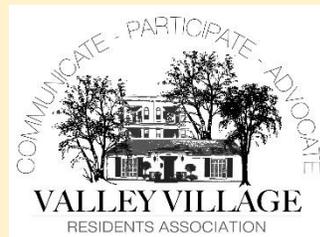


# THE VALLEY VILLAGER

VALLEY VILLAGE RESIDENTS ASSOCIATION



VOL. 32 NUMBER 4    October 2022    P.O. BOX 4916, VALLEY VILLAGE, CA 91617

## Meet Your County Supervisor, Kathryn Barger, at Membership Meeting

Kathryn Barger, County Supervisor for our 5<sup>th</sup> District, will be the speaker at our Membership Meeting on Wednesday, October 19<sup>th</sup>.

Kathryn was born and raised in this district and comes from a family with deep roots in public service. She began her career as a college intern in the office of former Supervisor Antonovich and became his chief deputy in 2001, serving in this role until she was elected to the Board of Supervisors for the 5<sup>th</sup> District in 2016 and re-elected last year.

Kathryn advocates for services and programs that will help seniors, veterans, foster children and those with disabilities both mental and physical. She has been instrumental on many environmental and quality of life issues also, from preserving open spaces to enhancing libraries and after-school programs, working on all levels of government to ensure public safety, and connecting with the community through hikes and trail rides.



## STATE HOUSING BILLS UPDATE

As we've covered in years past, the State of California has adopted the basic housing position presented by the YIMBYs (Yes In My Back Yard) and CAR (California Association of Realtors) that California needs more housing – whether or not it is affordable.

Here's a short list of the bills signed into law by the governor:

2019 - AB 68, AB 1763, SB 13, SB 330.

2020 - AB 725, AB 1851, AB 2345.

2021 - AB 215, AB 803, SB 8, SB 9, SB 10, SB 290, SB 478.

2022 saw the floodgates of housing legislation burst open:

AB 682, AB 916, AB 1551, AB 2011, AB 2097, AB 2234,  
AB 2244, AB 2295, AB 2334, SB 6, SB 886, SB 897.

Recapping the 2022 bills: They are designed to reduce permit fees, expedite building permits, expedite approval time, eliminate public hearings, reduce or eliminate parking, increase density in already dense areas to avoid "sprawl," allow 2-story ADUs (Accessory Dwelling Unit), allow garage conversions, expedite approval for (continued on page 3)

## Rob's Beat

Hello again, Valley Village,

I hope all of you are well and that you have had a great Summer.

We've lost a little ground on the great crime reduction numbers from early in the year; however, we are still negative 6% year to date in overall crime reduction in Valley Village, which is great when compared to the rest of North Hollywood Division. With the exception of Studio City and Toluca Lake, the rest of the division has seen increases in most crime categories for a divisional increase of 2 percent.

Aggravated assaults and personal theft have increased slightly in Valley Village and although YTD numbers for burglaries are down, over the last eight-week period, we have seen an increase in residential burglaries, most occurring at night and in the area of Laurel Canyon and Magnolia boulevards.

Please make every effort to keep your doors and windows locked when you are not home. Install those lights and cameras, folks, they help prevent crimes and help us at LAPD catch the burglars. I can't say it enough... reduce your chances of becoming the victim of a crime.

Stay safe and be well.

Rob Benavidez  
LAPD Senior Lead Officer for  
Valley Village

**The Valley Villager ~ 32 Years of Publication!**

## Board Notes

On September 19, the VVRA Board discussed the new realities of putting on our signature July 4<sup>th</sup> Parade and the possible need for increased funds. ~  
 Agreed to place a 1/4-page advertisement in the program of the 54<sup>th</sup> Annual PALs (Police Athletic League) luncheon. ~  
 Settled the venue for the October Membership Meeting as Faith Presbyterian Church, 5000 Colfax Avenue and Supervisor Kathryn Barger as the speaker. ~  
 Discussed work by PTA parents at Burbank Avenue Elementary school to recreate the school garden in order to grow vegetables. The Board will keep an eye on progress in light of a request for financing. ~  
 There was discussion on the need for a new editor for *The Valley Villager* (see article).

## A Letter from the President

Fall is such a lovely time of year in our beautiful neighborhood. The trees begin turning colors and filling the streets with their beautiful leaves as they fall to the ground. For a brief few weeks it almost feels like we have seasons in Los Angeles. But then we are forced back to reality – heat waves and water restrictions.

With that difficult fact in mind, I would encourage you to start thinking about transitioning your landscape to low-water plant material. You may want to consider utilizing the DWP water conservation rebate. The rebate, in the form of cash (check), is \$3.00 for each square foot of lawn you remove. There are some requirements, so I encourage you to check it out at the Department of Water & Power’s website <https://www.ladwp.com/save>.

I recently removed my much-loved lawn and installed Dwarf Star Carpet. It’s a drought-tolerant plant that, when it fills in, will resemble grass. In the process, I found other wonderful plant materials that I considered: UC Verde Grass and Silver Carpet are among my favorites.

If you’re like me, you take pride in a nice green lawn and a lovely, lively landscape. Well, do not despair – even under our current water restrictions (with no easing in sight) there are ways to create a beautiful yard. I hope you all enjoy the moments of Fall and I look forward to seeing you at the upcoming Membership Meeting on October 19<sup>th</sup>.

*Beth Fulton, President*

## Seeking new Publisher and Editor for The Valley Villager

As publisher and editor of *The Valley Villager*, we are reaching out to any one or two or more who might enjoy gathering local news, story editing and graphic design and/or publishing – what it takes to get out the paper four times a year. We are stepping down after the printing of the January 2023 edition and need to leave the paper in good hands.

If you would like to join us for the next edition with the intention of taking over either as publisher or editor, please reach out to us with a few details about your experience and/or desire to help the community. Send us an email to [mail@valleyvillagera.com](mailto:mail@valleyvillagera.com).

*Thank you; Peter Sanchez, Publisher, and Gil Shorr, Editor.*

### ***The VVRA Board:***

- President: **Beth Fulton**
- Vice President: **Dorothy Apple**
- Secretary: **Ellen Wilhelm**
- Treasurer: **Jenna Schwartz**
- Boardmembers at Large:
  - Glenn Block**
  - Paul Hatfield**
  - Sandy Hubbard**
  - Pam Moeck**
  - Linda Simon**
  - Marc Woersching**

### **EDITORIAL STAFF**

- Publisher:** Peter Sanchez
- Editor:** Gil Shorr
- Editor Emerita:** Breice Reiner
- Contributors:**
  - Beth Fulton
  - Pam Moeck
  - Marc Woersching
- Sandy Hubbard
- Ellen Wilhelm

Phone: 818-506-5158

**Ask a Neighbor ~ Ask a Friend ~ to Join VVRA**

## Go Thai in Valley Village

There is a wonderful Thai restaurant right in the heart of Valley Village. It's called The Rustic Spoon and it opened at almost the same time that the Covid pandemic struck, so to say the least, its beginnings were a challenge. But the owners, Miaow and Eddy, both from the Village with children at Colfax Charter, Walter Reed and North Hollywood High schools, have come through it and their restaurant has prospered.

You can check out their menu and hours at [rusticspoon.info](http://rusticspoon.info), or visit the restaurant at 12500 Magnolia Boulevard, corner of Whitsett Avenue and eat inside or out. And they just got their liquor license so are now able to offer Happy Hours and other fun events.



This is a family-oriented restaurant that Miaow and Eddy are rightfully proud of – and the menu is nothing short of mouth-watering, particularly their popular noodles, curries and house specials.

Would you like your Valley Village business or organization featured in The Valley Villager? Email us at [mail@valleyvillagera.com](mailto:mail@valleyvillagera.com).

## State Housing Bills continued from Page 1

housing in commercial zones, allow greater density bonuses, allow density bonuses for co-housing with shared kitchens, and create a greater housing oversight at the state level. With such a glut of housing bills being passed in a short period of time, the impact to our city and neighborhoods is hard to anticipate. We encourage you to familiarize yourself with what Sacramento is doing.

While some change is inevitable, and often desired, increasing housing randomly without proper planning places a strain on the City's infrastructure and service delivery... and potentially our quality of life. We need AFFORDABLE housing in the PLANNED locations in our cities. We also need to make sure that any new legislation introduced is prevented from removing our rights to public hearings, thereby eliminating the right of the public to be heard.

**Suggested Action:** Be sure to contact your elected representatives this winter with the request to keep the needs of the individual cities and their stakeholders at the forefront of the decision-making process.

**Suggested Action:** If you are not enamored of losing the ability to have input into what your neighborhood develops into, then we encourage you to get involved. Take a look at Our Neighborhood Voices ([ourneighborhoodvoices.com](http://ourneighborhoodvoices.com)) and consider making a donation or hosting a house party to help raise funds in order to get the initiative to restore local control on the 2024 ballot.

## In Memoriam

**Jennifer Reed**, a long-time Valley Village resident, passed away August 12th. She was an active Board member of the Magnolia Tree Villas HOA and was the first President of the North Hollywood High School Community Garden; gardening was her passion. She was also instrumental in working on land-use issues in Valley Village. Donations in her name may be made to the Huntington Gardens in San Marino, California.

With sadness, we inform you that **Bob Wilhelm**, husband to VVRA's secretary Ellen, passed away on July 30<sup>th</sup>. He battled pancreatic cancer for four-and-a-half years and was in remission for 16 months before the cancer returned with a vengeance. Bob will be remembered for his friendly face and irreverent sense of humor. Escaping Communist Hungary, Bob and his parents came to America in 1956 as political refugees. Their experience truly describes the American Dream story. In their honor, the family will be creating the Wilhelm Family Foundation to award deserving immigrants, children of immigrants and foster children with college scholarships.

## Membership Reminder

This is a friendly reminder to renew your annual membership. You can do this in a couple of minutes at: <https://valleyvillagera.com/membership>

The larger our membership, the more influence we have when local and state decisions are made. And your dues pay for *The Valley Village*, beautification projects, our iconic July 4<sup>th</sup> Parade, also to supporting our local schools and the expenses incurred to maintain a successful non-profit organization.

## Development Update

### Proposed Projects

- 1. 5119 Colfax Avenue** This 14-unit, 14,000 square-foot project zoned RD1.5 stands at 36 feet in height and has 17 subterranean parking spaces. The 14 dwelling units consist of 3 one-bedroom units, 3 two-bedroom units and 9 three-bedroom units. It is painted in two tones of light brown and is modernist in style. There will be a generous planting of trees around the building. The six renters in the two existing buildings to be demolished for this project may be allowed to move back in to the new units.
- 2. 5416 Vantage Avenue** This is a redevelopment of a single-family home with a duplex plus an accessory dwelling unit built on the existing four parking spaces; parking will be moved to the driveway as tandem spaces.
- 3. 5309 Ben Avenue at Weddington** A single-family home is being redeveloped to include four duplexes and one accessory dwelling unit. The site is zoned RD1.5 which allows for low-medium density multi-family residential development. There are no trees on the property but some along the street right-of-way.
- 4. 12107 – 12111 Riverside Drive** It is proposed to add a car wash at the Mobil gas station on the northwest corner of Riverside and Laurel Canyon Boulevard.
- 5. 5246 – 5250 Hermitage Avenue** This is a proposed nine-unit apartment building on the east side of Hermitage between Chandler and Magnolia boulevards. It is five stories and 58 feet high and two of the units are being reserved for renters with very low incomes. Because the project site was recently redesignated as a Transit Oriented Community, it became eligible for height and density incentives. A 20% increase was allowed for height, and the floor/area ratio for density was increased to 3.98:1. The units will have two and three bedrooms. The existing trees will be removed and replaced with 14 Japanese maples and two palm trees at a 2:1 ratio. This project exceeds the height limit of the Specific Plan and recently was opposed by the Neighborhood Council Valley Village.
- 6. 11710 – 11712 Hartsook Street** This two-lot small-lot subdivision will replace an existing duplex on the project site with no increase in the number of dwelling units. The property, immediately west of Colfax Avenue, is zoned RD1.5 for lower-density multi-family residential development. Side-by-side rather than tandem parking will be provided. Access will be from both the street and the alley to the rear. The buildings will have three floors and a height of 30 feet.
- 7. 11829 Chandler Boulevard at Carpenter Avenue** This is an S.B. 1818 density bonus project with 12 units, two of which are low-income units, on a site zoned R3. The building has four stories. The 47-foot height exceeds the 30 feet permitted by the Specific Plan, but this height cap is overridden when it is an S.B. 1818 project. The Council office will try to have the height lowered.

## Applying For A Speed Hump

LADOT's Residential Speed Hump Program is now open for business. Boardmember Linda Simon has applied for Addison Street between Colfax Avenue and Westpark Drive, and past president Peter Sanchez has applied for Irvine Avenue between Riverside Drive and Magnolia Boulevard. If you feel that a speed hump would help cut the speed on your street, the following information may be useful.

Applications can only be submitted online, at <https://ladot.lacity.org/projects/safety-programs/speed-humps>. The sooner you apply the more likely you are to be successful – only 375 applications (25 for each Council District and only one per street segment) will be considered, and the program will close when that quota is reached. The early birds get the humps! Before you apply, click on the “Documents” link to review the updated [2022 Speed Hump Program Evaluation Guidelines](#) and [2022 Fact Sheet](#). The City uses this to determine if your street meets the criteria required for speed hump installation. The applicant will be the Block Representative who will be responsible for all related correspondence till the decision about your particular application is made. If you would like more information about Addison St or Irvine Ave write us at [mail@valleyvillagera.com](mailto:mail@valleyvillagera.com).

## Development Update continued

8. **5229-35 Vantage Avenue** Most of the units in this apartment project have three bedrooms. It has 18 units, has four stories, is 45 feet in height and has 35 parking spaces. The building has a modernist style and surrounds an interior courtyard. Because it is an S.B. 1818 project there is a 10% reduction in the number of parking spaces in exchange for bicycle parking.

### Projects Under Construction

9. **5409 Morella Avenue** This four-unit small-lot subdivision is on an 8,000 square foot lot zoned R2. It is three stories and 30 feet in height and has two parking spaces per unit. Each unit will have three bedrooms. Four trees will screen the project from the single-family homes to the north. Eight trees will be removed, to be replaced by eight new trees.
10. **Galaxy Car Wash site** Construction is nearing completion on this mixed use, S.B. 1818 density bonus project at the southeast corner of Chandler Boulevard and Whitsett Avenue formerly occupied by a car wash. Seventy apartment units are planned, along with 1,750 square feet of ground floor commercial space and 80 parking spaces. Because it is density bonus project, nine of the 70 units will be set aside for renters with low and moderate incomes.

### Completed Projects

11. **5303 Hermitage Avenue** This is a 26-unit small-lot subdivision along both sides of a short section of Weddington Street west of Hermitage Avenue. An open area with two mature camphor trees at the northwest corner of Weddington and Hermitage will be preserved as open space. When originally proposed, the project had an attractive Cape Cod architectural style that would have been compatible with the neighborhood but what was actually built has an ordinary modernist look and an arguably banal set of colors. The Cape Cod style may have been “value engineered” to reduce the cost of the project or it may have been sold to a new developer who did not feel obligated to build in that style.
12. **11700 Magnolia Boulevard** This project redeveloped the former auto repair shop at the southwest corner of Magnolia and Colfax Avenue with 19 residential units and 1,510 square feet of retail space. The applicant’s intent was to create a quality design that would improve the neighborhood and be environmentally sustainable. However, the modernist design has a bright white exterior that was criticized for clashing with the more traditional architectural styles and colors of the surrounding area, particularly North Hollywood High School on the north side of Magnolia Boulevard.

## Going Drought Tolerant

LA Department of Water & Power is offering a rebate of \$5.00 per square foot (residential; max. 5,000 sq. ft.) or \$3.00 s.f. (5 or more dwelling units; max. 7 acres) if you are thinking about replacing the grass on your property ([ladwp.com/save](http://ladwp.com/save)). In doing so, you will be saving water and money, and helping to create a sustainable landscape. Other things we can all do to help the sustainability effort while keeping our gardens beautiful and inviting:

- Check out California Friendly® plants and discover a huge number of flowering plants, bushes and natives appropriate for our Mediterranean climate
- Lay down mulch or other groundcover to help retain moisture in the soil
- Install a feature to catch the rain when it comes back – a rain barrel, cistern, infiltration trench, or a swale or ditch to guide water to the places where it is needed
- Use drip irrigation where possible to, again, use water only for the plants that need it.

A sustainable landscape will not only help you lower your water use and thereby your water bill, you will also be helping to recharge the underground water table, reduce runoff and make life more viable for our birds and small creatures, a benefit to us all and to the future of Valley Village.

# Residents Association Membership Meeting

**\*\*\* IN PERSON and LIVE! \*\*\***

**WEDNESDAY, OCTOBER 19 - 6:45pm**  
**Caldwell Hall, Faith Presbyterian Church, 5000 Colfax Avenue**  
Enter Caldwell Hall on Hesby Street

**GUEST SPEAKER: KATHRYN BARGER, COUNTY SUPERVISOR, 5<sup>TH</sup> DISTRICT**  
See page 1 for information on tonight's speaker

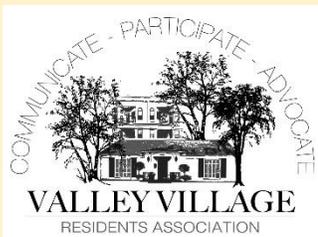
**Senior Lead Officer Rob Benavidez** will give a short update from the Police Department

Light refreshments will be available at 6:45pm  
Meeting begins at 7:00pm

**Mark Your  
Calendar:**

*Membership Meetings in 2023 will be on Wednesdays*  
January 18 \* April 19 \* July 19 \* October 18  
*Board of Directors Meetings in 2022 will be on Mondays*  
November 7 \* (2023 TBD)

## VALLEY VILLAGE RESIDENTS ASSOCIATION



**P.O. BOX 4916**  
**VALLEY VILLAGE, CA 91617**  
**818-506-5158**  
[www.ValleyVillageRA.com](http://www.ValleyVillageRA.com)

*"Communicate, Participate, Advocate"*