

# THE VALLEY VILLAGER

VALLEY VILLAGE HOMEOWNERS ASSOCIATION



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

## Editor's Note

Dear Readers,

We value your membership in the Valley Village Homeowners Association, and are doing what we can to retain what elements of a normal life are available to us. To that end, we give you this abbreviated edition of The Valley Villager, which includes Neighborhood Council Valley Village's chart of businesses in our area that would so appreciate your patronage in these difficult times (go to <https://www.myvalleyvillage.com/keeping-our-community-safe/>), as well as a summary of some of the issues on which your Association is taking a position and continuing to be involved.

This might be a good time to get caught up – most of the issues are seemingly dormant now, but many of them are undoubtedly going ahead off-stage and will surely come bounding back when we are all released to take an active part in their outcomes.

## A Letter From The President

Dear Members,

It's hard to imagine what to say these days that matters in light of our new world order.

Our little village has, in many ways, turned upside down. Long lines to get into our local grocery stores, the impossibility of finding toilet paper, schools closed, working from home, Starbucks empty – it's a scenario that is surreal.

But it has also led to some lovely new realities – families walking together daily, neighbors visiting on lawns (3'- 6' apart, of course), children drawing hearts on the street corners in chalk with messages of "we'll get through this together". It is times like these that make me so grateful to live in a community where we have fresh air, safe streets and the ability to eventually find some toilet paper.....

Be safe, and I can't wait to see you all the next time we can get together.

Beth Fulton  
President

*We'll get through this together.*



## Board Notes

At our meeting on January 27, the following transpired:

We will launch a monthly Bulletin that will, when relevant, follow each Board meeting and reflect 5 things of note from that meeting and/or updates from some of our core areas of interest.

\*Approved new fees for the new year starting in July, i.e., Basic \$20, Donor \$30 and Patron \$50. \*We will request donations and have a food basket at each Membership Meeting. \*We will continue to protect Valley Village from being the unique recipient of airplane noise by attending the Airport Task Force and related meetings and generally keeping up with the decisions being made by the various groups.

\*We will continue to monitor the newly introduced bills that follow SB-50 and that threaten our way of life in the Village. \*We are keeping an eye out for any changes to LAUSD's boundaries for Colfax Charter school.

\*We are working hard to obtain reimbursement for the many homeowners in Valley Village who erroneously paid permit fees for small renovations between 2016 and 2019.

\*We agreed to the wording of our Association's suggested change of name to Valley Village Residents & Homeowners Association, which will reflect the changing demographics of the area.

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### Sources:

Neighborhood Council Tessa.lapl.org  
Valley Village Livable California  
2020Census.gov

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## Update on Sharing The Noise

We acknowledge that this issue pales in comparison to the Covid-19 crisis. For now, airport operations have been significantly reduced and we can appreciate the diminished noise from the skies. However, the issue will return after travel restrictions are dropped and we need to be ready. Here's the latest, as far as we are aware.

Councilmember Paul Krekorian has commented on noise concerns related to the Burbank and Van Nuys airports.

His recommendations to the Noise Task Force were that:

1. The Federal Aviation Administration and the airport work together to ensure vigorous enforcement of the existing curfew.
2. a. Establish a procedure for southbound takeoffs from runway 15 that turns left to go eastbound, thereby avoiding the East San Fernando Valley communities of Los Angeles.  
b. Create an enforceable requirement to encourage the FAA to increase the use of the existing departure procedure, such as constraining all other departure procedures to reduce their volume to their pre-2009 levels.
3. Noise guidelines at Hollywood Burbank and Van Nuys airports be imposed for commercial and general aviation operators.
4. The FAA adopt rules to increase altitude as rapidly as is safe when departing from Hollywood Burbank Airport.
5. The FAA should increase the climb gradient on all Hollywood Burbank and Van Nuys departures.
6. The FAA commit to all mitigation measures to relieve the impacted communities, including but not limited to, soundproofing of buildings.

Most of the recommendations are very general; however, 2a and 2b should concern all of us.

2a calls for eastbound takeoffs. Testimony from a career commercial pilot suggests that this is inherently dangerous because of the higher terrain planes will encounter and the overlap it would cause with LAX arrival patterns. There are probably special situations where eastbound takeoffs are appropriate and safe, but not often enough to form a sustainable procedure.

VVHA will support eastbound departures if – and only if – they can be performed safely.

2b seems to be designed to appease certain Studio City noise advocates who demand that takeoff tracks be confined to north of the 101. This strategy would greatly increase noise over Valley Village, North Hollywood and other communities to the north.

The next Burbank Airport Task Force public hearing has been delayed until an unspecified date in May, but we would not be surprised if it is postponed again.

## Construction Projects Update

Projects proposed during the past three months for Valley Village:

- 5414 Bellingham Avenue. This multifamily residential project has eight units, including one very-low-income unit.
- 12144 Riverside Drive. The site is west of Vantage Avenue. The project is a 16,000 square feet office building with 21 parking spaces. It has a height of 45 feet and several protected trees are scheduled to be removed.
- 11829 Chandler Boulevard. This is an S.B. 1818 residential density bonus project with 12 units, including two low-income units. It is a four-story building with a height of 47 feet.
- 5229-5235 Vantage Avenue. The project will have 18 multifamily units, including one very-low-income unit, plus two single-family homes. There are six two-bedroom units. Each of the other 12 units has three bedrooms and two bathrooms. The architectural style is modernist.
- 4720 Radford Avenue. This is a multifamily residential project with 12 units on two single-family home lots. The 36-foot height complies with the Specific Plan.
- 5118 Laurel Canyon Boulevard. This is a multifamily residential project with a modernist architectural style.
- 5009 Bluebell Avenue. This is a single-family home with 5,550 square feet of floor area. It has a reduced front setback of 25 feet in lieu of the 40-foot prevailing setback, which conforms with those of other properties and has been approved by the Zoning Administrator.

## A Bit of History

This ranch house, home to the Weddington family, was built in the 1880s. History has it that it was lifted out with a steam shovel when groundbreaking for the El Portal Theater (another Weddington enterprise) began on Lankershim Boulevard in 1926. The building later became the Toluca post office before the town was renamed Lankershim.



Source: LAPL Photo Archive

## Small Remodels, Big Bad Fees

The Valley Village Homeowners Association and the Neighborhood Council continue our joint efforts to obtain reimbursement of permit fees improperly imposed by the City's Planning Department between 2016 and 2018.

As you may know, about a year ago the Planning Department issued a memorandum acknowledging that Specific Plan Compliance fees were improperly charged to Valley Village homeowners for small home remodel projects. There was no need to force homeowners to go through the compliance review process, which delayed their projects and significantly increased the cost. The fees ranged from about \$4,000 to about \$9,000 per property, in addition to the cost to the homeowners of having their architects or contractors navigate the City's process.

So, while the Planning Department acknowledged the fees were improperly charged, and stopped charging the fees on new projects, the City did not address the right of the affected homeowners to be reimbursed. So VVHA and NCVV, together with Councilmember Paul Krekorian's office, have been actively working to obtain refunds for these homeowners, navigating the various legal and political hurdles thrown up to thwart what seems a straightforward outcome for these homeowners.

At this point, there appears to be some light at the end of the tunnel. While there is no guarantee that the City will agree to issue refunds, we hope to have good news to report soon. Check the status in our next newsletter.

# Offspring of SB-50 – Livable California

Following the defeat of SB-50, three new bills are making their way through the California legislature and owe a lot to Scott Wiener's original bill. Passage of any one of them arguably would do little for our affordable housing challenge and would do a lot for many individual contractors.

## **BILL 1) SB 902, by Scott Wiener:**

Arguably misreported by the L.A. Times, SB 902 lets developers erect luxury 8-plexes (not 4-plexes) on any residential parcel in big cities, and 4-plexes or duplexes in smaller cities. Piled onto that, SB 902 lets cities allow 10-unit luxury projects in single-family neighborhoods (described below), that developers can expand to 15-units under state density bonus and granny-flat laws.

- ❖ SB 902 abuses granny-flat (ADU) laws to allow 8-unit buildings – not 4-units as the Times reported – in single-family areas of most major cities.
- ❖ SB 902 lets cities allow 10-unit apartments in the below single-family areas, but state laws enlarge such projects to about 15 units.
- ❖ Further, SB 902 allows cities to approve 20-unit projects in three defined areas:
  - **Transit Areas:** Vast, newly devised 1-mile-wide swaths where apartments can be erected in single-family areas that happen to be located in the general area of single-bus routes. A gross expansion of SB 827.
  - **Job-Rich Areas:** Still unmapped, these huge suburban and urban areas would likely be unveiled by state bureaucrats AFTER the law is debated. Residential zoning in these “Areas” would be overridden for 15-unit buildings, or more.
  - **Urban-infill:** Certain sites already developed on 3 sides would allow big luxury apartment buildings.
- ❖ **NO affordable units are required by SB 902.**
- ❖ Protects renters from eviction, but has loopholes identical to Wiener's past bills.

## **BILL 2) AB 725, by Buffy Wicks & Scott Wiener:**

This luxury housing bill hid behind fuzzy language for months, but was spotted by folks in South L.A. and Sherman Oaks. It calls for upzoning of land that now houses “2 to 35 units per acre.” And that's the catch.

- ❖ “Two to 35 units per acre” is single-family, duplex & small-apartment zoning. AB 725 would force 25% of future regional growth to be crammed into these neighborhoods, a mass upzoning.
- ❖ Our estimate is that 300 to 400 cities will be swept into the upheaval of AB 725. Those cities would be banned from counting granny flats toward the 25% growth target — a punitive move called “delusional” by a respected urban planner.
- ❖ AB 725 weaponizes a state rule known as “RHNA” (Regional Housing Needs Allocation), to destroy low-density areas in cities large and small.

## **BILL 3) AB 1279, by Richard Bloom:**

This bill upzones as-yet undefined “High Resource Areas”, allowing construction of luxury apartments in thousands of single-family communities located in cities that didn't reach “RHNA” housing-approval targets. This is yet another bill to punish cities that are trying hard to approve housing. But the residents will pay.

- ❖ “High Resource Areas” will be defined and mapped out much later, but we already know they will be made up of areas reflecting residents with college degrees, decent salaries and high employment.
- ❖ In High Resource Areas, 8-plexes will be approved by cities if developers include a small number of low-income units. OR developers can pay a modest fee to NOT include ANY low-income units.
- ❖ Big 40-unit and 100-unit luxury projects would be granted to developers in certain residential areas, but only if the developer includes low-income units OR pays a modest fee to NOT include them.

## **NO affordable housing required.**

## The Importance of the Census 2020

The results of the 2020 Census will help determine how hundreds of billions of dollars in federal funding flow into communities like ours every year for the next decade. That funding shapes many different aspects of every community, no matter the size, no matter the location. And the Coronavirus pandemic is not going to last forever, so here are some of the benefits of completing the Census form that we can think about before we reach for the virtual pen.

Think of getting back to work and your commute there and back: Census results influence highway planning and construction, as well as grants for buses, subways, and other public transit systems.

Think of your kids back in school. Census results help determine how money is allocated for the Head Start program and for grants that support teachers and special education.

The list goes on and includes programs to support rural areas, to restore wildlife, to prevent child abuse, to prepare for wildfires, and to provide housing assistance for older adults.

So don't forget to do your bit. By now, you have probably received the notice to comply with the census. It takes just a few minutes to complete and can be done on the form provided in the mailing or by going to [www.2020census.gov](http://www.2020census.gov).

Source: 2020census.gov

## Where am I in Valley Village?

Do you know where in Valley Village these photos were taken? If you think you do, send the address (they're both on the same street) to [www.valleyvillageha.com/whereami](http://www.valleyvillageha.com/whereami), and if you're right, we will recognize your sharp eyes in the next issue of The Villager.



**Are you interested in the challenge of monitoring inevitable change while retaining our way of life here in the Village?**

Whether your interest or expertise is to embrace the Specific Plan, annual events, finances, sound walls, residents' queries, or our publications, we hope you will consider volunteering with Valley Village Homeowners Association. Contact us at [mail@ValleyVillageHA.com](mailto:mail@ValleyVillageHA.com).

## Village 'vents

### Saturday, April 25

Since the City has cancelled all Earth Day-related events, the Neighborhood Council Valley Village Shredding Event will not take place on April 25.

### Saturday, May 16

Colfax World Fair – The fair has been cancelled, though negotiations are ongoing to save the Silent Auction part of this major fundraiser organized by PACE at Colfax Charter Elementary School. Donations will always be gratefully received at [www.colfaxpace.org](http://www.colfaxpace.org)

### Tuesday, October 6

National Night Out, the annual event that helps police departments across the nation build relationships with neighbors and create safer neighborhoods, has been moved from its usual August date to Tuesday, October 6.

### Any Day, 24/7

Join Valley Village Homeowners Association at [www.ValleyVillageHA.com/join-us/](http://www.ValleyVillageHA.com/join-us/)

**Tell a Friend,  
Tell a Neighbor  
to join VVHA**

## VVHA Board of Directors

Beth Fulton, President  
Dorothy Apple, Vice-President  
Ellen Wilheim, Treasurer  
Morgan Loy & Gil Shorr,  
co-Secretaries

### Members at large

Glenn Block  
Octavio Chaidez  
Sandy Hubbard  
Marc Woersching

# Homeowners Association Membership Meeting

**DUE TO THE REQUIREMENTS OF THE CORONAVIRUS PANDEMIC,  
WE HAVE CANCELLED OUR USUAL MEMBERSHIP MEETING  
ON WEDNESDAY, APRIL 15**

## **AND THE PEOPLE STAYED HOME**

And the people stayed home. And read books, and listened, and rested, and exercised, and made art, and played games, and learned new ways of being, and were still. And listened more deeply.

Some meditated, some prayed, some danced. Some met their shadows. And the people began to think differently.

And the people healed.

And, in the absence of people living in ignorant, dangerous, mindless, and heartless ways, the earth began to heal.

And when the danger passed, and the people joined together again, they grieved their losses, and made new choices, and dreamed new images, and created new ways to live and heal the earth fully, as they had been healed.

—Kitty O'Meara

## **Mark Your Calendar:**

*2020 Membership Meetings will be on Wednesdays*

*\* July 15 \* October 21 \**

*2020 Board of Directors Meetings will be on Mondays*

*\* May 18 \* Jun 22 \* Aug 5 \* Oct 26 \* Dec 14 \**

## **VALLEY VILLAGE HOMEOWNERS ASSOCIATION**



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***"Communicate, Advocate, Participate"***