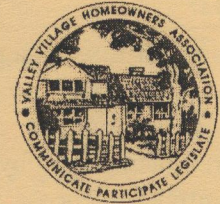


THE VALLEY VILLAGER

VALLEY VILLAGE HOMEOWNERS ASSOCIATION



VOL. 18 NUMBER 2

June 2008

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

SB 1818 Lawsuit Filed

Valley Village resident, Sandy Hubbard has filed a lawsuit challenging State Bill 1818 (SB1818).

Background: On February 28, 2008, Mayor Villaraigosa signed into law Ordinance No. 179681 (the SB 1818 Implementation Ordinance), passed by the City Council on February 20, 2008. The law implements the density bonus law passed by the California State Legislature in 2004, which became effective on January 1, 2005.

SB 1818 amends state law to allow developers to build much bigger buildings if units are allocated as affordable housing. For example, a five story building can replace a two story building as long as the builder states that 10% will be affordable housing. Each city must implement an ordinance to enforce SB 1818.

Ms. Hubbard's lawsuit against the City alleges that in passing the SB 1818 Implementation Ordinance, the Los Angeles City Council abrogated its responsibilities to the people of Los Angeles, abused its discretion, and failed to proceed in the manner required by law because:

- 1) The Council improperly stated that it was not necessary to conduct an advance environmental review of the Ordinance's effects on the environment prior to its passage.
- 2) The Council improperly exempted some projects from ever undergoing any California Environmental Quality Act (CEQA) review.
- 3) The SB 1818 Implementation Ordinance violates the City Charter because the Council's findings that the Implementing Ordinance (Continued on Page 2)

Mansionization Ordinance

On May 6, after two years of preparation and public hearings, the City Council approved the Citywide Mansionization Ordinance to limit the development of large, out-of-scale houses in Los Angeles. The ordinance has these features:

Floor Area Ratio Limits. The amount of floor area permitted for single-family homes will be limited to between 35% and 50% of the area of the lot. For properties zoned R1, the most common zone for single-family homes, the square foot limit is 50% of lot area. This is a substantial reduction from the previous limit of three times the buildable area of a lot. The buildable area is defined as the area remaining after subtracting the front, rear and side setbacks.

Floor Area Bonus. A bonus of 20% additional floor area is permitted if:

- (1) the total area of all floors above the first floor do not exceed 75% of the area of the first floor or if;
- (2) at least 25% of the frontage of a house is stepped back a minimum of 20% of total building depth or if;
- (3) U.S. Green Building Council's energy and water conservation features are included.

Bonuses 1 and 2 will reduce the number of boxy looking houses.

Minimum Height Depending on Roof Slope. A formula has been created for building height allowed in various residential zones. The limits are tied to the percentage of roof slope. The height limit for a slope of 25% or greater in R-1 zones is 33 feet. The limit for a slope of less than 25% in the R-1 zone is 28 feet. (Continued on Page 3)

County Supervisor Zev Yaroslavsky
Valley Village Homeowners Association Meeting
June 18th - 7pm- See back page for details

SB 1818 Continued from Page 1

is "in conformity with public necessity and good zoning practice" are mere conclusions that are unsupported by substantial evidence.

The SB 1818 Implementation Ordinance fails to provide the people of Los Angeles with due process and a fair opportunity to participate in decisions by the Planning Director in advance. No one is notified of the fact that a Density Bonus Affordable Housing Project Application has been filed until after it has been acted upon by the Director. Even tenants in the building being demolished and homeowners in the surrounding community will not be notified.

In addition, the lawsuit says that The Ordinance is inconsistent with the principles of the General Plan. It permits the destruction of more existing affordable housing than will be built using the Ordinance's density bonus provisions. It undermines the values, principles, and goals of the various Community Plans (like the Valley Village Specific Plan).

Zev Yaroslavsky will speak on SB 1818 at the next Valley Village Homeowners Association Meeting on June 18, 2008, see the back page for details. Sandy Hubbard and her attorney, Noel Weiss, will also be in attendance.

EDITORIAL STAFF

Publisher: Peter Sanchez
 Editor: Breice Reiner
 Proofreader: Stuart Simen
 Contributors:
 Manny Arreygue Sandy Hubbard
 Betty Velasco Marc Woerschling
 Phone: 818-506-5158

A Letter from the President

Dear Neighbors:

People often ask me how does Valley Village Homeowners Association differ from Neighborhood Council Valley Village? And, does the community need two organizations to represent its interests?

As current president of the Valley Village Homeowners Association and a past president of the Neighborhood Council Valley Village I feel very qualified to answer these questions.

Valley Village Homeowners Association (VVHA):

- VVHA is a membership of residents.
- VVHA was organized, founded and incorporated by homeowners in Valley Village.
- The VVHA is a non-profit organization and privately funded by its membership. We pay dues each year to support the organization.
- The goal of the organization is to represent the membership in issues that affect Valley Village – hence our mission statement *Neighbors Working Together To Improve Quality Of Life*
- The board of directors are volunteers elected by the membership.

Neighborhood Council Valley Village (NCVV)

- NCVV represents all stakeholders. This is everyone who has a stake in the community: residents, business operators, employees and property owners.
- NCVV is mandated to exist by City of Los Angeles Charter
- NCVV receives \$50,000 of funding each year from the City.
- The goal of NCVV is to be the liaison between the community and City government.
- The board of directors are volunteers elected by the stakeholders. Elections are run by the City Clerk's office.

As for the second question, do we need two organizations? I think it is to the community's benefit to have two organizations. VVHA can respond quickly to issues that affect residents. NCVV, with its connections to the City, has resources that can assist the stakeholders. VVHA has established a history and respect with City and elected officials. NCVV has more access to City Departments that serve our community. VVHA provides opportunities for friendly interaction among residents to enhance our village-like feel. NCVV provides a forum for all stakeholders.

While the two have overlapping responsibilities and interests, the two organizations compliment each other and often cooperate to achieve the community's goals.

I hope to see you June 18th.

Peter

Ordinance Continued from Page 1**Single Story Height District**

A single story height district is added to the Zone Code for properties zoned single family residential. If a neighborhood wants to protect the single story character of its homes, it can request a zone change to the single story height district.

Residential Floor Area District

A supplemental district is added to the Zone Code which permits communities with neighborhoods over 100 acres in size to request that stricter or less restrictive controls be enacted for their community or neighborhood.

While the Citywide Mansionization Ordinance is an improvement, it may not be sufficient to prevent the continued construction of the out-of-scale homes that have been built in Valley Village in recent years. A subcommittee of the Planning Committee of the Neighborhood Council Valley Village is surveying the sizes of out-of-scale homes to determine whether the Citywide Ordinance has adequate protections for Valley Village. The committee may recommend reductions in the floor area bonus and the base floor area ratio limits for Valley Village.

Board Elections

The nominating committee for the Valley Village Homeowners Association is accepting nominations for the January board elections. To nominate someone or for information, email Stuart Simen, Committee Chair at stucsr1568@juno.com.

P.A.S.T. Is Present Again

P.A.S. T. the Police Assisted Surveillance Team has been reorganized with the blessing of the Los Angeles Police Department.

P.A.S.T. is a volunteer program designed to assist the Police Department by watching for potential illegal activity in the neighborhood. The participants, in teams of two, use radios supplied by LAPD to report suspicious activity to officers patrolling in black and whites. Participants use their own cars and stay at one assigned location.

The Team is now being led by Officer Albert Valdez of the Community Relations Office of the North Hollywood station. Surveillance team assignments will be ongoing and will be assigned day or evening hours. Interested persons must fill out personnel forms, proof of insurance, be fingerprinted and become a Civilian Volunteer of the LAPD. Anyone interested may call Officer Valdez at 818-623-4001, or for more information, call board member Betty Velasco at 818-506-5158.

National Night Out

National Night Out is a yearly event designed to heighten crime and drug prevention in our neighborhood and strengthen the partnership between the police and the community.



The Los Angeles Police Department cordially invites you to be part of the 2008 National Night Out. We will celebrate the 25th annual event on Tuesday, August 5, 2008 from 5:00pm to 9:00pm at North Hollywood Park located at Magnolia Boulevard and Tujunga Avenue. This year the goal is to bring everyone together to work toward safer neighborhoods. Showing solidarity will send a message to the criminals that we are organized and fighting back.

If you are a resident or business interested in this community, please sign up at www.lapdepolicing.org. This will allow the police department to forward electronic crime updates, alerts, maps and other pertinent public safety information concerning the community.

VVHA Supports Colfax Fair

Colfax Elementary School is an outstanding community facility. Valley Village Homeowners Association is proud to take part in the annual World's Fair held each Spring at the school campus. The Fair is created and organized by parents and supporters. This year VVHA donated a large basket of pet supplies for the Silent Auction and board members manned a booth selling cold drinks.

The Fair raised a substantial amount of money which will be used directly for enrichment programs to benefit students.

Valley Village July 4th

PARADE



Meet at 9:30 a.m.
Friday, July 4th,
Addison Street parking lot
Colfax Avenue
Elementary School

Put on your Red, White & Blue.
Decorate you bike, trike, wagon
stroller, or skates.

The parade will travel west on
Addison to Ben, north to Otsego,
across Colfax to Irvine, south on
Irvine to Hesby, then east to
Valley Village Park.



Refreshments
and Fun!
All ages welcome!

If you don't join the
parade, cheer on your
neighbors as they
pass by.

Sponsored by:
Valley Village Homeowners Association
818-506-5158

Valley Village July 4th

PARADE



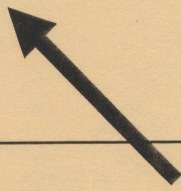
Time To Pay Membership Dues

The Valley Village Homeowners Association is a membership organization. Your membership is vital to our success. Your dues support the operation and activities of The Association. The fiscal year runs July 1 to June 30. This is the time to pay dues and renew your membership. It is essential that we present a united, active and determined membership.

Encourage your neighbors to join also. Our elected officials listen to united voices, more members mean more influence. Visit our website www.ValleyVillageHA.com or call 818-506-5158 for membership information.

Check your mailing label to see if it's your time to pay:

Pay dues: June 30, 2008
Valley V. Resident
1234 Laurel Canyon Blvd
Valley Village, CA 91607



➤ If you see JUNE 30, 2008 at the top of your label it's time to pay your dues.

Membership is open to residents living in the area bounded by the Ventura Freeway on the South, the Tujunga Wash on the West, the Hollywood Freeway on the East and Burbank Boulevard on the North.

Members are kept up-to-date and in the loop with the quarterly newspaper, *The Valley Villager*.

VVHA boardmembers are volunteers and are elected every two years by the membership.

Neighbors Working Together to Preserve Quality of Life

Cut out and return with your check made payable to Valley Village Homeowners Association P.O. Box 4916 Valley Village CA 91617

MEMBERSHIP RENEWAL

Annual dues per household: Basic Dues **\$18.00** Donor Dues: **\$25.00** Patron Dues: **\$50.00**

Name: _____

Address: _____ Zip _____

Phone: _____ Email: _____

Amount enclosed: \$ _____

The Association needs opinions and volunteers.
Include the information with your payment and
you will be contacted.

OR USE PAYPAL AT OUR WEBSITE:

www.ValleyVillageHA.com

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Homeowners Association Meeting

*Wednesday, June 18th, 2008 - 7:00pm
Coffax School Auditorium
11724 Addison Street
Valley Village, CA 91607*

COUNTY SUPERVISOR ZEV YAROSLAVSKY FEATURED SPEAKER

Supervisor Zev Yaroslavsky, often referred to as one of the most influential politicians in Los Angeles, will speak at the Valley Village membership meeting Wednesday, June 18. He has been outspoken in opposition to State Bill 1818. The negative impact of this bill allowing density far beyond current planning laws will influence the character of Valley Village for generations to come.

Valley Village residents need to show Supervisor Yaroslavsky and our city Councilmembers how seriously we take this threat to our neighborhoods. This is a critical meeting; only a large turnout can show our concern and our appreciation for his continued support.

THE VALLEY VILLAGER

VALLEY VILLAGE HOMEOWNERS ASSOCIATION

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Please Join Now!

Updated Website
ValleyVillageHA.com

Neighbors Working Together To Improve Quality Of Life