

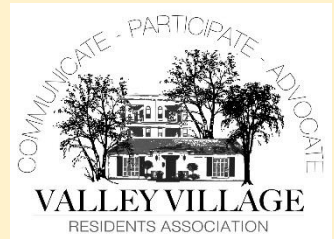
THE VALLEY VILLAGER

VALLEY VILLAGE RESIDENTS ASSOCIATION

VOL. 33 NUMBER 3

June 2023

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



Come To The July 4th Parade

July 4th is just around the corner and so is our very special annual Parade!



We are delighted to honor Rob Benavidez as our Grand Marshal this year. Rob has been our LAPD Senior Lead Officer for five years and is always there for us, patrolling the neighborhood, hosting informative Coffee with a Cop events and helping neighbors when needed.

As you always have, we know that you will help us ensure the Parade's success by joining in on foot, bike, tricycle, wheelchair, skateboard or pony! So go that extra step and decorate your bikes, golf carts, pick-ups and cars ... and yourselves ... in everything red, white and blue! VVRA will have July 4th decorations and giveaways at the beginning of the parade route, so show up early so you don't miss out. We are hoping for a lot of photos this year, too, so please take photos and send them to mail@Valleyvillagera.com.

Please Note: Safety rules require no standing in a moving vehicle and no sitting or standing on the back of pick-up trucks or flatbeds.

The parade begins at 10 a.m. at the corner of Addison Street and Morella Avenue. However you arrive – on foot, bike, skateboard, or wheelchair - please enter from Colfax Avenue and line up on Addison Street. Cars, trucks and golf carts line up on Morella Avenue and must enter from Huston Street.

The Parade, led by the marching band from North Hollywood High School, heads west on Addison Street, turns right on Ben Avenue (north), right on Otsego Street (east), crosses Colfax Avenue to Irvine Avenue where it turns right (south) and left on Hesby Street (east). The route then crosses Westpark Drive and enters Valley Village Park.

This is the highlight of our Valley Village Residents Association year, so come on out and cheer on the marchers, or join us at Valley Village Park where the parade ends ... and the party begins. VVRA will supply the traditional donuts from Yum Yum and corndogs from Der Wienerschnitzel. The watermelon will be donated by Jon's Market and we'll have bottled water. And the arch of the welcoming balloons will be provided by Balloons on the Run. So, get together with your neighbors and enjoy the food, the drinks and the music.

And don't forget to stop by the VVRA table and meet members of the Board. We will be happy to talk with you and get to know you better. Bring your membership dues and enter the drawing for a door prize!

One more thing:

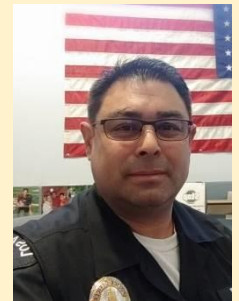
Please do not park cars along the Parade route in the morning

Rob's Beat

Hello Valley Villagers,

I hope everyone is doing well and you are all ready for summer.

The first half of 2023 has been great for Valley Village. Total crime is down 6.7% year to date. Property crime is



currently down in every category except car break-ins, which again include thefts of catalytic converters. The number of vehicles broken into is up a total of 12 from last year at this time; however, everything else is down – burglaries (residential and commercial) down 11%, stolen vehicles down 13%, personal theft 18%, and violent crime 15.6%.

Last year, Valley Village was experiencing a greater number of homeless persons on our streets than this year and aggravated assaults were 40% higher. Many of these individuals have left the area, however, which may account for the drop in the number of assaults.

I encourage you continue removing those valuables from your vehicle. LAPD will be holding catalytic converter etching events in the future and I will keep you posted when we do. In the meantime, LAPD Northeast division is holding these events monthly; you can check for dates on their website.

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

Valley Village July 4th Parade - Tuesday, July 4, 10am

Secretary Check-in

Have you chosen to receive *The Valley Villager* by email instead of by U.S. Mail? Does the newsletter go directly to your Spam mailbox? You can fix this by adding mail@valleyvillagera.com to your contacts. Whatever the case, we are concerned that you are not catching our newsletter's arrival and are missing out on valuable neighborhood information.

It also means that you missed an article memorializing Lori Dinkin, founder of our Association, articles updating you on California state laws that may impact your property, updates on local construction, and promotion of the topics and speakers we line up for our General Membership meetings. Our newsletter is delivered four times a year: January, April, June and October. Please make a mental note to look for it in your inbox.

For the 28% of you who click on the link to open the newsletter, we thank you! We are very proud of our newsletter and grateful for all our loyal members.

EDITORIAL STAFF

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****Please renew your
VVRA membership****

A Letter from the President

Dear members:

It's that time of year! July 4th... Join us on the morning of July 4th at Colfax Elementary as we kick-start the summer celebrations with our annual community parade. Dress up in your patriotic best and bring along your decorated bicycles, wagons, and strollers. We encourage residents of all ages to participate, showcasing our community spirit and pride. The parade will wind through our neighborhood, spreading joy and cheer along the way.

Following the parade, we invite you to join us at Valley Village Park for donuts, watermelon and of course corn dogs.

The Fourth of July is not just about the events and activities—it is a time to celebrate our united spirit as a community. Let us take this opportunity to strengthen our bonds, foster friendship, and demonstrate the true meaning of being part of our wonderful neighborhood. Reach out to your neighbors, invite them to join in the festivities, and let's create lasting memories together.

I would like to extend my deepest gratitude to the members of our Residents Association, the event organizers, volunteers, and sponsors who have worked tirelessly to bring our July 4th celebration to life. Together, we can make this a day filled with fun, unity, and a wonderful sense of community pride.

On behalf of the entire Residents Association, I wish you a fantastic July 4th!

Warmest Regards,
Beth Fulton

Treasurer's Report

In April, the Board accepted the resignation of Paul Hatfield who as Past President and current Treasurer was a valuable asset. In his place, Dorothy Apple and Ellen Wilhelm are sharing the Treasurer's duties. We thank Paul for all the years he has supported the Association. His wisdom and participation will be missed.

From July 1, 2022 to early June 2023, the Association received revenues of almost \$12K and had expenses of more than \$14K. Though expenditures for this period surpassed receipts by just over \$2K, the Association's reserves remain healthy and similar to pre-pandemic levels based on savings incurred during Covid.

Expenses were higher than normal in the last year due to donations to two local schools. For the first time ever, the Association was approached by our neighborhood elementary schools – Burbank Boulevard and Colfax Charter – asking for monetary gifts to support school projects. As reported in an earlier newsletter, VVRA granted \$2,500 to Burbank Boulevard to help revamp its outdoor teaching garden. Colfax Charter requested and received \$1,000 for a mural facing Colfax Avenue. Giving these monetary donations was unusual and not a normal practice, but the Board regards it as part of our Outreach program and hopes for opportunities to introduce parents of both schools to VVRA's neighborhood impact. Other Outreach expenses include membership solicitation, the newsletter, general membership meetings, hospitality and the July 4th Parade.

Our receipts – which primarily come from membership – also include a generous grant of \$500, specifically to be used for the July 4th Parade, from County Supervisor Kathryn Barger's Social Program Agreement.

Valley Discount Jewelers

The next time you're looking to buy or repair jewelry or a wall clock, stop by Valley Discount Jewelers at the intersection of Laurel Canyon and Magnolia boulevards, behind the Bank of America building. Owned by Greg and Muna Kalajian, Valley Discount Jewelers has been operating in Valley Village for over 40 years, servicing all of your fine jewelry needs, including sales, repairs, and custom designs. Greg and Muna will go out of their way to provide you with excellent service at a reasonable price.



Syrian-born, Greg Kalajian immigrated to the States from Lebanon. He worked as a jeweler in Downtown L.A. for five years before starting his own business at the Magnolia location. He leased the location from four brothers who owned the shopping center at the time, and his original rental agreement is dated January 1980.

It was at this location that he would meet his wife, Muna. Muna had previously been a hairdresser in Iraq. She and her friends were in search of a reputable jeweler in the area who could perform jewelry repair. After visiting Greg's newly opened store, Muna became an instant customer, and the rest is history! They married and had three children – two daughters and a son; they also have several grandchildren. Today, Muna and Greg live in the West Valley with their baby (a miniature teacup Maltese Terrier) who is about to have her 21st birthday.

Home Sales On The Rise

The number of single-family homes for sale in Valley Village has been steadily increasing since March. There are currently 31 homes for sale in our community with an average list price of \$2,080,734. The number of homes for sale peaked last July with 56 homes for sale and an average list price of \$1,800,510.

Single-family homes are also selling rather quickly again. In April, the average Days on Market was 28. So far in June, that number is 4. Many buyers are getting more comfortable with higher interest rates so there are still more buyers than homes for sale. This is keeping prices stable and homes moving quickly.

Many sellers are experiencing multiple offers and on average, more homes are selling for over asking than not. In fact, June of this year is on par with June of last year when looking at this data point.

Price per square foot has also been increasing this year and is rapidly approaching the peak price per square foot of last year. In May of this year, price per square foot was \$856 as compared to May of last year at \$905.

Condos are also seeing a rebound in the number of units for sale, but prices have not enjoyed the rebound that single-family homes have. The average sales price for condos peaked last July at \$847,150. June of this year has that average setting at \$713,333. Condos are still selling very quickly with an average Days on Market of 15.

Because of the low inventory of available homes for sale, most experts are still forecasting that home prices will rise slightly in Q3 and Q4 of this year barring some unexpected economic event. Interest rates are expected to continue a slow decline, which should improve the housing market for both sellers and buyers in 2024.

It's Membership Renewal Time!

We look forward to welcoming you for another year of membership in the Valley Village Residents Association. Membership runs from July 1 to June 30.

You will find a form to renew tucked into this newsletter. Please complete the form and either drop it off with your dues at the membership table at the Valley Village Park following the July 4th Parade and enter to win a door prize. Or mail it with your dues in the attached envelope. Or visit www.valleyvillagera.com to use Venmo or Paypal.

Your VVRA Board members thank you for your continued support.

School Goals On Track

Burbank Boulevard Elementary has had a great and successful year, thanks to the school's supportive community. The students have enjoyed outdoor learning in their beautiful new garden built by Enrich LA, and partly underwritten by a generous grant from VVRA. "Our garden is blooming and it's so nice to see students excited to be outdoors enjoying what nature has



to offer," says PTA President Stephanie Lopez.

One of the PTA goals for the 2023-2024

school year is to continue with their beautification projects, adding more shade and greenery to the campus. They are also continuing their Banners on the Blvd. local business sponsorship program to support their goals. As one of their sponsors puts it, "We are proud of our accomplishments and are excited to support the school further in the upcoming school year!" For more information on their Banners on the Blvd. program, you can visit www.burbankbeesPTA.org.

Development Round-Up

Proposed Development Projects:

- 1. 5042-5044½ Laurel Canyon Boulevard:** This is a project consisting of two 3-story duplexes with a height of 36 feet on two lots zoned R3. The project must replace any affordable units demolished, in accordance with State Senate Bill 8.
- 2. 5408 Radford Avenue:** This project consists of two 2-story duplexes with a height of 25 feet on two lots zoned [Q]RD2-1. The project must replace any affordable units demolished, in accordance with S.B. 8.
- 3. 5241 Agnes Avenue:** Two 2-story duplexes with a height of 36 feet on two lots. It has eight parking spaces. The project must replace any affordable units demolished in accordance with S.B. 8.
- 4. 4635-4639 Tujunga Avenue:** This project has 20 multi-family units, two designated affordable. It is 35 feet 4 inches high and has 34 parking spaces. There will be landscaped open space at the rear of the building and at the front setback. The existing trees will be removed and replaced with new young and therefore smaller trees that will take some time to grow to the size of the trees to be removed.
- 5. 11748-11754 Riverside Drive:** This project consists of four 3-story units to provide housing for the clergy of the adjoining synagogue on the site of an existing single-family home. The height is 34 feet. Nine parking spaces will be provided and the site is zoned RD1.5-1.
- 6. Valley Torah High School Master Plan:** Valley Torah is located on the northwest side of the intersection of Chandler Boulevard and Whitsett Avenue. Several new two-story buildings are proposed, with steps and a lawn next to one of the buildings. Forty-three additional parking spaces are proposed under the lawn area; cars would enter the parking structure from Whitsett and exit on Chandler. The height of the buildings are 45 feet with five-foot setbacks. There will be a small increase in the number of students enrolled at the school.
- 7. 5119 Colfax Avenue:** This is a building that includes an attached accessory dwelling unit (ADU) and 17 subterranean parking spaces. It is 36 feet in height and the 14,000 sq. ft. site is zoned RD1.5. The 15 dwelling units consist of 3 one-bedroom units, 3 two-bedroom units and 9 three bedroom units. The top two stories are a light color and a light brown on the first floor. There will be an extensive planting of trees around the building. The existing six renters in the two existing buildings to be demolished for this project may be allowed to move back into new units.
- 8. 5416 Vantage Avenue:** This redevelopment of a single-family home will feature a duplex and an ADU, The ADU will take up the four existing parking spaces; these will be relocated to the driveway as tandem spaces.
- 9. 5309 Ben Avenue at Weddington Street:** A redevelopment of a single-family home that will now have 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.
- 10. 5246-5250 Hermitage Avenue:** Proposed here is a five-story, nine-unit apartment building on the east side of Hermitage, between Chandler and Magnolia boulevards. It will have a height of 58 feet and 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 (TOC), it became eligible for height and density incentives. A 20% increase was allowed for height and the floor/area ratio (FAR) for density was increased to 3.98:1. The units will have two and three bedrooms. The landscaping features the planting 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.

(Continued on page 5)

A Website To Keep In Case

<https://cityattorney.lacity.gov/neighborhood-prosecutor-program>

This is a useful site if you are having a particularly difficult and seemingly intractable problem in your area. Neighborhood Prosecutors may be contacted for many local problems, such as selling drugs, illegal dumping, graffiti and many more issues that might be dangerous or at least bad for your health and well-being. By addressing such criminal activity before it mushrooms into more serious offenses, they are making the City safer and improving the quality of life. Kevin Dufner is the Neighborhood Prosecutor for the Valley Village area. His email is Kevin.Dufner@lacity.org and his phone number is 818-374-6820, or go to the website above.

July 1 is a new membership year, please pay your dues now. And, please ask a neighbor or a friend to join the Valley Village Residents Association.

Development Round-Up continued

11. 11710-11712 Hartsook Street: This two-lot small-lot subdivision will replace an existing duplex; there will be no increase in the number of dwelling units. The property, just 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 be 30 feet in height.

12. 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 will be 47 feet high. This exceeds the 30 foot building height permitted by the Specific Plan, but is allowed due to the S.B 1818 provision. However, the City Council office will try to have the height stepped back.

13. 5229-35 Vantage Avenue: A four-story apartment building is proposed which will be 45 feet in height and have 18 units and 35 parking spaces. Most of the units have three bedrooms. The buildings have a modernist in style and surround an inner 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.

Development Project Under Construction:

14. 5409 Morella Avenue: This four-unit small-lot subdivision is on an 8,000 sq. ft. lot zoned R2. The height is 30 feet, and it has three stories and 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 with eight new trees.

Completed Projects:

15. Galaxy Car Wash site: Construction has been completed 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. There are 70 apartment units, 1,750 square feet of ground floor commercial space and 80 parking spaces. Because it is a density bonus project, its 56-foot height (five stories) is allowed even though it exceeds the limit of 45 feet commercial zoning height established for the project. In exchange for the additional units permitted by the density bonus, nine of the 70 units are set aside for renters with low and moderate incomes.

16. 5303 Hermitage Avenue: This is a 26-unit small-lot subdivision along both sides of a short section of Weddington Street west of Hermitage. An area with two mature camphor trees at the northwest corner of Weddington and Hermitage has been preserved as open space. When originally proposed, the project had an attractive Cape Cod architectural style that would be compatible with the neighborhood, but what was actually built has a modernist look with a 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.

How do you feel about development?

Is it time to press the City and State to adhere to the Valley Village Specific Plan?

Call our elected representatives and tell them how you feel about development in Valley Village.

LA City Councilmember Paul Krekorian – 818-755-7676 * Councilmember.Krekorian@lacity.org

CA Assemblymember Laura Friedman - 818-558-3043

CA State Senator Caroline Menjivar - 818-901-5588

Let us know too: mail@ValleyVillageRA.com

What is Metro Micro?

"Los Angeles has launched Metro Micro, a new on-demand public transportation service that will pick you up and take you on short trips within its service areas for just \$1 a ride — making it cheaper than the bus but nearly as convenient as Lyft or Uber," writes Kristin Houser of Freethink.

Metro Micro has a fleet of 10-person vans that ferry riders between hundreds of pick-up and drop-off spots within each service zone on-demand. Rides can be booked via phone, app, or web up to 7 days in advance, and each trip costs just \$1, regardless of the distance. There's much more on this (and a map showing the boundaries of this new program) on the Association's website: <https://valleyvillagera.com/f/do-you-know-about-the-metro-micro> or from the original site: <https://www.freethink.com/transportation/metro-micro>.

Residents Association Membership Meeting

***** LIVE & IN-PERSON! *****

WEDNESDAY, JULY 19 – 6:45pm for refreshments – 7:00pm meeting

Faith Presbyterian Church, 5000 Colfax Avenue

The meeting will be held in-person in Caldwell Hall - enter on Hesby Street

OUR GUEST SPEAKERS are from STREET SERVICES:

Dan Haldan – Senior Advisor, External Relations Team

Elias Najjar – Tree Surgeon Supervisor, Urban Forestry Division

Stephen Duprey – Street Tree Superintendent, Urban Forestry Division

*'Everything you wanted to know about street
maintenance but were afraid to ask.'*

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

Light refreshments will be available before the meeting

**Mark Your
Calendar:**

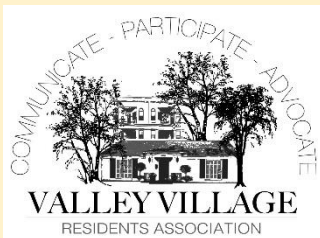
2023 Membership Meetings will be on Wednesdays

*July 19 * October 18*

2023 Board of Directors Meetings will be on Mondays

*September 11 * November 6*

VALLEY VILLAGE RESIDENTS ASSOCIATION



P.O. BOX 4916





VALLEY VILLAGE, CA 91617

818-506-5158

www.ValleyVillageRA.com

"Communicate, Participate, Advocate"

5 Reasons to Join Valley Village Residents Association

 <p>Community</p>	<ul style="list-style-type: none"> • VVRA provides leadership and a strong voice in the halls of local, state and federal government. Advocacy makes a difference in the outcome of the issues that affect our community. Issues such as airport noise, development and homelessness.
 <p>July 4th Parade</p>	<ul style="list-style-type: none"> • In the spirit of celebrating our wonderful community VVRA hosts the annual July 4th Parade. If you love the parade please support VVRA to ensure its continuation (this year in lieu of the parade we are hosting a food-drive).
 <p>Beautification</p>	<ul style="list-style-type: none"> • VVRA Beautification Committee works to improve the visual quality and enhance the beauty of Valley Village through planting trees, organizing public art projects and conducting clean-up activities.
 <p>Safety Matters</p>	<ul style="list-style-type: none"> • VVRA promotes Neighborhood Watch, Emergency Preparedness and Graffiti Removal. VVRA also works with local services on addressing the homeless population.
 <p>Communication</p>	<ul style="list-style-type: none"> • VVRA keeps members updated on issues that affect the quality of our lives. VVRA publishes monthly and quarterly updates on the many issues that we are advocating for.

MEMBERSHIP RENEWAL – July 2023–June 2024



Annual dues per household:

Patron Level = **\$50.00** Receive *The Valley Villager* by email or U.S. Mail **(Circle One)**

Donor Level = **\$30.00** Receive *The Valley Villager* by email or U.S. Mail **(Circle One)**

Basic Level = **\$20.00** Receive *The Valley Villager* by email only

Name(s): _____ Email: _____

_____ Email: _____

Address: _____ Zip: _____

Home Phone: _____ Cell: _____ Work: _____

Would you like to volunteer? 4TH July Parade? ☐ Beautification? ☐ Other? _____

The Valley Village Residents Association welcomes your opinions and volunteer time.

Please make your check payable to: **Valley Village Residents Association**

Mailing Address: **VVRA, P.O. Box 4916, Valley Village, CA 91617**

PayPal is available at our Association website: www.ValleyVillageRA.com or [Venmo QR Code](#)

