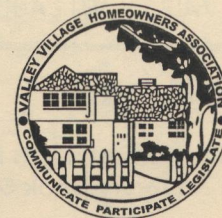


THE VALLEY VILLAGER

VALLEY VILLAGE HOMEOWNERS ASSOCIATION



VOL. 20 NUMBER 4

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

Developments on Development

The Stevens' Property

The condos on the former Stevens property are being constructed with the same plans and amenities as approved before it changed ownership. They will be market value and conform to Valley Village Specific Plan height limits.

Across from Stevens

On the north side of Riverside Drive between Ben Avenue and Gentry Avenue plans are for condominiums in a so-called "row style" which will echo the single family residences of the neighborhood. The developers will down-size from 18 to 16 units and up-grade the elevations.



12021 Kling Street

The developers of the property at 12021 Kling Street, originally planned as rentals, are requesting a change to condominiums. The nearly completed 47 units will have room for more off-street parking by substituting a Jacuzzi for the previously planned swimming pool.

11945 Magnolia Boulevard, known as Magnolia Nest

This condo project at the corner of Ben and Magnolia has had a notice of default filed by the bank iStar Financial. The bank originally agreed at the beginning of the year to give the developers time to sell the units (since they were just completing the building). Now, the bank is reneging on that deal and calling the loan. Some of the 96 units had been sold. Buyers who had units in escrow had to have their monies refunded.

This developer worked with the community and stayed in compliance with the Specific Plan. The building will now sit vacant until the bank resolves the default issues.

Eyal Gamliel of the development company, Magnolia Nest LLC, said "The bank has filed a Notice of Default and has begun the foreclosure process. All the escrows we had canceled. It's the worst lender I've ever worked with." See www.magnolianest.com

11933 Magnolia

Last year this property was the subject of much debate. The plan was for a building exceeding the Valley Village Specific Plan height limits. The neighbors in area united and worked with Councilmember Krekorian in getting the project halted, at least temporarily. Continued on Page 3

Manny's Beat

Information from Valley Village
Senior Lead Officer
Manny Arreygue

Year to date, we have an overall crime reduction of 11% compared to last year. Currently the number one property crime is auto thefts. Late model Toyota's and Honda's are the vehicles of choice. Also car break-in continues to be a problem. Residents need to remove valuables and secure vehicles as well. Several of the crime reports indicate vehicles were left unlocked.

A trend that is becoming a problem is bicycle thefts. Residents are leaving bicycles unsecured at businesses and in front of their homes. Please keep a record of the serial numbers of the bicycles. This will greatly increase the chance of return in the event the bike is recovered. Also if a suspect is in possession of a bicycle the owner can identify, he or she can be charged for receiving stolen property.

No new updates on the Chere Osmanhodzic homicide, other than sightings of the suspect in the hills of Studio City, East Los Angeles and Harbor area.

Basic car meetings will no longer be held at Victory Elementary School. Manny will attend the VVHA Membership Meetings at Colfax Elementary School with all the information and updates. More Valley Villagers can be reached through VVHA meetings. This move was due to poor attendance at past Basic Car Meetings where often only two or three people from the area attended.

Book Sale

**Amelia Earhart North Hollywood
Library Book Sale**

**Saturday, November 6th
10:00 am to 2:00 pm**

Friends of the Library will sponsor a used book sale. Members of Friends of the Library are admitted at 9:30 am. If you are not yet a member you may join at the door that morning.

The sale is held in the Community Room of the Library at 5211 Tujunga Avenue, N. Hollywood.

Memory Walk

Join Association President Peter Sanchez and other Temple University Alumni and get on the move to end Alzheimer's!

**The Alzheimer's Association
Memory Walk Los Angeles
Sunday, November 7
9:00 am – 1:00pm
Century Park
2000 Avenue of the Stars
Century City, CA**

The money raised will go toward research to treat and prevent Alzheimer's.

Join the Temple Team at
www.myowlspage.org/laalumni.

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A Letter from the President

Dear Neighbors:

As you know, last year I ran for the City Council District Two. (The east side of Valley Village is part of District Two and the west side is part of District 5.) I didn't win, but I did place 5th out of 10 in the primary. I have voted in almost every election presented to me since I was 18 years old. What I learned last year is that there needs to be more people like me.

In District Two only 12% of the registered voters turned out to vote. (In Valley Village precincts it was 16%.) There are 250,000 residents in District Two and 124,000 are registered to vote. If I factor in that not everyone who is eligible to register is registered to vote, then that percentage drops. And District Two is not unique. These percentages hold true in many elections throughout the City, the State and the Country.

If every Council District Two registered voter in Valley Village came out last year and voted for me, I might have won the election in the primary. Think about that. Little ol' Valley Village could change the course of an election.

This is why your Valley Village Homeowners Association garners the respect it does. It's not because of me or Lori Dinkin or the hard working board and volunteers of the VVHA. It is because our politicians want our votes. They know that if you took the time to join this organization then you will take the time to register and vote too. Places that are organized like we are turn out in higher numbers than the norm. See above, Valley Village had 16% turnout versus 12% district-wide.

Our elected officials know that VVHA is watching and informing you. That's why we have asked the League of Women Voters to speak at our Membership Meeting on October 20th. They will give their nonpartisan view on the November 2nd Ballot. I urge you to come to this meeting.

Go out and vote on November 2nd. Let's make our goal to improve our Valley Village turnout with every election by 2%. Our Valley Village goal for November is 18% turnout and the elections in March 2011 20% and so on.

Let's show what *Neighbors Working Together To Improve The Quality Of Life* can do!

Peter

The Homeowners Association does not endorse individual candidates.

BOARD ELECTION: In January 2011 the Valley Village Homeowners Association will have its own elections. The elections committee will hold interview meetings with potential candidates starting in October 2010. Members, please think about who you would like to see run for officers or board members. And consider offering yourself as a candidate. It's no secret that a successful, vibrant neighborhood happens when people get involved. If you are interested or know anyone who is interested in running, please let any officer or board member know or go to our website: www.ValleyVillageHA.com or call our voicemail: 818-506-5158.

Continued from page 1 - Development

On April 23, 2010 the property was recorded into the name of PV Magnolia West, LLC with John Janavs as the representative. On the same day, 11927 Magnolia, the property next door to 11933 was recorded in the name of Pacific Valley Associates, LLC, and with John Janavs as the representative.

With obviously similar names and the same representative, these properties might be joined together into one big project. Factor in the additional density allowed with SB1818 and Valley Village could have one big building on an already overcrowded Magnolia Boulevard.

VVHA is concerned about this. These properties currently have a combined R3/R4 zoning, which is high density zoning. The Land Use Committee of Neighborhood Council Valley Village reminded Councilmember Krekorian's office that there is a pending request for downzoning at these properties and that consistency hearings in the 1980s clearly stated they needed to be downzoned.

According to Karo Torossian (Krekorian's deputy) a motion came out of the Planning & Land Use Management Committee to the City Planning Department requesting that they "analyze" R4 properties in Valley Village. However, it is stalled due to the Planning Department reorganization. Unless we all continue to press for a resolution on the matter, the motion will die of inaction. Valley Village will continue to be faced with the same dilemma, overzoned properties and suffocating density in areas with insufficient infrastructure.

Since there is a City Council election coming up in March 2011 Valley Village Homeowners Association urges its members to contact Councilmember Krekorian and request that these properties be downzoned to RD 1.5 as per 1980s findings.

**City Councilmembers
For Valley Village**

District 2:
Paul Kerkorian
818-755-7676

District 5:
Paul Koretz
818-971-3088

Colfax Farm

Colfax Elementary School has brought a bit of country to Valley Village. In the spacious school grounds there are planted areas and small farm animals being cared for and enjoyed by the students participating in the "Farm Club".

Volunteer Leila Wells oversees the project, helping the children learn the importance and joy as well as the responsibility of caring for animals and plants.

Every Friday from 2:30 pm to 4:00 pm you can visit the farm. Leila will be there. Donations of old blankets or towels for bedding and any compost materials (no meat) are welcome. Volunteers are welcome as well.

Election Day Tuesday, November 2nd

The featured speaker at our membership meeting Wednesday, October 20 will be from the League of Women Voters, a much respected, neutral source of information on candidates and propositions in the coming election.

Many people will describe 2010 as an "off" year but California will be choosing a new governor as well as other statewide officials. Our entire State Assembly and our delegation to the U.S. House of Representatives will be on the ballot, along with one U.S. Senator and half of the State Senate. There will be nine statewide propositions. These include complicated election reforms and other controversial issues that can potentially affect all of our lives.

The League of Women Voters does not support or oppose any political party or candidate for office. Their mission is to promote informed and active participation in government.

Don't miss this opportunity to receive an unbiased presentation to help you make wise decisions at the polls.

Make your voice heard



November 2nd

Appeal Court Upholds City's 2002 Billboard Ban Ordinance

In May of this year the Federal 9th Circuit Court of Appeals upheld the City's ordinance enacted in 2002, which bans new billboards but allows for exceptions to the ban for billboards located in specific plan areas, a newly enacted supplemental use district for signs and pursuant to development agreements. The exception provisions triggered lawsuits which argued that due to a lack of standards for their application, the exceptions resulted in an inconsistent application of the ban, granted the City too much discretion and that City Councilmembers have the power to arbitrarily pick and choose which billboard companies were subject to the ban and which were granted exceptions to it in their districts. This could result in an impermissible regulation of the content on the signs, which would be a violation of the First Amendment. In the case of *World Wide Rush vs. City of Los Angeles*, a Federal District Court judge agreed with these arguments, and in July, 2008 invalidated the 2002 ban on new billboards.

The 2002 billboard ban was upheld by the Appeals Court because the Court reasoned that the two exceptions cited in the *World Wide Rush* lawsuit, the freeway facing billboards included with the Staples Center project and four billboards facing the north side of the Santa Monica Freeway downtown, "do not undermine the City's interests in aesthetics and (traffic) safety". "Allowing billboards at the Staples Center was an important element of a project to remove blight and dangerous conditions from downtown Los Angeles." And the four billboards on the north side of the Santa Monica Freeway are due to the settlement of a lawsuit over the removal of sixteen billboards as part of the widening and beautification of Santa Monica Boulevard in West Los Angeles, which resulted in "a net reduction of billboards in the City". In addition, the exception provisions in the 2002 billboard ban ordinance are "content neutral". Furthermore, District Court judge's concern over prior restraint, that the exception provisions resulted in an inconsistent application of the ban, granted the City too much discretion and that City Council members have the power to arbitrarily pick and choose which billboard companies were subject to the ban and which were granted exceptions to it, is invalid because "the prior restraint doctrine does not apply to the (City Council's) legislative function".

While the upholding of the 2002 ban on new billboards is certainly a desirable development, the downside of the ruling is that the City Council is now free again to grant exceptions to the ban for developers seeking billboards as part of their projects or as part of other special arrangements, as with placing the four billboards along the Santa Monica Freeway as part of a lawsuit settlement, which breaches the City's 60 year old ban on billboards facing the freeways. Citizen vigilance will be needed to ensure that exceptions granted by the City Council are in the in the public interest. Otherwise the 2002 ban on new billboards could be undermined by more piecemeal exceptions.

Legislation to Stop Mobile Billboards signed by Governor

September 30, 2010 - Sacramento, CA – State legislation authored by Assemblymember Bob Blumenfield (D – San Fernando Valley) and Assemblymember Mike Feuer (D – Los Angeles) to help local communities stop the proliferation of mobile billboards was signed into law by Governor Schwarzenegger today.

The bill, AB 2756, would give local communities the ability to prohibit the parking of an unhitched trailer with advertising attached to it on any public street, and impose penalties on billboard owners who violate laws governing these billboards. Not only are these mobile billboards a visual blight, they are a safety hazard for drivers who must swerve around them, and they use up valuable parking spaces.

"Mobile billboards are a cancer that has spread across the San Fernando Valley, invading every neighborhood and blighting our streets. Now, with this new law, cities will have the tools they need to get rid of this road spam in our community once and for all," Blumenfield said.

"These signs are a distracting safety hazard for drivers, a source of blight in neighborhoods, and a drain on scarce parking spaces intended for business patrons. This new law will help communities take action against them," said joint author Assemblymember Mike Feuer.

For years, the City of Los Angeles and other local governments have attempted to control the proliferation of mobile billboards locally, but their efforts have been hampered by litigation, and cumbersome requirements that signs prohibiting them must be posted at every entrance to the city. In Los Angeles, a city with thousands of such access points, the signage requirements are not financially or physically feasible.

The bill was strongly supported by the City of Los Angeles and the Los Angeles City Attorney's office, as well as thousands of San Fernando Valley residents.

The 170 Sound Wall

September 30, 2010

Art Leahy
Chief Executive Officer
Los Angeles County Metropolitan Transportation Authority
One Gateway Plaza
Los Angeles, CA 90012

Re: Package 11 Valley Village Sound Wall

Dear Art,

Thank you for renewing the Metro's commitment to design and build the Package 11 Valley Village sound wall. While I appreciate the resource limitations and other constraints under which Metro operates, I am concerned that the timeline for completion of this sound wall is slipping. As we discussed in our telephone conversation on September 23, the residents of Valley Village have waited for this wall for many years. As recently as last week, final design was to be completed in December 2010, a date which my office staff has conveyed to Valley Village residents. To my surprise, Metro now estimates that the wall's design will not be completed until March, 2011. I would like to know the reason for the additional delay. Worse, the construction of the wall is now apparently contingent on cost savings from other projects. If this is true, it is unacceptable.

I was displeased to learn that Metro intends to act to obtain funding for construction of Package 11 only after Metro determines the extent of any cost saving from construction bids on sound wall Packages 5 through 8. This review would apparently take until August of 2011. This is a significant concern, since it appears that construction of Package 11 is dependent on cost savings from packages 5-8. I would like to know what the annual allocation for sound walls is under Measure R, and I would like a more definitive response as to where Package 11 fits in the allocations for 2011-2012.

Finally, Metro staff indicated that they plan to go to the Metro Board in late 2011 or early 2012 for funding for this sound wall, go through the procurement process in 2012 and start construction in 2013. The substantial delay in going to the Board for funding, and the lengthy procurement process, will be a great concern to the Valley Village community. I realize that schedules for projects such as this one are subject to variables which can affect the timeline for completion, but I would appreciate your review of the schedule for construction of Package 11 to determine the most realistic and expedient funding, procurement and construction dates possible.

Thank you for reviewing this matter; I look forward to your response. I and my staff are available if we can assist you in any way.

Sincerely,

Mike Feuer
Assemblymember, 42nd District

Cc: Supervisor Zev Yaroslavsky
Councilmember Paul Krekorian
Valley Village Homeowners Association
Neighborhood Council Valley Village
Michael Turner, Metro State Government Relations

Homeowners Association Meeting

Wednesday, October 20, 2010 - 7:00pm

Colfax School Auditorium

11724 Addison Street

Valley Village, CA 91607

FEATURED SPEAKER

Fran Lapides, League of Women Voters

The featured speaker at our membership meeting will be from the League of Women Voters, a much respected, neutral source of information on candidates and propositions in the coming election. The League of Women Voters does not support or oppose any political party or candidate for office. Their mission is to promote informed and active participation in government. Don't miss this opportunity to receive an unbiased presentation to help you make wise decisions at the polls.

Senior Lead Officer Manny Arreygue will have an update on Neighborhood Watch and current news from LAPD activity in the area.

Refreshments will be served at 7:00 pm.

Lawn Signs: *Always available at the Membership Meeting.*

Mark Your Calendar: *Membership Meeting & Board Election
January 19, 2011*

VALLEY VILLAGE HOMEOWNERS ASSOCIATION



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Peter Sanchez

Neighbors Working Together To Improve The Quality Of Life

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