitsett Avenue. A specific dirt "Haul Route" was approved in their Final E.I.R. that was approved by the City Council, but many trucks are not following that route plan. SCRA is getting calls and emails of dirt hauling trucks being all over Studio City... and in places (and left turns) they shouldn't be.

SCRA is checking into whether this is Harvard-Westlake's responsibility, the trucking company's responsibility, or the individual truck driver's responsibility. Just another construction violation.

SAVE LA RIVER OPEN SPACE

September 2024 Update



Depending on when you read this, it will be less than 90 days until we hear Judge Leitner's decision on

the merits of our case against the City of Los Angeles on November 18, 2024. We truly believe our city officials have not followed the California Environmental Quality Act (CEQA) in allowing the Harvard-Westlake "River Park" project to proceed. We all have already been feeling, hearing, and seeing the disruptions.

Although our lawsuit will soon begin its opening brief with the judge, the SLAROS mission remains the same, to continue to protect as much green open space along the LA River in Studio City. SLAROS has amassed mounting evidence on how this development has and will continue to affect the local environment (heat island effect, etc), wildlife (displacement from habitat), and respiratory public health (minimal mitigation efforts on construction dust and particulate matter).

We continue to push for the alternative site plan proposed by the non-profit Angelenos For Trees. Go to SLAROS.org to read their plan. This plan will reduce the massive scale of the sports complex and instead offer the community approximately seven CONTIGUOUS acres of green open space.

To help us, we need community data gatherers at every stage of the development. There are mitigation efforts and regulations the developer we want the developer to be accountable for. If you can help in this effort, please email us at SaveOpenSpace@slaros.org. We will show you how to collect evidence by using time lapse video.

The data/evidence we primarily need are in the following criteria:

1- Air Quality Protection

- diesel trucks idling >5 minutes
- Trucks hauling dirt to the brim uncovered
- dust clouds from the site >20%opacity (%visibility loss from dust particulates)
- Have you or anyone you know suffered from "Valley Fever" since construction in May?

2- Cultural Historical Protection

- Is the putting green in disrepair or dying?
- Are vibratory rollers within 40ft of clubhouse or low brick wall with 'weeping' mortar?
- Loaded trucks can not be within 20 feet of the clubhouse, putting green, and low brick wall.
- Jackhammers can not be used within 12 ft of the clubhouse, putting green, and low brick wall.

3. Noise Protection

- Although there are 'sound walls', are they effective in reducing noise levels? Use a smartphone app to record such instances.



TO THE MARKET

The Studio City Farmers Market continues to be a hub for fresh, local produce, and we're excited that our farmers still have a great array of stone fruit. From juicy

peaches to sweet plums, our selection promises to satisfy your summer fruit cravings.

We're also thrilled to introduce our newest vendor, Thyme for Honey. They bring a wonderful variety of granola to the market, catering to diverse tastes and dietary preferences. Their offerings include a delicious keto version, perfect for those following low-carb diets. In addition to their granola, they offer an array of granola bars and overnight oats, providing convenient and healthy options for breakfast or snacks. Stop by Thyme for Honey's booth, on the north side of the Market, closer to the Radford side, and try some samples.

Visit the market on Sundays, support our local farmers and artisans, and discover the fresh, nutritious offerings that make the Studio City Farmers Market a cherished community gathering spot.

- Any construction activity has to be limited to Mon-Fri 7am to 6pm, Sat 8am-6pm. There is absolutely no construction on Sundays.

4. Wildlife Protection

- Pictures/videos of local wildlife in distress or taken refuge in your yards.
- The Zev Greenway has currently begun its annual maintenance further disrupting the refuge area for the displaced wildlife. We have been told this could be a thirty day project. Please contact us if you would like to volunteer on an effort to help them complete it sooner.

Thank you for your continued support. If you need any help in documenting these issues, please don't hesitate to send a message to SaveOpenSpace@slaros.org

Naturally Yours,

Dale Fernandez

President

SaveLARiverOpenSpace.org

Example of Evidence Obtained

FROM YOUR BOARD

Hilton Universal City Hotel Expansion

SCRA's Barry Johnson wrote to Council District 4 asking why the Hilton Universal City would need financial assistance from the City to build another tower.

(Continued, Page 4)

(Universal, cont'd)

CD4's City Council Motion says: "The Hilton Universal City Hotel is in the City of Los Angeles and has some of the highest occupancy levels in the City, given its amenities and proximity to Universal Studios. With nearly 500 rooms, the Hotel is often at full capacity".

If this is the case, it certainly seems like this owner and developer should not need financial assistance from the City. A Communication from the Public (https://clkrep.lacity.org/onlinedocs/2024/24-0803_PC_PM_07-04-2024.pdf) in the Council File even says: "The City has a structural deficit that averages over \$200 million a year for the next four years. We cannot afford another unjustifiable giveaway to a very profitable hotel developer that will cost the City an estimated \$6 million a year for 10 years, a total of more than \$60 million." As we went to press, we had not heard back from Council District 4's office.

JALAPENO PETE'S RESTAURANT CLOSED

The SCRA appealed the 2018 Application and Planning Department Determination for Jalapeno Pete's restaurant, located at 11618 Ventura Blvd. due to ongoing violations of their Conditional Use Permit. The property owner decided to end the lease with Jalapeno Pete's and negotiated with the SCRA on a new set of Conditions for a future restaurant tenant. Jalapeno Pete's closed on July 27, 2024. Negotiations between the SCRA and the property owner had been ongoing.

The property owner has committed to the following conditions for this property:

1. Agree to modify the condition related to hours of operation as follows: 8:00 am-10:00 pm Sunday - Wednesday; 8:00 am - 11:00 pm Thursday; and, Friday and Saturday 8:00 am -1:00 am
2. Agree to add a condition requiring that there shall be no open windows or other openings on the patio (other than doors which will remain closed during business operating hours). Essentially eliminating the open-air concept.
3. Agree that the patio shall close at 10:00 pm nightly.
4. Agree that no TVs, speakers, or paging systems outside including the patio.

In exchange the SCRA has agreed to the following:

- a. Agree to a modification of the CUP terms limits to 10 years from the date of effectuation.
- b. Agree to not require a parking" covenant", but would require the (non-covenant) parking that is within 750 feet of the restaurant.

The entire file has been sent back to the Zoning Administrator to be reworked with the agreed-upon conditions. There will be an additional South Valley Area Planning Commission meeting to finalize the new Conditional Use Permit.

ILLEGAL STREET VENDOR ON COLDWATER AND VENTURA

The Studio City Business Improvement District (BID) quickly addressed the unlicensed street vendor that put up a large tent on the corner of Coldwater and Ventura. Licensing is the purview of the Bureau of Street Service and, at minimum, this vendor needed a CA reseller license, a BTRC, and a City vendor license. The BID realized that this activity must be stopped ASAP or else we risk Ventura Blvd becoming a vending site.

The BID security team asked the vendor for his street permitting license and was told that he did not have one. The security team told him it was therefore illegal to be on the sidewalk selling items and to move. He called his boss who cursed out our security team.



SCNC supports the BID in trying to control this illegal commercial behavior. Particularly since the site BID mentioned is problematic already with traffic and parking challenges for existing businesses. There has also been infrastructure damage such as hydrant damage (4 times in the same place in the last couple of years).

The other concern was competing political groups would mass there.

BSS issued a notice of violation with a follow-up. The next step was to issue an administrative citation, which carries a fine and the vendor will keep getting fined daily until the vendor removes himself from the corner.

STAND UP TO FALSE STATEMENTS

This came to us from United Neighbors:

We felt it was important to try and give all of you easy talking points to refute the rhetoric being spread by Abundant Housing and other pro-development groups. Targeting single-family neighborhoods for more density is simply ideological and driven by big corporate interests... pushed by lobbying groups that want more land made available so they can make more money. This is an unnecessary attack on hard-working middle-class families. Building apartments in single-family neighborhoods will not create the generational wealth new families seek. We need more single-family housing!

1) **True or False:** 70% of land in Los Angeles can not be developed for multi-family housing because it is zoned for single-family homes.

False: According to the city's data, of that 70% of land only 45.5% is developable for more housing. The rest of the land is

(Continued, Page 5)

(Falsehoods, cont'd)

restricted due to high fire, high seawater rise, or other geological or climate-related restrictions. And of the 45.5% of land that is developable, state law currently allows 4 units of housing per lot. We are doing our part! Remember no area in LA is single-family any longer.

2) **True or False:** Los Angeles needs to open up single-family zones because it can not meet state housing obligations without them.

False: According to the Planning Department's data, LA has 3 times more zoning capacity than needed to meet the state mandate even without rezoning any residential neighborhoods.

3) **True or False:** Building more housing will bring down the cost of housing.

False: There is no economic basis for this claim. Private developers don't overbuild housing to bring down the price of that housing. Reducing the value of their investment is not their business model. Getting affordable housing requires heavy subsidies and financial incentives for private developers. We will not lower the cost of existing housing by simply building more housing.

4) **True or False:** Affluent communities do not do their part in supporting new affordable housing.

False: Draft #2 of the Housing Element identifies commercial corridors that run through all the high-resource areas of the city. Every community can create new vibrant affordable neighborhoods on existing commercial properties. With the right incentives, these are the areas where we can build new affordable housing without losing existing housing. United Neighbors has always supported this approach.

5) **True or False:** Single-family neighborhoods perpetuate social injustice.

False: For decades, all communities have been open to every racial and ethnic group, by law. Economically disadvantaged groups can benefit from mixed-income, affordable housing developments on existing commercial properties in high-resource areas. We support this type of development and welcome more "for sale" units in our communities.

6) **True or False:** If "single-family" zones are exempt from more density this will cause the loss of Rent-stabilized units.

False: According to the city's data, we don't need to increase the density in existing residential areas including rent-stabilized units to meet the state housing mandate. There is plenty of zoning capacity in LA. to meet the need. We just have to focus on the right solution.

7) **True or False:** Historic Districts and HPOZs are elitist enclaves and should not be protected.

False: HPOZs and Historic Districts are less segregated and more racially diverse than other LA neighborhoods. They have greater population density, a wider range of income brackets, and a higher percentage of poor residents than citywide. They disproportionately support job growth, nearly two to one, and 69% of all units are multi-family. Allowing development in these areas would only supercharge destructive gentrification.

NEW GYM AT BEEMAN PARK

Beeman Park's new Gym is finally coming. Thanks to the City of LA, Congressman Brad Sherman, CD2 a few years ago, and now CD4, The Studio City Recreation Center Gym Replacement Project has begun. After thorough study and community input Recreation and Parks will replace the Recreation Center with a modern, energy-efficient facility that will create new opportunities for recreation programming at Beeman Park. Beeman Park is located at 12621 Rye St, Los Angeles, CA 91604.

WHO WE ARE

SCRA OFFICERS

Barry Johnson, Acting President
Stephen Sass, Vice President
Claudia Freedle, Admin. Vice President
Sharon Udkoff, Treasurer

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Alan Dymond, President Emeritus
Beth Dymond
Martha Hanrahan
Rick Prell
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Beth Dymond, Vice President

Marsha Lewis, Secretary
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StudioCityFarmersMarket.com

NEWSLETTER

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SCRABOARD@STUDIOCITYRESIDENTS.ORG

Hello Again.

The SCRA Member Discount Card is back for our 6th year! Join us as we continue celebrating our 6 decades of advocating for you. When you renew your membership, you will receive your new Member Discount Card that is welcomed at these local businesses: (New cards available after July 1st)

- | | |
|----------------------------|----------------------------|
| Anna Cheselka Dance | Flair Cleaners |
| April Davis Investigations | Floaty Swim School |
| Argo Mediterranean Grill | Gisele Tune Clothing |
| Arnold's Copy & Print | Gramercy Boutique |
| Auto Plaza | Habit Boutique |
| Back to Wellness | James Thomas Stained Glass |
| Belle Bakery Cafe | La Kritterrie Parisienne |
| BLVD Hotel & Spa | Matthew's Jewelry Store |
| Charlies' Shoe Repair | Panache Boutique |
| Chateau de Luce | Pepe's Pizza |
| Classic Toys | Prosecco Trattoria |
| Cocoa and Candy | Rain Bar & Lounge |
| Creation Station Studio | Rouge |
| City | SALT. Optics topdrawer |
| Dana Kathryn Jewelry | The Village |
| Danielli Menswear | Vitello's Restaurant |
| Diana's Boutique | Wild Flora |
| Eye Candy Optometry | |
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STUDIO CITY RESIDENTS ASSOCIATION



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SCRA

COMMUNITY MEETING

Tuesday, September 10, 2024

AGENDA

- 7:00 p.m. Meet and Greet
- 7:15 p.m. Meeting Begins

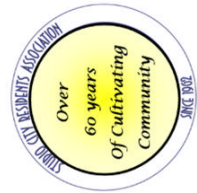
Candidate Forum for Council District 2

LAPD, if available, will be there to give a report

MEETING LOCATION

Bridges Academy
3921 Laurel Canyon Blvd
Studio City, CA 91604

Free parking in school lot.
Enter on Maxwelton.



SCRABoard@studcityresidents.org
www.studcityresidents.org

