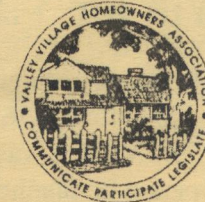


# THE VALLEY VILLAGER

VALLEY VILLAGE HOMEOWNERS ASSOCIATION



VOL. 16 NUMBER 3 November 2006 P.O. BOX 4916, VALLEY VILLAGE, CA 91617

## From The President

Hi, everyone. I can't believe the end of the year is rapidly approaching.

Valley Village Homeowners Association board of directors election will take place in February 2007. After twelve years as your President I am stepping down. I have had twelve great years, enjoyed every minute of it, loved working with our various boards of directors, working with and sometimes opposing our politicians, working on many issues including our Specific Plan with Tom Paterson and then Councilman Joel Wachs in

establishing and gaining recognition for the Valley Village community. It's been a

great ride, but at eighty-seven years of age I am a

little tired! Someone else (and

younger) will step into my shoes as president. But as past president I will still serve on the board. I have promised the board I will keep my mouth shut and give advice only when asked! I thank my board and all Valley Villagers as well as our political representatives and their deputies for the support and respect that I have enjoyed all these years. Thank you, thank you, thank you!



Please, please, make a special effort to attend our membership meeting on November 30<sup>th</sup>.

Councilmember Wendy Greuel will be our speaker.

This is your opportunity to bring your concerns, criticisms as well as kudos to Wendy Greuel's attention. She is always willing to listen and hopefully will have solutions to many of your problems.

One for our side. We received a letter from member Lory Oberg that emphasizes what can be achieved when neighbors get together and do their homework. Thank you Lory and thank you Villagers. Sometimes when you fight city hall you can win. Continued Page 2

## Board of Directors Election

Valley Village Homeowners Association election of officers and board of directors will be held at the membership meeting February 2007.

Any paid up member of the Association is welcome to self-nominate or nominate any other paid up member for a position. Each person nominated must sign a commitment to serve if elected. To nominate someone, cut out the form below. To nominate for more than one office attach additional pages to the nomination form. The nomination form must be returned by January 19<sup>th</sup>.

The Association Board consists of:

President  
Executive Vice-president  
Vice-president  
Secretary  
Treasurer  
Six (6) Members-At-Large

All eligible nominated candidates will be on a printed ballot, and voting will be held at the February meeting. Nominations will be accepted at the meeting but will not appear on the printed ballot. To be on the printed ballot, the nomination must be received by January 19<sup>th</sup> at PO Box 4916 Valley Village, CA 91617. Voting is by closed ballot and will be counted that evening at the meeting.

### Nomination Form

Nominee's Name: \_\_\_\_\_

Nominee's Phone Number: \_\_\_\_\_  
(To verify their acceptance of nomination and eligibility)

Office Nominated for: \_\_\_\_\_

Nominated by (optional): \_\_\_\_\_

Mail to: VVHA PO Box 4916 Valley Village, CA 91617



## A Win for V.V.

A single family residence with a 90 ft wide lot at 11476 Huston St., Valley Village was sold to developers who planned to build two houses. To do so, they needed a variance to build on a 40 ft lot (50 ft is the required minimum). If this were approved, it would have set a precedent for the whole area.

Instead, this variance was denied, thanks to all of the Valley Villagers who signed the petition (about 120 signatures). Also thanks to Wendy Greuel and her deputy Abigail Greenspan, VVHA president Lori Dinkin, Tom Paterson, Neighborhood Council Valley Village and many neighbors who attended the hearings. It takes a lot of voices to be heard and the City Planning/Zoning Administrator Sue Chang listened. An appeal has not been filed by the developer.

This is one win. It is urgent that everyone write letters, attend hearings and be heard. All residents must continue to be diligent and alert to protect the integrity and character of Valley Village.

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## From The President

(Continued from page 1)

I had high hopes for our special beautification project, but it turned out to be a disappointment. I was envisioning a container with a green plant at the doorway of all the business establishments along Laurel Canyon Boulevard, Magnolia Boulevard and Riverside Drive. Our volunteers went from business to business (and in over 100 degree heat). But only 30 plants were accepted. The business owners or managers actually turned down the Association's offer of a free plant. People never fail to surprise me! The merchants who did accept our gift were delighted and promised to take good care of the plants.

By now you are probably aware of the Neighborhood Council Valley Village election results. Valley Village Homeowners Association members Ginny Hatfield, Greg O'Connor and Dorothy Apple were all elected. The results were very close, even one vote could have made the outcome different. Every vote counts!

Valley Village real estate market is hot. According to the Los Angeles Times (October 8, 2006) Valley Village is one of twelve communities that has experienced a 20.9% gain in real estate values in 2006. There is no doubt that our Specific Plan has added to this phenomenon. Therefore, it is urgent that we protect the Specific Plan and take action to prevent mansionization in order to maintain the character of our neighborhood.

Each holiday season Valley Village Homeowners Association contributes to the North Hollywood Precinct Christmas basket drive to help needy families. Please join this worthwhile effort by taking unwrapped toys and/or canned goods to the station on Burbank Boulevard.

We have sent condolences to our Senior Lead Officer Manny Arreygue who lost his father recently. We are so very sorry. Lori

### **BYLAW CHANGE NOTICE TO ALL MEMBERS**

#### **ARTICLE V, DIRECTORS**

*5.02 Number and Qualifications. The Association shall have no less than four (4) and no more than six (6) Directors, who collectively shall be known as the Board of Directors. The Directors shall be residents of the State of California and must own and reside in single family dwellings or condominiums within the geographic area defined in Section 1.05, and must be members of the Association in good standing.*

**ADD:** *The immediate past president shall become an automatic member of the Board.*

**RATIONALE:** *Most organizations have the immediate past president become a board member because of the expertise the president has acquired during their term as president, and can help the new president and the board with matters that they are not familiar with.*



## How Do You Feel About Mansionization?

Recently, VVHA president Lori Dinkin met with the principal City Planner and was assured that the City will propose some plan for the regulation of mansionization. The plan we expect to submit, as an amendment to the Valley Village Specific Plan appears to be right on target with what the City is considering.

### Proposed Amendments to the Valley Village Specific Plan to Prevent Mansionization:

- The amount of floor area permitted for single-family homes is limited to the number of square feet in the buildable area of the lot (the lot area minus the area required for setbacks).
- The maximum amount of floor area permitted on the second floor is 40% of the floor area permitted above.
- A maximum of 60% of the front of the house can be built at the front setback line with the remaining 40% setback beyond the front setback line.
- The second story is set back 10 feet from the front of the first floor.

**FAQs:** To help residents understand this complex issue, here are some of the most frequently asked questions.

1. I have a one-story (ranch) house. Will the proposed mansionization ordinance affect my home? NO
2. Will the proposed mansionization ordinance ban two-story homes? NO
3. Can I remodel my kitchen or bath, etc. under the mansionization ordinance? YES
4. Do I need approval to repaint my home? NO
5. What is the purpose of the proposed mansionization ordinance? It is to protect neighborhood character and preserve neighborhood integrity. While the size of the lot and articulation of the second story are considerations, you can build a spacious home under the ordinance.

### Mansionization Survey:

The City of Los Angeles is asking for input from all the communities in order to update an outdated planning ordinance from the 1920's. Please, mark and return the survey below immediately. It will be submitted along with the planning study made by the Valley Village Homeowners Association. It is extremely important that every resident is heard from. Please do not delay or neglect to send your survey in the enclosed envelope today.

Cut out and return to Valley Village Homeowners Association P.O. Box 4916 Valley Village CA 91617

### SURVEY

I support putting rules in place to control the construction of box-like homes that destroy the character of our Valley Village neighborhood.

☐ Yes ☐ No

Comments: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_



## Homeowners Association Meeting

*Thursday, November 30, 2006 - 7:30pm  
Colfax Elementary School, 11724 Addison Street  
Valley Village, CA 91607*

The Association continues to bring important and influential speakers to Association meetings:

The featured speaker will be **Councilmember Wendy Greuel**.

Sworn into office in April 2002, she has addressed neighborhood needs in the southeast Valley with enthusiasm and results. She has shown her knowledge of this area, where she lives, by fighting to create and protect open space and provide prompt City services. Come to this meeting to ask about her efforts to solve the problem of over-large homes on small lots.

*Party Time – The Second Annual Valley Village Birthday Party is going to happen in February, plans must be made now. Call to volunteer for the party committee, 818-506-5181.*

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