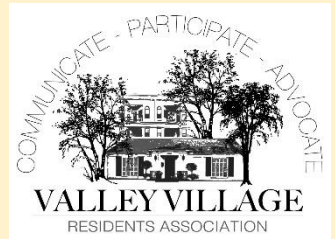


THE VALLEY VILLAGER

VALLEY VILLAGE RESIDENTS ASSOCIATION



VOL. 32 NUMBER 2

April 2022

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

A Letter From The President

Dear Fellow Residents,

If you are like me, you want to live in a home surrounded by pleasant neighbors and people you call friends. In order for us to maintain a truly thriving community we must remain engaged in our neighborhood. There are several upcoming opportunities to do so – first off, we hope you will attend the first in-person VVRA Membership Meeting in over two years (see back page for details). Additionally, we are so thrilled to announce that the July 4th Parade will be returning this year. We hope to see all of our wonderful neighbors come out in support of the festivities.

We live in a rare gem of a neighborhood... but staying connected is the key to retaining what is special.

The Board thanks all of our members who volunteer to help keep this Village the unique place to live that it is...we are so grateful to all those who work to keep the Association updated on the happenings in your area. Thank you.

We look forward to seeing you all at the upcoming community events.

Warmly,
Beth Fulton
VVRA Board President

Rob's Beat



Hello,
Valley Villagers:

I hope everyone has stayed healthy and safe. As we move back towards lifted restrictions and some normalcy, I look forward to getting back into the community and engaging residents in your neighborhoods.

Year to date in Valley Village, we have seen just over 8% in total crime reduction. Violent crime is down a total of 33%, with huge decreases in robbery and sexual assault. Aggravated assaults are up by just one reported incident. Property crime is down just under 5% with an 11% reduction in burglary from vehicles and negative 5% in thefts. We do have year-to-date increases in residential burglary and stolen vehicles. Those numbers reflect an increase over the last few weeks in residential burglary and car thefts.

Over the last four weeks there has been a spike in residential burglary in the area just east of Coldwater Canyon, from Riverside Drive up to Victory Boulevard. These burglaries are mostly daytime occurrences.

As the weather warms and days grow longer, let's remember to stay vigilant and keep ourselves safe. Lock your doors and windows. Set your alarms. Install cameras and make sure they are in good operating order. Lock your cars and, as silly as this sounds, DON'T LEAVE YOUR KEYS IN YOUR CAR! This contributes to too many unnecessarily stolen vehicles. Reduce your chances of becoming a victim.

Stay safe and be well,
Rob Benavidez
Senior Lead Officer, Valley Village
LAPD

Valley Village Residents Association Membership Meeting Is Live and In Person, once again!

New Location and Live!
Wednesday, April 20th
See back page for all the details.

**Tell a Friend, Tell a Neighbor about
VVRA and the Meeting!**

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

Board Notes

At the meeting of the Board of Directors on February 7, the following changes were noted and decisions taken: It was agreed to provide \$3,000 to organize the July 4th Parade, back for the first time in two long years. ~ Noted the passing of Richard Close, President of the Sherman Oaks Homeowners Association. ~ Noted that the number of building starts is rising again, post-Covid. ~ Work is continuing on the Our Neighborhood Voices petition to challenge SB 9 and 10 in November, and on creating a new VVRA information packet to welcome new residents. ~ The Board is watching possible changes to the new construction at Chandler Boulevard and Whitsett that may squeeze out the contracted provision of “affordable units” at that location. ~ Application has been made for a 24-hour car wash at the Mobil gas station at Laurel Canyon and Riverside. ~ Request has been made to change the signage on Laurel Canyon at the freeway to reflect the new name: VVRA. ~ An informal agreement was reached that the mission of the Association is well covered by Article 2.1 of its bylaws and does not need to be reconsidered at this time.

EDITORIAL STAFF

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 Dorothy Apple Rob Benavidez
 Amy Cooper Shawna Dalton
 Beth Fulton Pam Moeck
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HELP WANTED - Publisher & 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 October edition and need to leave the paper in good hands.

If you would like to join us for the next couple of editions with the intention of taking over either as publisher or editor, please reach out to us with a few details about your experience in this area of journalism. Send us an email at mail@ValleyVillageRA.com. Thank you. Peter Sanchez, Publisher, and Gil Shorr, Editor.

UNUSUAL HELP WANTED
for the July 4th Parade

We have a special call-out to anyone who has a convertible and would like to participate in the July 4th Parade – whose many aspects, from the Parade, the Floats, the Grand Marshal to Refreshments in the Park and everything in between, are being pulled together by Dorothy Apple and her crew as we go to press. Please, if you would like to drive one of our elected officials down the parade route or if you would like to volunteer in any other way for our signature event in July, email Dorothy Apple at appledorothy@gmail.com.

ONE MORNING of HELP WANTED
for Pole Painting

Volunteers wanted to paint rusty street sign poles on Saturday, May 14th, 8 to 11am. Help save vintage sign poles and beautify Valley Village too. Everything you need will be supplied. RSVP to ensure adequate supplies. Text or call your RSVP to Peter Sanchez 818-318-5890. Have you seen a rusty sign pole? Text the cross streets to Peter, he will add it to the list. A great activity to do with the kids (but wear old clothes).

HALF DAY of HELP WANTED
for the July 4th Parade

We welcome the return of the Valley Village Residents Association’s July 4th Parade! It takes many people to make the parade a success. Volunteers are needed on the day to direct the crowd, set up at the Park and in many other ways. Email Dorothy Apple at appledorothy@gmail.com. After a two-year hiatus, help make this returning, annual tradition a big triumph! We appreciate the help and you’ll have fun too!

Our Speaker – Membership Meeting

We have invited Whitney Wade, a San Fernando native and creator of Plant, Grow, Eat, to speak about planting and growing our own food. Whitney’s motto: No matter the size, whether a simple tub or a spacious plot, a vegetable garden offers a getaway from our busy lives. It can be the cornerstone of a neighborhood, shared with family and friends, or something you enjoy just for yourself. Whatever the intention, gardens help us to slow down and simplify our lives. Please join us at the Membership Meeting on April 20 to learn from her experiences and gather tips and tricks for creating a better garden and a calmer life.

Paper-Shredding Event

In celebration of Earth Day, there will be a no-charge paper-shredding event at Colfax Charter Elementary School on Saturday, April 23, 10am to 1pm. Drop off all those old and dusty documents from the comfort of your car and they will magically disappear into the mouth of the shredder right there, on-site. This event is sponsored by the Neighborhood Council Valley Village. A Food Drive, Free Trees, Student Activities and more are also planned.

Twirls + Twigs – Give Gratitude

Give Gratitude is the tagline of a new boutique gift store in the heart of Valley Village called **Twirls + Twigs**. Proprietor Shawna Dalton has been a fashion designer for over 20 years and uses her talent to find unique



and whimsical gifts for all occasions. She believes it is important to support local business and woman entrepreneurship, which means that many of the gifts you’ll find in the store are sourced from local artisans and women-owned businesses. Twirls + Twigs is full of wonderful, fun gifts of gratitude and is such a welcoming environment that you may end up buying

yourself a gift of gratitude. Twirls + Twigs is located at 12445 Magnolia Boulevard across from the post office and is open from 11am to 4pm every day. twirlsandtwigs.com 818-946-9680

**Have a business in Valley Village? Email us at mail@ValleyVillageRA.com*

Our Elected Representatives

FEDERAL

SENATE

Senator Diane Feinstein
Senator Alex Padilla

HOUSE OF REPRESENTATIVES

US Representative, 29th District:
Tony Cardenas

To find a U.S. Representative:

<http://www.house.gov/representatives/find/>

STATE

State Senator, 27th District: Bob Hertzberg
State Assemblymember, 44th District: Adrin Nazarian

To find your California Representative:

<http://findyourrep.legislature.ca.gov/>

COUNTY SUPERVISOR

District 5: Kathryn Barger

CITY COUNCIL

2nd District: Paul Krekorian

Home of the Bees and now a PTA

Burbank Boulevard Elementary school is a K-5th grade school with a Gifted Global Learning Magnet program beginning in 2nd grade, right here in Valley Village. In October 2020, a group of parents successfully chartered the school’s first-ever PTA and they set to work planning for the future. The pandemic threw plenty of curveballs at them along the way but they are now proud to show the community their first ever PTA-funded project at the school.



They worked with a local non-profit, Muralism.org, to design and install the mural on their campus which brought together students and their families in two fun days of painting. “This mural has made such a difference to our campus! It looks so much more inviting and colorful, a place to be proud of and now the wider community will know we are the home of the Bees!” says PTA President Amy Cooper.

Take a look at the beautiful artwork next time you’re on Burbank Boulevard between Whitsett Avenue and Laurel Canyon and follow Burbank Boulevard Elementary PTA on Facebook @BurbankBeesPTA or their website www.burbankbeesPTA.org to keep up to date with their events and ways to support this new PTA.

Building Is Back – Update on Construction Projects

Proposed Development Projects:

1. **5309 Ben Avenue at Weddington Street** This is a redevelopment of a single-family home consisting of 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.
2. **12107-12111 Riverside Drive** This is a proposal to add a car wash at the Mobil gas station at the northwest corner of Riverside Drive and Laurel Canyon Boulevard.
3. **5246-5250 Hermitage Avenue** This is a proposed nine-unit apartment building on the east side of Hermitage Avenue between Chandler and Magnolia boulevards with five stories and a height of 58 feet. Two of the units will be reserved for renters with very low incomes. Because the project site was recently redesignated as a Transit Oriented Community, it has become 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. Landscaping will consist of 14 Japanese maples and two palm trees. The existing trees will be removed and replaced on a 2:1 ratio. This project exceeds the height limit of the Specific Plan and recently was opposed by the Neighborhood Council Valley Village.
4. **5119-5125 Colfax Avenue** This is a nine-unit three-story apartment project with 20 parking spaces proposed for the southwest corner of Colfax Avenue and Hartsook Street, on a 14,000 sq.ft. site zoned RD1.5. Two existing buildings will be demolished and 15 trees will be removed and replaced. The new building will have a brick and off-white stucco exterior and aluminum-sided windows. The project conforms to the Specific Plan.
5. **11710-11712 Hartsook Street** This is a two-lot, small-lot subdivision to 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. The 3-story buildings will have a height of 30 feet. Access will be from both the street and the alley to the rear.
6. **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 and is 47 feet high. This exceeds the 30 feet permitted by the Specific Plan, which in turn is overridden by S.B. 1818. However, the Council office will still try to have the height stepped back.
7. **5229-5235 Vantage Avenue** This is an apartment project with 18 units on four stories, a height of 45 feet and 35 parking spaces. Most of the units have three bedrooms. 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 a small number of parking spaces for bicycles.

Development Projects Under Construction:

8. **5409 Morella Avenue** This is a three-story four-unit small-lot subdivision on an 8,000-square foot lot zoned R2. The height is 30 feet and there are 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 and replaced by eight new trees.
9. **Galaxy Car Wash site** (Whitsett & Chandler) Construction is nearing completion on this mixed-use, S.B. 1818 density bonus project on 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 a density bonus project, its five stories and height of 56 feet – which exceeds the 45 feet established by commercial zoning for the project site – is allowed. In exchange for the additional units permitted by the density bonus, nine of the 70 units will be set aside for renters with low and moderate incomes.

Building Is Back (continued from page 4)**Completed Projects:**

- 10. 5303 Hermitage Avenue** This 26-unit small-lot subdivision along both sides of a short section of Weddington Street west of Hermitage has now been completed. 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 diverged considerably in style and colors used. 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.
- 11. 11700 Magnolia Boulevard** This project redeveloped the former auto repair shop on 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 with white exterior has been criticized for clashing with the more traditional architectural styles and colors of the surrounding area, particularly North Hollywood High School directly opposite the site.
- 12. Laurel Canyon Boulevard at Vantage Avenue** Construction is nearing completion on this multi-family and single-family home project next to the Ventura Freeway between Vantage Avenue and Laurel Canyon Boulevard. It consists of four apartment units approved for the C2-zoned portion facing Laurel Canyon and one single-family home on the R1-zoned portion facing Vantage. The developer had originally requested 14 units on the portion facing Laurel Canyon but on appeal the Area Planning Commission upheld the four units that were already approved.
- 13. 12147 Magnolia Boulevard** This is an S.B. 1818 density bonus, mixed-use project with 36 one-bedroom apartments, 36 parking spaces and ground floor commercial space at the northeast corner of Magnolia Boulevard and Vantage Avenue, previously a one-story dentist’s office. Because it is a density bonus project, its four stories and height of 47 feet is allowed to slightly exceed the 45-foot height limit established by the C2-1 zoning. This project drew opposition from the neighborhood to the northwest due to the fact that its height is out of scale with the surrounding one- and two-story buildings and the increase in traffic and impact of parking on Vantage Avenue, a narrow two-lane street. The project was also criticized for the inadequate amount of parking provided, the minimal amount of ground floor commercial space, the lack of two- and three-bedroom units for families, the mundane modernist architectural style of the building and the colors – reddish browns, light grays and light blues on a light background.

Definitions

Small Lot Subdivision: A land division which creates lots having an area of less than 5,000 square feet; these small lots are generally less than 50 feet wide. Small lot subdivisions are intended for detached single-family residences. Public hearings must be held before any project can proceed.

Affordable Housing: LA City Planning’s definition: Spend less than 30% of one’s gross household income on housing (including: utilities, principal and interest)

Income Levels: Based on current Area Median Income (AMI) in LA County (last assessed in 2019: \$70,950).
Extremely low: Less than 30% of AMI; Very Low: 30-50% of AMI, Low: 50-80% of AMI;
Moderate: 80-120% of AMI.

By Right: Means that the building project under consideration is in compliance with the Valley Village Specific Plan, so the usual letter alerting neighbors within 500 feet of the project does not need to be sent. Also, if a proposed project is within the parameters of the Specific Plan, it doesn’t come before the Neighborhood Council Valley Village for discussion on its way to approval.

CEQA: California Environmental Quality Act

Residents Association Membership Meeting

***** WE'RE BACK, IN PERSON! *****

7:00PM on WEDNESDAY, APRIL 20

AT A NEW LOCATION:

Caldwell Hall, Faith Presbyterian Church, 5000 Colfax Avenue

Across from Colfax Charter School – enter Caldwell Hall on Hesby Street

GUEST SPEAKER: WHITNEY WADE, from PLANT, GROW, EAT

How to grow a successful vegetable garden and share what we grow

(See Article on Page 3)

Rob Benavidez, Senior Lead Officer for Valley Village, LAPD

Meeting also available on ZOOM:

<https://us06web.zoom.us/j/88110537227?pwd=eGISOUptWfNV3FDbzQrdktqZnNCQT09>

Meeting ID: 881 1053 7227 Password: 735357

Find your local number: <https://us06web.zoom.us/j/88110537227?pwd=eGISOUptWfNV3FDbzQrdktqZnNCQT09>

**Mark Your
Calendar:**

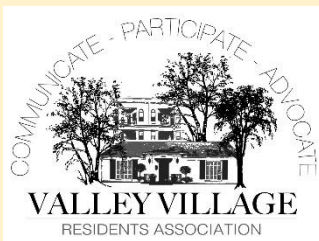
Membership Meetings in 2022 will be on Wednesdays

April 20 * July 20 * October 19

Board of Directors Meetings in 2022 will be on Mondays

June 13 * September 19 * November 7

VALLEY VILLAGE RESIDENTS ASSOCIATION



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www.ValleyVillageRA.com**

"Communicate, Participate, Advocate"