



STUDIO CITY RESIDENTS ASSOCIATION

Your Advocate for Studio City

November 2024

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SCRA COMMUNITY MEETING LOOKING INTO THE FUTURE OF STUDIO CITY PROPOSED NEW ZONING

Tuesday, November 12, 2024

Meeting from 7:00 to 8:45 PM

Bridges Academy

Laurel Canyon at Maxwellton Road

Free Parking--Enter on Maxwellton

Studio City has a Community Plan that is being reviewed and updated by Southeast Valley Community Planning Team, Los Angeles City Planning Department.

Join us at the November SCRA Community Meeting on Tuesday evening, November 12, when the Southeast Valley Community Planning Team presents its ideas for the future of Studio City and will be asking for comments and input about the proposed new zoning plans that will affect our community and the use of all of our properties. This meeting is important to each of us—please invite your neighbors and friends.



Amy Turk

Also, since this is the season for giving, SCRA has invited Amy Turk, Chief Executive Officer of the Downtown Women's Center, as guest speaker. The Center builds housing and provides services that are affordable by women.

The Center recently opened a beautiful living facility just north of Studio City.

Since coming to DWC in January, 2013 to oversee the Center's various programs and services, Amy has played a major role in strengthening partnerships, expanding services, and advocating for women experiencing homelessness. She is a must-see speaker.

SCRA OFFICERS FOR 2025 NOMINATING COMMITTEE REPORT

The SCRA Nominating Committee has nominated the following candidates as officers of the Association for the year 2025:

President, Barry Johnson

Vice President, Stephen Sass

Treasurer, Sharon Udkoff

Secretary, Vacant

Any person living in Studio City and residing in the household of an SCRA Regular or Senior Member may nominate a member in good standing as an officer of the SCRA by filing a petition with the Association's office bearing original signatures of a minimum of twenty-five (25) members in good standing and an acknowledgement signed by the proposed officer no later than December 1, 2024.



FROM YOUR BOARD

By now, most of you know the Radford Studio Center (formerly CBS Studio Center) is proposing a nearly doubling in size of square footage at its property in Studio City. The studio's owners, Hackman Capital Partners and Square Mile Capital Management, have reached out to the community for input on their plan. SCRA Board members Sharon Udkoff and Barry Johnson are participating on the Studio City Neighborhood Council (SCNC)'s Ad Hoc Committee on Radford Studios' proposed development. This Ad Hoc Committee is currently taking a close look at the ramifications of this proposal and will issue a proposed motion for the entire SCNC Board to vote on (hopefully) in December.

Issues being addressed include traffic/transportation issues for more than a mile radius around the property; the number of parking spaces on the lot; environmental effects to Studio City both during and after proposed construction, including trees/greenspace when finished; and overall height of all buildings—particularly office buildings that are proposed to be up to 135 feet tall or 12 stories high. Currently, Studio City has virtually no buildings taller than 45 feet, with only a very few rising to 60 feet. Sightlines of our hillside residents must also be taken into consideration.

The four surrounding neighborhoods are also represented on this Ad Hoc committee: Landale Square to the north of Moorpark Street, Colfax Meadows to the east of Colfax Avenue, The Grove to the west of Radford Avenue, and the neighborhood to the south of Ventura Boulevard, which includes Carpenter Community Charter School. At present, we are also awaiting the release of the Draft Environmental Impact Report (DEIR) from the City, perhaps in December or January. This DEIR is required by the State for such large proposed projects. The Ad Hoc Committee will have to further sift through this massive document and make comments accordingly. Stay tuned!

SAVE LA RIVER OPEN SPACE

November-December 2024 Update

Dale Fernandez, SLAROS President



**SLAROS/Save Weddington
Lawsuit Against the City of LA**

Current status: Hon. Maurice A. Leiter, Judge of the Los Angeles Superior Court, received our joint opening brief a few weeks ago from counsel for SLAROS, Carstens, Black & Minter, and counsel for Save Weddington, Channel Law Group. The City and Harvard-Westlake (H-W) attorneys have now submitted their opposition briefs and our reply to these opposition briefs was due October 28. Mind you, this is an administrative trial that is without a jury or testimony from witnesses. The judge will rule in this matter based upon the administrative record, which are the documents made part of

the City's files for the project prior to the City's approval. The final hearing has been postponed to December 10, 2024. The primary thrust of our case is based on how the City violated the California Environmental Quality Act (CEQA) by allowing the H-W sports complex project to proceed without adequate disclosure, analysis and mitigation of the project's many significant and adverse impacts and without required consideration of less impactful alternatives.

Prior to the December hearing, it is possible the judge will issue a tentative opinion, although this is not a legal requirement. On the December final hearing day, there will be oral arguments after which the matter will be taken under submission and then a final ruling will be issued.

We are confident the merits of our case have considerably strong grounds from past case law as well as satisfying how a reasonable person or city agency would not have made the decisions involved in approving this development's Environmental Impact Report.

Please continue submitting any evidence of construction violations to SaveOpenSpace@slaros.org. While that evidence cannot be used in the current case, it is important to document these legal violations so that they can be addressed.

What happens next? When our case wins, what happens to this land? Although much demolition has obviously already taken place, this unfortunate loss of trees, open space, and habitat was ultimately done at the developer's own risk. A decision in our favor on this matter could require additional impact analysis and possible changes to development to mitigate impacts, or approval of an alternative.

One of the many ecological impacts in this development we have fought against is H-W's use of PFAS—microplastic artificial turf grass. This type of material is known to increase the rates of cancer in communities, causing "heat island" effect, and possibly causing endocrine (hormone)-related issues in a public health scale. We are glad to report that the City Council will soon be considering legislation that will outlaw this type of ground cover. On September 27, 2024, Council File 24-0456 was approved by the Energy and Environment Committee and is moving towards Council vote.

We are expecting the City Council to unanimously pass this ordinance but there is a chance it will not be in effect prior to H-W's implementation of its plastic fields. We truly hope H-W will be forward thinking and reconsider its use of this petrochemical material.

H-W's school motto is "Possunt Quia Posse Videntur" or "They Can Because They Think They Can" or "They Can Because They Seem To Be Able To." In this instance, we wish H-W also contemplates "... Because They Can, Does Not Mean They Should."

BEAUTIFICATION UPDATE

Meg McDonald Seltzer, SCBA President



This is the season of giving thanks so our report to you in this November newsletter is a Report of Thanks.

Thank you for the confidence you have in the Studio City Beautification Association to be your representative in the community.

Thank you for alerting SCBA about water leaks at our sites, graffiti on the backs of our signs and taking the time to inform us about a mature False Monkey Puzzle Tree at the Oakdell Sanctuary that appeared to be in distress and needed attention.

Thank you to our good neighbor Radford Studio Center for helping Studio City Beautification Association keep the Wilacre Seating Area looking beautiful and funding our new Studio City Welcomes You sign at Longridge Avenue and Ventura Boulevard.

Thank you to LA Conservation Corps for removing weeds and trash on both sides of Ventura Boulevard from Colfax Avenue to Lankershim Boulevard and to our CD4 Studio City Field Deputy Sidney Liss for coordinating the cleanup.

Thank you to Gerry Valido, Assistant Director of the City Board of Public Works, Office of Community Beautification for inviting SCBA to represent our community on "The Power of Community" panel at the City's sixth annual Beautification Conference.

Thank you to Studio City Neighborhood Council for a grant that enabled SCBA to finish refreshing the Eastside Median on Ventura near Lankershim (across from the BLVD Hotel) after a car ran over the median, tearing up the ground cover, irrigation system and taking out the trees.

Studio City is our community and it's our team work that keeps our community looking beautiful. Thank you for your support. If you'd like to make an End of the Year tax deductible donation to SCBA, you can donate online at our website,



Before



TO THE MARKET

Fall is in the air at the Studio City Farmers Market (SCFM) and that means an abundance of seasonal fruits and vegetables fresh from California's farms. This is the time of year to enjoy crisp apples, juicy pomegranates, and vibrant squash varieties, along with Brussels sprouts, sweet potatoes and more.

The Market is excited to welcome our newest vendor, Natural Combo. Natural Combo offers a delightful assortment of Mediterranean-inspired prepared foods. Perfect for a packed lunch, the menu is vast, and everything is made with the freshest ingredients. Find Natural Combo on the north side of the Market on Ventura Place near Radford Avenue.

While enjoying the Market, please remember that per County Health Department regulations, dogs and other pets are not permitted. Qualified service dogs that assist individuals with disabilities are welcome, but therapy dogs, emotional support animals, and pets do not qualify. We appreciate your understanding as we strive to maintain a safe and enjoyable environment for everyone.

SCFM is a nonprofit sponsored by Studio City Residents Association and Studio City Chamber of Commerce Foundation and net proceeds benefit our community. Plentiful free parking is available courtesy of Radford Studio Center at Gate A, Sater Parking Structure on Radford Avenue north of Ventura Boulevard.

Come celebrate the season and enjoy Fall's harvest with us every Sunday!

www.StudioCityBeautification.org, or call the office, (818) 509-0230.

Stay safe and see you in the neighborhood.



After

VINTAGE FILM FOOTAGE GIVES A GLIMPSE OF 1940s STUDIO CITY

SCRA's Barry Johnson discovered film of 1940s Studio City in a YouTube video of vintage Los Angeles footage stabilized, colorized, remastered and sound design added by NASS, a video restorer, from black and white film originally posted by AV Geeks and part of the Internet Archive.

Visit <https://www.youtube.com/watch?v=Eh2iAj1w-hY>

Beginning at the 3:55 mark is a drive along Ventura Boulevard, from about Tujunga Avenue east to nearly Barham Boulevard at the 6:10 mark. Ventura Boulevard was then part of U.S. Route 101, the old El Camino Real commemorative route, in the days before the 101 Hollywood/Ventura Freeways. As Barry notes, you can even see some of the same motels that are still there today. (Motels dotted Highway 1 and Route 101 up and down the coast, including along Ventura Boulevard throughout the San Fernando Valley.)

Barry indicates that at 5:02, toward the end of the Studio City section, there are railroad tracks and a railroad car on the right that were part of the old Pacific Electric line that turned north onto Vineland Avenue (it went north on Vineland to Chandler Boulevard, then west on Chandler to Van Nuys Boulevard). The Hollywood Freeway later ended there as well. This site now is occupied by the Ralphs Supermarket at Ventura and Vineland.

Other time markers:

4:18 - Eureka Drive & Ventura

4:29 - Arch Drive (on left)/SCBA's Oasis (on right) & Ventura

4:43 - Fruitland Drive East & Ventura

4:54 - Vineland Avenue & Ventura

5:08 - Riverton Avenue & Ventura

5:30 - Lankershim Boulevard & Ventura

5:48 - Regal Place & Cahuenga Boulevard West

HATS OFF TO KAREN YOUNCE!



Karen Younce

SCRA expresses its deep gratitude to Karen Younce, who has decided to step down from the boards of SCRA and its affiliates, and take a well-deserved break. During her many years of service on the boards of SCRA, SCBA and Studio City Farmers Market, Karen has been an unstoppable force.

Karen led the SCRA membership committee, as well as organized and coordinated the SCRA Member Discount Card program. Karen was the SCRA webmaster and scheduled and edited the bimonthly newsletter, coordinating the contributors, graphic designer, printing and mailing. Her sage advice at our board meetings will be missed.

As a board member of SCBA, Karen took over the responsibility for approving invoices and sending to the treasurer for payment.

As a board member of Studio City Farmers Market, Karen created the template for future board members to calculate fair bonuses for the dedicated employees of the Market.

These are just a few of the highlights of all the work that Karen has done for this community and our organizations.

Karen—thanks for everything!



STUDIO CITY WELCOMES YOU — Ventura Boulevard near Tujunga Avenue, 1940s

GET THE MOST FROM YOUR SCRA "I LOVE STUDIO CITY" MEMBER DISCOUNT CARD



One of the great benefits of SCRA membership is your bright yellow SCRA "I LOVE STUDIO CITY" Member Discount Card!

SCRA is a staunch supporter of Studio City small businesses. Your SCRA Member Discount Card gives you access to 36 participating businesses along Ventura Boulevard, Tujunga Avenue and other Studio City and nearby locations.

The next six editions of our newsletter will highlight several of the businesses who welcome your SCRA Member Discount Card. All participating merchants are listed via the QR code on the back of the card, on the back page of this newsletter or by going to www.studiocityresidents.org. And if you have a favorite local place that's interested in joining the program, please encourage them to contact SCRA or please let us know.

Belle Bakery Café: This is a friendly family-owned business, located on the Coldwater Curve across from the PINS bowling alley at 12634 Ventura Boulevard, (818) 755 8853,. Belle's

baker is Tony Kharbertyan, who was trained at the Private Culinary Club in Austin, Texas. Everything is delicious! Please show your SCRA Member Discount Card for a 10% discount.

Argo Mediterranean Grill: The best Mediterranean food with indoor/outdoor dining. Located just east of Radford Avenue at 11923 Ventura Boulevard, (818) 821-6900. SCRA member discount is 20% off entire in-house order. (Not to be combined with other coupons or discounts.) Parking is available in the back.

Classic Toys: This holiday season do your toy shopping at Classic Toys with friendly service. Located in the heart of Studio City at 12212 Ventura Boulevard, (818) 980-0032. Your SCRA Member Discount Card gives you 10% off purchase and free gift wrapping.

Panache Boutique: Adorable little boutique with affordably priced unusual clothing and accessories. Located in Tujunga Village at 4359 Tujunga Avenue, (818) 506-1655. Panache gives SCRA members 10% off select items.

The Village: Longtime Studio City restaurateur Frank Leon offers our members 25% off food check (beverages not included) from 7 pm to close. The Village is located at 12345 Ventura Boulevard on the north side of Ventura just east of Whitsett Avenue, (818) 752-9222.

Back To Wellness: This friendly, well-run health center offers physical therapy, chiropractic, acupuncture and massage and is located at 12526 Riverside Drive just west of Whitsett Avenue, with plenty of free parking in back. Member discount is \$90 for Chiropractic Initial Examination + Treatment + 50 minute massage (Save \$50, regular price is \$140). PPO Health Insurance is accepted.

WHO WE ARE

SCRA OFFICERS

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

BOARD MEMBERS

Alan Dymond, President Emeritus
Beth Dymond
Martha Hanrahan
Rick Prell
Lana Shackelford

BEAUTIFICATION ASSOCIATION OFFICERS

Meg McDonald Seltzer, President
Beth Dymond, Vice President
Marsha Lewis, Secretary
Sharon Udkoff, Treasurer

BOARD MEMBERS

Barry Johnson
Lynette Berg Robe
Doug Short
StudioCityBeautificationAssoc@gmail.com

SAVE LA RIVER OPEN SPACE OFFICERS

Dale Fernandez, President
Barry Johnson, Vice President
Beth Dymond, Secretary
Sharon Udkoff, Treasurer
Kelsey McCallister, Board Member
SaveOpenSpace@SLAROS.org

STUDIO CITY FARMERS MARKET

SCRA Board Member, Stephen Sass
SCBA Board Member, Meg McDonald Seltzer
Studio City Chamber of Commerce,
Christine Alvarez

Studio City Chamber of Commerce,
Karen Young
Secretary/Treasurer, Beth Dymond
Executive Director, Esther Walker
(818) 655-7744
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 each July 1st)

- | | |
|----------------------------|----------------------------|
| Anna Cheselka Dance | Flair Cleaners |
| April Davis Investigations | Floaty Swim School |
| Argo Mediterranean Grill | Gisele Tune Clothing |
| Arnold's Copy & Printing | Gramercy Boutique |
| Auto Plaza | Habit Boutique |
| Back to Wellness | James Thomas Stained Glass |
| Belle Bakery Cafe | La Knitterie 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 |
| Dana Kathryn Jewelry | topdrawer |
| Danielli Menswear | The Village |
| Diana's Boutique | Vitello's Restaurant |
| Eye Candy Optometry | Wild Flora |
| Eyedentity Eyewear | |



Scan this  To see more info on the businesses and their discounts.



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There is strength in numbers!

SCRA COMMUNITY MEETING

Tuesday, November 12, 2024

“Looking Into the Future of Studio City”

Guest Speaker: Amy Turk, CEO, Downtown Women’s Center

AGENDA

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

MEETING LOCATION

Bridges Academy
3921 Laurel Canyon Blvd
Studio City, CA 91604

Free parking in school lot.
Enter on Maxwellton.

SCRAB our studfocityresidents.org
www.studiocityresi dents.org

