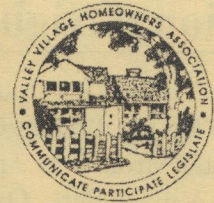


THE VALLEY VILLAGER

VALLEY VILLAGE HOMEOWNERS ASSOCIATION



VOL. 14 NUMBER 4

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P.O. BOX 4916, VALLEY VILLAGE, CA 91617

Zoning Changes Proposed

In April of this year, Council members Ed Reyes and Eric Garcetti directed the staffs of the Housing and Planning Departments to prepare an Inclusionary Zoning Ordinance to address the problem of an increasing shortage of low and moderate income housing in Los Angeles.

The proposal calls for increasing the existing density bonus in the zoning code for projects built next to mass transit stations, bus stops, transit priority arterials, in and adjacent to regional centers and adjacent to colleges and universities in order to provide incentives for developers to set aside anywhere from 10 to 40 percent of their units for persons with low to medium incomes. It would also increase permitted building height from 45 feet to 66 feet for some properties.

Both the increased density bonus and increased height limits would apply to specific plan areas as well as areas not covered by specific plans. They would override the density and height limits in the Valley Village Specific Plan because there will be an Orange Line station at Chandler and Laurel Canyon boulevards.

While the provision of low and moderate income housing is a desirable goal, the Association Board thinks it needs to be balanced against the impact of increased density on infrastructure capacity, particularly transportation. The increased height limits would also result in development that is out of scale with existing multi-family buildings in Valley Village.

President Lori Dinkin and Tom Paterson, Planning and Land Use Chair of Neighborhood Council Valley Village have testified against the Inclusionary Zoning Ordinance as currently proposed because it would override and severely weaken the Valley Village Specific Plan.

How Will This Affect You?

The Valley Village Specific Plan currently acts to control density, height, landscaping and open space in multi-family developments and limits height on multi-family buildings to 36 feet, and on new single family homes to 30 feet. City code allows 45 feet and 36 feet respectively. Under the Inclusionary Zoning Ordinance, pending City Council action height controls would be eliminated on multi-zoned lots.

As Neighborhood Councils and Homeowner/Residence Groups began to dissect the proposal, alarm bells went off. The reality is that this ordinance is calling for major land use changes that increase the number of multi-family units on a lot, increasing density and allowable building height, requiring less open space and reduce or eliminate on-site parking. The Ordinance would override existing controls on land use development such as our Valley Village Specific Plan.



On Thursday September 23rd, six Valley Residence Organizations from Studio City, Valley Village, Valley Glen, North Village, Laurel Grove and Van Nuys held a Town Hall meeting at Grant High in Valley Glen. Nearly 400 residents showed up to question the panelists about the pros and cons of Inclusionary Zoning, and before the meeting ended the audience was vocally opposed to the ordinance. Councilmembers Eric Garcetti and Ed Reyes who wrote the ordinance were invited to participate as members of the panel but chose not to attend.

Continued on Page Number 4

National Night Out

Valley Village celebrated its first annual National Night Out on August 3rd from 7 to 9 pm at Valley Village Park. Over 200 residents, along with local police, gathered at Valley Village Park to send the message that we don't allow crime in our neighborhoods. The event was sponsored by Neighborhood Council Valley Village who also purchased 150 new Neighborhood Watch signs to be distributed in the Community.

Neighborhood Watch window decals and light sticks were given to attendees to light their way for a parade around the block. The Council provided refreshments that added to the festivities. There was popcorn, subway sandwiches, pizza, cookies and soft drinks.

Speakers included Peter Sanchez, Neighborhood Council Valley Village President, Councilmember Wendy Greuel, and LAPD North Hollywood Division Captain Bill Sweet.

Our thanks to Neighborhood Council Valley Village and their National Night Out Committee: Jody Hidey, Chair, Ginny Hatfield, Mimi O'Keefe, Steve Simon and Senior Lead Office Manny Arreygue.

EDITORIAL STAFF

Publisher: Peter Sanchez
 Editor: Breice Reiner
 Proofreader: Stuart Simen
 Contributors:
 Lori Dinkin Jody Hidey
 Tom Paterson Marc Woerschling
 Phone: 818-506-5158

From The President

Hope you all had a good summer. Fall is here; time to get involved in our Community.

The median strip on Laurel Canyon Boulevard at the 101 Freeway entrance is going to be replanted. There will also be a new sign.

On September 23rd we attended a very important Town Hall meeting at Grant High School regarding the proposed Inclusionary Zoning Ordinance. See the accompanying articles on page one.

Our beautification program is finally getting off the ground. Stevens Nursery has offered a favorable price for plants to enhance the business section of Valley Village. We are going to need volunteers to implement this project, please call us at 818-508-5158.

The First Presbyterian Church of North Hollywood on Colfax Avenue is being renamed Faith Presbyterian Church of Valley Village. Construction on the new Sanctuary will get underway as soon as the permits are in place. We will work with Reverend Dan Clark on this project.

Construction has started on a condominium project at the corner of Colfax Avenue and Hesby Street. What was originally planned as a four unit building has now evolved into five units. This does not conform to the Valley Village Specific Plan. The staff report by the City Planning Department has denied the request for five units. However, the applicant has appealed this decision and a hearing is scheduled before the South Valley Area Commission. A representative from the Association will attend and we'll let you know what happens.

Looks as though sometimes you can fight City Hall and win. Thanks to our determination and with the strong support of Councilmember Wendy Greuel, the Car Wash project on Laurel Canyon Boulevard is history. We won, but it wasn't easy! The owners of the lot are now proposing a self-storage facility that will generate far less traffic. When their plans are finalized we will work with them to create the best project possible.

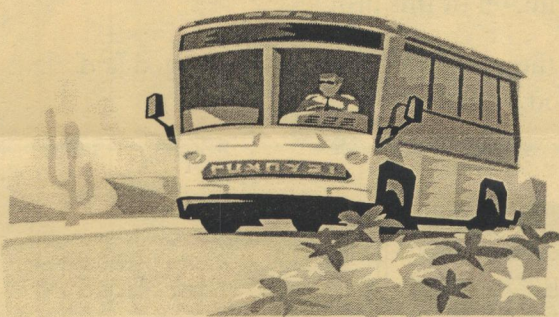
Please attend the Association meeting on Wednesday, Oct. 20 at 7:30pm. City Controller Laura Chick will be the featured speaker. Ms. Chick is one of the most important people in City government. She stands guard over our tax dollars and is dedicated to making the City work more efficiently. This is truly a very challenging job. Come prepared with your questions.

Don't forget to come to the meeting a few minutes early and cast your vote in the Neighborhood Council Valley Village second election. Some of our members are on the ballot. Election takes place at Colfax School, polls are open between 4:00 and 8:00pm. Lori

Work On Orange Line Temporarily Halted

In August work on the Metropolitan Transportation Authority's (MTA) Orange Line Busway on the Chandler railroad right-of-way was halted. Work was stopped due to a lawsuit brought by Citizens Organized for Smart Transit (COST). The State Appeals Court ruled that the environmental impact report for the project was defective since it did not analyze the alternative of rapid bus routes on the major surface streets such as Burbank and Victory Boulevards. This alternative is favored by COST.

Previously the Superior Court ruled against COST's lawsuit and then COST appealed to the Court of Appeals which reversed the Superior Court's decision. About two weeks later, construction on the Orange Line was allowed to resume when the case was sent back to the Superior Court and the Appeals Court no longer had jurisdiction over the case, causing the injunction that halted construction to expire.



Although, rapid bus routes would be less expensive than the busway, whose cost is around \$320 million, they would also be slower, since they have to compete for road space with regular traffic. Slower buses on street level are unlikely to attract new riders.

While the delay was short, it was disruptive to the busway project increasing the final cost and extending the construction time. When work was allowed to resume, the number of construction workers on the job was less than before because the subcontractors had assigned some of their workers to other jobs. The project is now behind schedule and will probably not be completed in August of 2005 as originally planned.

Community Election: October 20th

Neighborhood Council Valley Village Board of Directors
Colfax Elementary School Auditorium 4pm to 8pm

National, State and City Elections: November 2, 2004

Other Developments

Valley Village is now a development hot spot. There are at least 12 multi-family developments under City review or in the planning stage, possibly including the Stevens Nursery site.



There are unresolved development rights issues concerning 13 parcels along the north side of Riverside Drive between Ben Avenue and Morella Avenue. Permits have been held up because old tract maps show an easement for an alley that was never put in behind those parcels.

Most recently, developers have begun acquiring homes on sites with 100 feet or greater frontage width, tearing down existing homes and planning to construct 38 feet wide 2-story homes. This is based on the 1928 subdivision map that described a building site as 50 feet. We are looking into what can be done to block that kind of development.



How Will This Affect You? (Continued from Page 1)

Councilmember Wendy Greuel, who represents a large portion of Valley Village, has problems with the proposal and is particularly concerned about it overriding existing Specific Plans. Councilmember Jack Weiss, who also represents a portion of Valley Village, was represented by Planning Deputy Bonnie Kopp who expressed similar concerns.

Only one panelist, representing an affordable housing advocacy group spoke in support. She claims there are 90 organizations supporting the proposal. Most interestingly, two panelists, one head of a valley realtor group and the other a developer who builds affordable single family homes, also spoke against the proposal. The developer said the proposal could be characterized as: "social engineering." Other developers have said the proposal is so bad it will chase developers out of Los Angeles.

While the provision of increasing low and moderate-income housing is a desirable goal, some have characterized it as "social engineering." The Association Board thinks that the proposal needs to be balanced against the impact of the increased density on infrastructure capacity, the character of the existing community and the existing quality of life in this wonderful community.

Association President Lori Dinkin and Tom Paterson, Planning and Land Use Chair of Neighborhood Council Valley Village, have testified against the Inclusionary Zoning Ordinance as currently proposed because it would override the Valley Village Specific Plan. It's going to take more than their voices. It's going to take the Village to save the Village. Valley Village Homeowner Association members need to flood the City Council with phone calls and emails opposing this proposal. It's especially important that you email or phone Councilmembers Greuel and Weiss who represent Valley Village. Refer to the email list at the conclusion of this article.

Your effort is needed to save our Valley Village Specific Plan that for the past 15 years has encouraged and promoted responsible development sensitive to our family neighborhood.

Councilmember Ed Reyes	ereyes@council.lacity.org
Councilmember Eric Garcetti	garcetti@council.lacity.org
Councilmember Jack Weiss	weiss@council.lacity.org
Councilmember Wendy Greuel	greuel@council.lacity.org
Mayor James Hahn	hahn@mayor.lacity.org
Con Howe, LA City Planning Director	chowe@planning.lacity.org
City Council PLUM Committee	bgreaves@clerk.lacity.org

Neighborhood Council Valley Village Elections

October 20th is the second election of the board of directors for Neighborhood Council Valley Village. The Association reminds you that you are a stakeholder and encourages you to vote in this important community election.

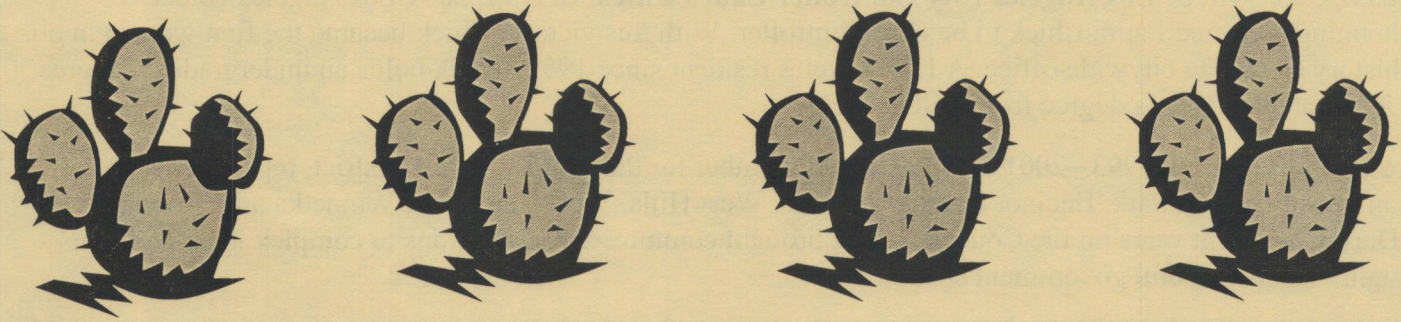
The purpose of Neighborhood Councils is to promote citizen participation in City government. The Councils are designed to work closely with elected City officials and advise them of the needs of the neighborhood.

If you live, work or own property or a business in Valley Village you are a Stakeholder. All Valley Village Stakeholders are eligible to vote. You may vote between 4:00 pm and 8:00 pm on October 20, 2004 at the Colfax Elementary School 11724 Addison Street, Valley Village.

Neighborhood Council Valley Village meetings are held on the 4th Wednesday of each month at the Colfax Elementary School. The next meeting is October 27th at 6:30pm.

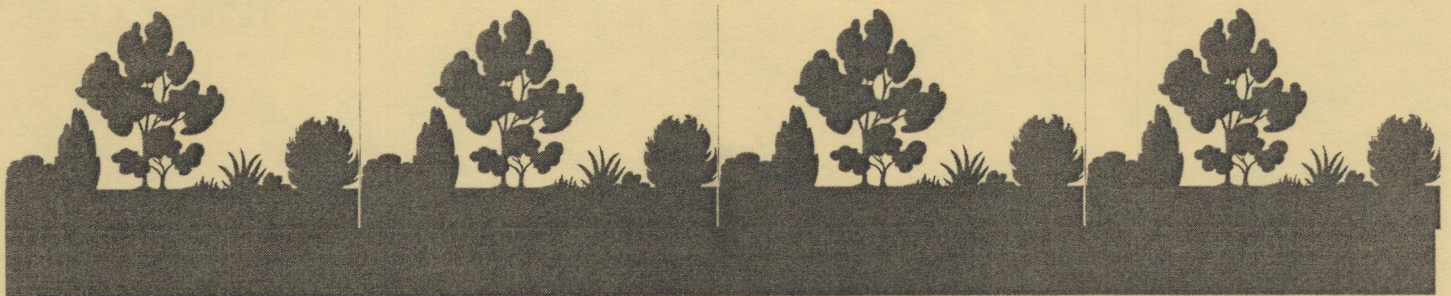
Landscape Advisory Committee Recommendation Overruled

The Valley Village Homeowners Association has learned that the Metropolitan Transportation Authority (MTA) staff has overruled the recommendation of the VVHA Landscape Advisory Committee and is not willing to landscape the Busway median with half grass and half drought resistant plants. In December of last year the Committee recommended planting grass along the edges of the median for a park-like appearance with drought resistant shrubs planted to screen the asphalt roadway from view. Rather, the MTA staff is insisting that the median be landscaped entirely with drought resistant plants. The Committee's recommendation for the Valley Village section is a compromise which took into account the MTA's preference and the desire on the part of the community for a park-like appearance. The MTA staff has been very rigid in its position and has not been willing to meet us half-way.



The reasons given by MTA are increased water consumption and cost of maintenance of the lawn. Only one-third of the area would be grass, the rest will be shrubs and roadway. The amount of water consumed would be modest compared to the amount of water used in the median to the west in Sherman Oaks, which is all grass. The increased cost for maintenance is only slightly over \$30,000 per year according to the estimate of the MTA staff. This is a modest amount easily absorbed by the MTA's annual budget. It should be noted that the Association has saved the MTA tens of thousands of dollars in billboard removal costs by working with State Senators Rosenthal and Alarcon to have the billboard companies remove their 16 billboards from the Chandler median with no compensation in 2000.

The Association has sent a letter to Supervisor Zev Yaroslavsky protesting the decision by the MTA staff to overrule these reasonable recommendations. President Lori Dinkin and Marc Woerschling are the Association representatives on the Committee whose purpose is to advise the MTA on landscaping plans for Valley Village sections of the right-of-way.



Tell a Friend – Tell a Neighbor

Invite someone to join Valley Village Homeowners Association

Homeowners Association Meeting

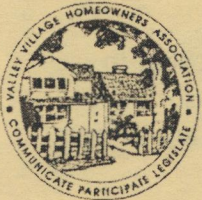
Wednesday, October 20, 2004 - 7:30pm
Colfax Elementary School, 11724 Addison Street
Valley Village, CA 91607

Valley Village Homeowners Association continues to bring important and influential speakers to Association meetings:

Featured Speaker will be **Los Angeles City Controller Laura Chick**. In April 2001 Los Angeles voters overwhelmingly elected Laura Chick to be City Controller. With this victory, Chick became the first woman in our city's history elected to citywide office. A Los Angeles resident since 1952, Chick holds an undergraduate degree from UCLA and a master's degree from USC.

Laura Chick served from 1993 –2001 as City Councilmember for the Third Council District, representing the communities of Canoga Park, Encino, Reseda, Tarzana, West Hills, West Van Nuys, Winnetka and Woodland Hills. During her eight years on the Council, Chick brought common-sense solutions to complex local problems and fought to stop wasteful government spending.

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www.valleyvillage.net