

THE VALLEY VILLAGER

VALLEY VILLAGE HOMEOWNERS ASSOCIATION



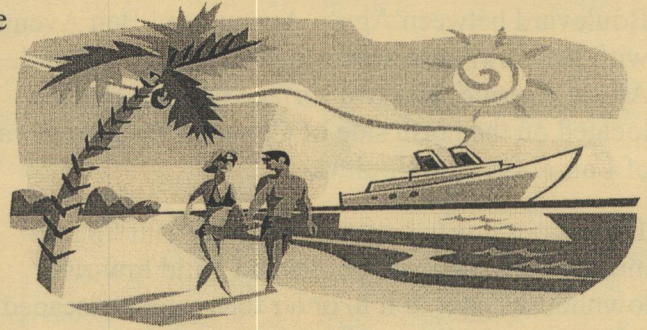
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P.O. BOX 4916, VALLEY VILLAGE, CA 91617

From The President

"Summertime and the livin' is easy..." I hope that was the theme song for most of you, and that pleasant memories of cruises, lakes, forests and simply "letting go" still linger with you.

But your Association has not "let go!" All summer long we were working on the Steven's Nursery project and can report that Schaffel Development will be out of escrow in October. Gary Schaffel has entered a leasing arrangement with Jim Steven (owner of the nursery) for approximately one year until all the necessary zoning issues and permits are in place. No doubt there will be hearings, and your Association will participate and look out for our best interest in this project.



We have also been successful in securing the development of a two story public storage building for household goods only to be built on the property where a car wash had been proposed. This is the lot on Laurel Canyon Boulevard at the west entrance to the 101 freeway. We met several times with the developer's representatives and finalized the plans with limited hours of operation and extensive landscaping. It was approved at the South Valley Area Planning Commission hearing. All I can say is "whew"....this has been a toughy.

Other development projects are ongoing and keep us busy going to meetings and planning/zoning hearings. We will keep you informed.

We are pursuing the adoption of a city ordinance to control or prohibit overscale, out-of-scale single family homes while we go about the business of amending our Specific Plan to address this development problem.

At last, our beautification dream will become a reality by the end of this year. Jim Steven is giving us a huge break in the purchasing of large pots with green plants. With the merchant's permission, these will be placed in front of each business along Laurel Canyon Boulevard from Riverside Drive to Chandler Boulevard and on Magnolia Boulevard from Ben Avenue to Whitsett Avenue.

We need volunteers to distribute permission letters to the merchants. Please call the Association telephone, 818-506-5158, and leave your name and telephone number and we will get in touch with you. There will be an orientation meeting for all the volunteers. This is an easy way for our members to take an active part in our community. All it takes will be a couple of hours of your time.

We want a large attendance for our next Valley Village Association meeting. Please tell your neighbors, friends, mothers-in-law, etc. about our exciting, dynamic speaker, Los Angeles City Controller Laura Chick who is not afraid to tell it like it is and is really doing something about it.

See you on the 6th!

Next Meeting Speaker: Laura Chick

See back page for details

Chandler Corners Project

At a recent meeting of the Planning Committee of the Neighborhood Council Valley Village, the Holliday Development Company presented their plans for the redevelopment of the 125,000 sq. ft. Gibraltar Savings Building, the adjoining parking structure and the 500 space surface parking lots. The Gibraltar Savings Building is located on the south side of Chandler Boulevard, a block east of Laurel Canyon Boulevard between Agnes Avenue and Ben Avenue with the parking structure located on the west side of Agnes Avenue. The two surface parking lots are located on the north side of Chandler Boulevard east of Laurel Canyon Boulevard.

The proposal is to convert the office building to multifamily residential units and build low-rise townhouses next to it in order to create landscaped courtyards. Additional low-rise townhouses would be constructed on the surface parking lots. A total of 158 - 162 units would be developed with 108 units in the former Gibraltar building, providing needed housing immediately adjacent to the Laurel Canyon Boulevard station of the Orange Line busway which will begin service in October. This is consistent with the City's planning policy of encouraging residential development next to subway and bus transit stations. The project also includes removing the current "brutalist modern" skin of the Gibraltar building and replacing it with a facade with a different architectural style.

The NCVV Planning Committee voted to endorse the project in concept but requires the developer to return to the Committee in October with alternative architectural designs that are more traditional than the industrial modern style shown on their initial drawings. Several Committee members thought that industrial modern is not much of an improvement over the existing harsh modern facade.

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Neighborhood Council Valley Village Board Elections



October 19th and 20th is the annual 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.

If you want to be heard on issues affecting your neighborhood – things like "mansionization," beautification, disaster preparedness, street maintenance and other quality of life concerns – let your voice be heard by exercising your right to vote

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.

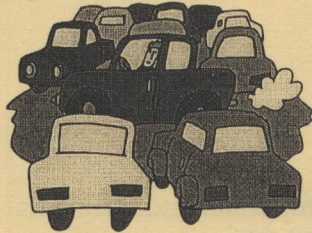
If you live, work or own property in Valley Village you are a stakeholder. All Valley Village stakeholders are eligible to vote.

- Watch your mail for a sample ballot that will tell you about each candidate's interests and qualifications.
- Come to the Candidate Meet & Greet that will be held on Tuesday, October 11 at 7:00 pm at Colfax School.
- Vote on October 19 between 4:00 pm and 9:00 pm and on October 20 between 4:00 pm and 8:00 pm at the Colfax Elementary School 11724 Addison Street, Valley Village.

Thanks! Local Merchants were generous in support of the Valley Village Fourth of July Parade. They donated and gave deep discounts on many items that added to the fun. The Parade committee especially thanks Jon's Market, Steven's Nursery, Gelson's Market, Von's Market, Studio City Trader Joe's, Wienerschnitzel and Al Kerner's Bakery.

School Traffic Congestion

There have been numerous complaints from Valley Village residents concerning the problems of traffic congestion, graffiti and littering around North Hollywood High School (NHH). Valley Village Homeowners Association



Police Community Representative Betty Velasco scheduled a meeting with Senior Lead Officer Manny Arreygue of the Los Angeles Police Department to discuss ways to improve the conditions around the school. Lead Officer Arreygue acknowledged that this problem has been ongoing for years and is exacerbated by the year round school schedules, the increased student body and shortage of officers available to patrol the area.

The Los Angeles Unified School District campus police have other schools to patrol so they are not able to be at NHH at all times. The Los Angeles Police Department tries to devote a black and white unit to the area as often as is possible; however, officers also have to handle other calls. A few weeks ago a detail was assigned entirely to the area and did not finish until 11:00pm.

Officer Arreygue noted that Mr. Delling, the Principal, is acutely aware of this problem and keeps his counselors outside when the students are dismissed. Class dismissal times are also staggered to try and keep everyone from departing at once.

The new Bob Hope High School is opening on Vineland Avenue and that should siphon off some of the traffic and alleviate the congestion.

PCR Betty Velasco reports, "We have a lot to be thankful for in Valley Village, not the least of which is Senior Lead Arreygue who is vigilant and caring, and the other fine officers of the North Hollywood PD. I hope that we will continue to work on ways to solve the problem of congestion at North Hollywood High, and I would welcome any constructive suggestions. The citizens of Valley Village are certainly to be commended for their involvement in our community and for helping to make it a better place. I intend to remain involved in this problem and to search for new and better solutions."

Metrorail Station Squalor

Since the North Hollywood Metrorail station was completed in 2000, its appearance has badly deteriorated. The planted strips along the walkways from the parking lot to the station entrance are littered and have many bare spots where people have walked through the landscaping. This has caused the planted strips to have an unsightly appearance of visual squalor.

Although the Metrorail station is outside Valley Village boundaries, it is an important adjunct to this community. Because it is used by many residents, the Valley Village Homeowners Association sent a letter to Supervisor Zev Yaroslavsky who is on the board of the Metropolitan Transit Authority (MTA) requesting that the MTA staff be instructed to:

1. Increase the frequency of litter pickups by the MTA janitorial staff.
2. Post signs that littering is unlawful and litterers are subject to fines.
3. Replant most of the paths that have been cut through the landscaping and provide more openings with decorative paving tiles to discourage stepping on the plants.
4. Install 2-3 foot tall wrought iron fences along the edges to prevent walking through the strips.
5. Budget funds for a replacement entrance structure. The poor design and cheap makeshift entrance reflects badly on the entire system. A new entrance should be designed after consultation with the East Valley Subcommittee of the Landscape Advisory Committee.

Supervisor Yaroslavsky's office referred the Association's letter to Mr. John B. Catoe, a Deputy Executive Officer with the MTA. The Association has received no response and there has been no improvement in the appearance of the station. Several additional follow-up letters and phone conversations have produced no action. The MTA has been completely unresponsive on this issue. It is a large bureaucracy that is extraordinarily difficult to influence or change.

Homeowners Association Meeting

Thursday, October 6, 2005 - 7:00pm
Colfax Elementary School, 11724 Addison Street
Valley Village, CA 91607

Valley Village Homeowners Association continues to bring important and influential speakers to our membership meetings. On October 6 we welcome City Controller **Laura Chick**.

Laura Chick and her staff audit and oversee City spending. She is an exciting and dynamic speaker. Don't miss this opportunity to hear her discuss her efforts to prevent the wasteful use of taxpayer money. Watch for the next Valley Villager for more details.

Members of the Citizens Emergency Response Team (CERT) will be on hand for training class sign up. Valley Village Homeowners Association and Neighborhood Council Valley Village are sponsoring a Valley Village group in early 2006.

Please note the change in date and time. The Association meeting on September 21st has been changed to October 6th. The meeting will be at Colfax School Auditorium, 7pm.

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