

# THE VALLEY VILLAGER

## VALLEY VILLAGE HOMEOWNERS ASSOCIATION



VOL. 31 NUMBER 1 January 2021 P.O. BOX 4916, VALLEY VILLAGE, CA 91617

### Election of Board Directors

On **Wednesday, January 20** at our Annual membership meeting, we will hold our bi-annual election of members to serve on the Board of the Valley Village Homeowners Association. Many present Board members have put their hats in the ring to serve another two years, and the nominating committee has done its best to find other qualified and enthusiastic candidates.

We hope you will run, and we thank you for the encouragement and volunteer help you have given the Association over the last rather difficult year. Our wish, again, for this year is that more of you will attend our general membership meetings so that current issues that threaten our Village and what the Association is doing to mitigate their effects become issues that you also would like to work on. And the fun stuff: We always need help organizing the July 4th Parade and the Food Drives that have replaced it during these critical Covid times.

*The following are candidates for the Board:  
(In Alphabetical Order)*

**Dorothy Apple**  
**Beth Fulton**  
**Sandy Hubbard**  
**Jenna Schwartz**  
**Ellen Wilhelm**

**Glenn Block**  
**Paul Hatfield**  
**Pam Moeck**  
**Linda Simon**  
**Marc Woersching**

**So if you would like to run in the upcoming election**, please contact Peter Sanchez before January 18, to be included on the printed ballot. Call 818-424-5763.

Each candidate may make a short statement at the meeting, and nominations will also be accepted from the floor.

Candidates must be willing to serve, be a resident of Valley Village and be a paid-up member of Valley Village Homeowners Association. There are 10 members on the Board and this is a two-year term. The election will be conducted during the zoom meeting on the 20<sup>th</sup> and the results will be announced at the close of the meeting.

Past Presidents **Alan Brody, Lori Dinkin, Paul Hatfield, Tom Paterson and Peter Sanchez**, are automatically non-voting members of the board.

*See pages 4 and 5 for Candidate Statements and the back page for Election and Membership Meeting information.*

### Rob's Beat

Crime is up. Why should you report a crime? It's simple, the Los Angeles Police Department cannot address crimes or hotspots if they are not notified about them. Typically, when a crime occurs and is left unreported, the frequency and severity of occurrences will increase. This makes the importance of reporting crime, big or small, absolutely vital for your community.

On a daily basis the LAPD's Crime Analysis Unit monitors crime trends for patterns. The analysts put together a map that records and illustrates every crime that occurs within a division. On a weekly basis, the sergeants, beat sergeants and divisional management meet, review and discuss crime patterns and emerging hotspots. Strategies are developed to utilize police personnel for the targeted areas. The final result, although not always seen, is an arrest for the original reported crime, or reduction of other occurrences.

Sending out proactive patrols is one response to the emerging crime patterns when documented: in many cases, when you see a police car or a police officer in your neighborhood, they are visiting a target area.

Crime prevention cannot be achieved by the police alone. It is up to law enforcement officers and the public to work hand-in-hand, which means that LAPD depends on your assistance in reporting all crimes.

Emergency: 911

Other Crimes: 877-ASK-LAPD

**Board Notes**

Meeting held November 2, 2020 via Zoom. The focus of the meeting was on the suggested name change, the subsequent changes to the bylaws and how best to present these potential changes to our members. ~ Noted another successful food drive in October. ~ Created a matrix to summarize the city’s housing situation, which covered determining the need, understanding each housing bill up for review, protecting and expanding the amount of green space and ensuring the future existence of Valley Village as we know it.

**Bylaw Changes**

***The Bylaws Committee has updated a few sections in the Association’s bylaws. Most important, the current Board is recommending that we change our name to reflect the changing demographics of Valley Village and include our resident members who are not homeowners. The recommended new name is: Valley Village Residents Association. As members, you will be asked to approve the revised bylaws and the name change at our January 20, 2021 meeting. The election for Board positions will be held then too.***

EDITORIAL STAFF	
Publisher:	Peter Sanchez
Editor:	Gil Shorr
Editor Emerita:	Breice Reiner
Contributors:	Dorothy Apple
	Rob Benavidez
	Glenn Block
	Beth Fulton
	Ellen Wilhelm
	Marc Woersching

**A Letter from the President**

Hello Villagers,

It’s been an honor to lead this organization for the past two years. During these difficult times I’ve been so grateful for the community I live in and the opportunity to be engaged in our local issues.

On January 20<sup>th</sup> we will vote on a new Board. As you will see in this edition of *The Valley Villager* the slate of candidates running is a mix of old and new faces. I am very much looking forward to the good work we can accomplish together. Though I might like to add that you certainly don’t have to be a Board member to volunteer!

Best to all,

Beth Fulton  
President

**The Treasurer’s Report**

The Board thanks each of you for your membership in this difficult year. Unlike most years, the Association’s expenses in 2020 were actually less than our income. This good fortune is, ironically, due to Covid-19 which forced the cancellation of the July 4<sup>th</sup> Parade and general meetings at Colfax Elementary school. Thanks to Beth for sharing her company’s Zoom account, we were able to save even more.

Here is the break-out:

Income: Membership	\$11,365.00
Expenses: Insurance	1,673.00
Programming*	4,966.09
Administration	836.10
Bank Charges	10.00
Utilities**	999.50
PayPal	158.28
Total Expenses:	\$8,642.97
Net Income:	\$2,722.03

Yes, dues were raised slightly this year because for a few years now, the Association has been running close to the red. However, this year we were able to rebuild our dwindling coffers. The Board has not estimated the expenses that will be incurred if the Association’s members approve the Bylaw changes and VVHA becomes Valley Village Residents Association; however, they are anticipated to be minimal.

\*Programming includes all outreach to our members, including our newsletters and events.

\*\*Utilities include maintaining our website and phone line.

## Development Projects in the Works

### Planned:

1. **5119-5125 Colfax Avenue.** This is a nine-unit 3-story apartment project with 20 parking spaces proposed for the southeast corner of Colfax and Hartsook Street, on a site zoned RD1.5. Two existing buildings will be demolished and 15 trees removed and replaced. The new building will have a brick and off-white stucco exterior with aluminum-sided windows. The project conforms to the Specific Plan.
2. **11710-11712 Hartsook Street,** just west of Colfax Avenue. This two-lot small-lot subdivision will replace an existing duplex with no increase in the number of units. It is zoned RD1.5 for lower density multifamily residential development and its 3 floors will rise to a height of 30 feet. Access will be from both the street and the alley to the rear.
3. **5409 Morella.** The height of this 3-story 4-unit building will be 30 feet, and 2 parking spaces per unit are planned. The 8,000 sq. ft. lot is zoned R2. 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.
4. **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 will be four stories and 47 feet high. This exceeds the 30 feet permitted by the Specific Plan but is allowed under S.B.1818. Councilmember Krekorian's office will try to have the height stepped back.
5. **5229-35 Vantage Avenue.** This apartment building will have 18 units, will be 4 stories/45 feet high and provide 35 parking spaces. Because it is an S.B. 1818 project there is a 10% reduction in the number of parking spaces in exchange for the provision of bicycle parking slots.
6. **4635-39 Tujunga Avenue.** Planned is a 3-story apartment building with 17 units and subterranean parking between Riverside Drive and the Ventura Freeway. It is hoped that trees will be planted to screen the single-family homes to the west of the project.

### Under Construction:

7. **Laurel Canyon Boulevard at Vantage Avenue.** Construction is nearing completion on this multifamily/ single-family home project at the on-ramp to the Ventura Freeway. 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 Avenue. 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 had been approved.
8. **11700 Magnolia Boulevard.** This project – to redevelop the former auto repair shop at the southwest corner of Magnolia and Colfax with 19 residential units and 1,510 square feet of retail space – is almost complete. The applicant's intent was to design a high-quality building that would improve the neighborhood and be environmentally sustainable. However, the modernist design that has emerged, with its bright white exterior and metallic surface has been criticized for clashing with the more traditional architectural styles and colors of the surrounding area, particularly North Hollywood High School located directly opposite.
9. **Galaxy Car Wash site.** Construction is underway 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. 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 height of 5 stories and 56 feet is allowed to exceed the commercial zoning height limit of 45 feet. In exchange for the additional units permitted by the density bonus, nine of the 70 units will be set aside for renters considered to have low or moderate incomes.
10. **5303 Hermitage Avenue.** Construction is well underway on a 26-unit small-lot subdivision along both sides of a short section of Weddington Street west of Hermitage Avenue. An area with two mature Camphor trees at the northwest corner of Weddington and Hermitage will be preserved as open space. The project has a Cape Cod architectural style that will be compatible with other buildings in the neighborhood.

### Completed Projects:

11. **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 on the site of a one-story former dentist's office. Because it is a density bonus project its height of four stories and 47 feet is allowed to slightly exceed the 45-foot height limit established by C2-1 zoning. This greater height and its perception of being out-of-scale with the surrounding one- and two-story buildings, plus the traffic and parking impacts on Vantage Avenue, a narrow two lane street, drew considerable opposition from neighbors to the northwest. 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, and the unoriginal modernist architectural style and colors used to set off the building.
12. **5110 Whitsett Avenue.** Completion is imminent on this 15-unit condominium project at the northeast corner of Whitsett Avenue and Otsego Street. It has three stories and is 36 feet high with landscaped front setbacks. Thirty-eight parking spaces with 20 tandem spaces are provided at a rate of 2 ½ spaces per unit. Nine 36" box trees will be planted in the rear setback areas. The project has drawn strong opposition from the neighborhood to the east of Whitsett Avenue due to the fact that it is perceived as looming over the neighborhood. The trees are not tall enough to screen the east side of the building, the parking entrance is on Otsego rather than on Whitsett, the traffic and parking impacts flow on Otsego and, most of all, it is seen as boxy and austere, clashing with the structures around it and not consistent with the Cape Cod-styled condominiums across the street.

# Valley Village Homeowners Association

## Board of Directors Election

Term: January 2021 – December 2022

Election Date: January 20, 2021

## Candidate Statements

### **Dorothy Apple:**

I grew up in Toluca Lake and attended our local public schools. I am a resident of Valley Village since 1998 and work in the community. I have been a board member of the Valley Village Homeowners Association since 2012 and the VVHA July 4th Parade chair for the last seven years. I have served on the NCVV board since 2007, and was secretary for eight years and currently hold the treasurer position. I am an active member on the Planning & Land Use committee. I am involved in the Valley Village Neighborhood Watch Program and Community Emergency Response Team, and work closely with our local LAPD and LAFD officials. I believe smart development, safer streets, good schools and sound infrastructure are key to keeping the integrity of our community intact. I believe that developers should abide by the Valley Village Specific Plan (now being updated as the Community Plan) and rarely an exception should be made. I look forward to being an advocate for homeowners and stakeholders in Valley Village, to ensure that our neighborhood remains one of the most desirable in the city of Los Angeles.

### **Glenn Block:**

My wife, Nickie, and I have been homeowners in Valley Village for more than 14 years. Our children, Maddy (17) and Beckett (12) have attended local schools – both at Colfax Elementary and Maddy at Walter Reed Middle School. I've served on the Neighborhood Council Valley Village Board since 2016 and on the VVHA Board since 2018, with a focus on homelessness and planning and land use issues. I chair NCVV's Land Use and Community Plan Update committees. I hope to have the opportunity to continue to serve on the VVHA Board on your behalf.

### **Beth Fulton:**

I have been a resident of Valley Village for the past 19 years. My husband, Dave, and I have been fortunate to raise our two children in this wonderful neighborhood. I have been honored to serve on the Valley Village Homeowners Association Board for the past two years. I have enjoyed working on the issues that are relevant to the quality of our lives – including our efforts on the Burbank Airport Task Force and our work on opposing the recent onslaught of anti – single-family neighborhood housing bills that have come out of Sacramento. If I am to be re-elected I would like to focus my time and energy on planting more trees in our Village.

### **Paul Hatfield:**

I have lived in Valley Village since 1986. For ten of those years, I served the community as the Treasurer and At-Large member of the Neighborhood Council. It became apparent to me that the city's bureaucracy was an obstacle to sustaining our quality of life. I have written at length on the subject in my articles for Citywatch L.A. I also served as president of VVHA for four years, but remained an active participant. For the better part of the last two years, Beth Fulton and I led our effort to push back against demands from Studio City to have all flights from Burbank Airport fly over our neighborhoods and others north of the 101. I might add that our own City Council representative sided with Studio City and never once considered our position, which is all the more reason to make our collective voices heard. The most effective way to be heard and respected in our city is through organization and participation. Increasing our membership and expanding communication must remain priorities for the board. The more members we have, the more likely our elected officials will listen to us. This is more important today than ever before because the challenges facing us have increased. Crime rates have gone up across the Valley and the city wants to increase density in a manner which will add to already growing congestion. The budget cuts to the LAPD will adversely affect our safety. And COVID-19 will remain a dark cloud over us for some time to come. Please support VVHA by reaching out to your neighbors. Encourage them to join and, equally important, participate.

### **Sandy Hubbard:**

I have been a homeowner/resident in Valley Village since 2000. During that time I have served on the VVHA board, as well as the Neighborhood Council Valley Village. With the growth of the North Hollywood/Valley Village communities and both existing and new transportation corridors that surround Valley Village, I am interested in ensuring the fundamental cohesiveness of the NoHo Community Plan and Valley Village Specific Plan's abilities to retain and safeguard our unique community characteristics (which include both single-family and multi-family housing solutions), and look forward to serving with the other board members to achieve that goal. I would appreciate the opportunity to serve another term on the VVHA Board.



**Pam Moeck:**

Hello Valley Village neighbors, my husband, two boys, (19 and 12) and I have lived in Valley Village for 21 years. We were drawn to Valley Village by the small town feel that's sandwiched within a big city. We know our neighbors by name, and that is unusual here in Los Angeles. We have seen many things change in Valley Village, some for the good and some that have been troublesome. It's time for me to step up. I have wanted for years to become active in the Valley Village Homeowners Association and now that my children are teenagers I can. I have been active in school board committees for both of my children and currently I am working on a committee urging the city of Burbank to preserve the equestrian community and vast trails of Griffith Park. I'm interested in keeping Valley Village safe, clean, and a place where families can enjoy neighborhood activities, friendships, and the epic Fourth of July parade. I'm excited to serve our community and lend my voice and time to this association.

**Jenna Schwartz:**

My husband Rich and I have been residents of Valley Village since 2007, and are proud parents to our daughter Zoe, a graduate of Colfax Charter Elementary, and our son Oliver, who is in his final year at Colfax. I served several positions on the Colfax PTA, including as President, and have spent the last 6 years helping to run the beloved Colfax World Fair. Volunteering is my full-time job, and I am excited for the opportunity to devote more time to the community I love so much. I am proud to be a resident of Valley Village, and I hope to represent all residents -- homeowners and renters. All together, we make Valley Village great. I look forward to being a strong voice on the board, with goals that include building membership, inclusion and safety.

**Linda Simon:**

As an individual who has lived my entire life here in North Hollywood/Valley Village being asked to run as a Board candidate for the Valley Village Homeowners Association, I would consider it an honor to serve our community. We have lived in our home since 1974 and I have participated in the CERT Program, Neighborhood Block Co-Captain, involved with Colfax Elementary School activities for 7 years, volunteered with the Los Angeles Police Department/North Hollywood Division for 12 years with being honored as Volunteer of the Year by Bill Bratton when he was the Chief of Police. In addition, my husband and I were instrumental in the LAPD yearly Halloween celebrations at the station. I also volunteer at the LA ZOO for more than 10 years, and SOVA Food Pantry in Van Nuys. Steve and I were honored a couple of years ago being the Grand Marshall of the Annual July Fourth parade.

**Ellen Wilhelm:**

It has been my privilege to serve on the VVHA Board of Directors since 2013. I have held the positions of secretary for six years and treasurer for two years. My best skills are administrative. This year I revived the Finance Committee to establish protocols for future treasurers to follow, ensuring that all VVHA finance records are standardized. I enjoy submitting articles for The Valley Villager. I have lived here since 1986 and I love the sense of a small community within the metropolis of Los Angeles. I am asking you to re-elect me. Thank you.

**Marc Woersching:**

I am running for re-election to the Board of Directors in order to continue efforts to improve the quality of planning and development in Valley Village. I am an urban planner with the City of Los Angeles. Prior to being on the Board I served with the Board as a consultant, working on projects to remove the unsightly billboards from the Chandler Boulevard median, curb mansions in Valley Village and propose amendments to the Specific Plan. Since 2008 I have also been serving as the Association's representative on the Neighborhood Council, since 2001 on its Planning Committee and since 2011 on its Vision Committee. Working with the chair of the Vision Committee, we prepared an architectural design manual to encourage the construction of buildings in Valley Village that have architectural quality. In 2016 I became the chair of the Vision Committee. Currently I am assisting with an effort to obtain an historic designation for 18 old Oak trees next to North Hollywood High School. I am also a member of a special Neighborhood Council committee to monitor and make recommendations for the restudy of the North Hollywood-Valley Village Community Plan.

## **Wanted! Nominations for the Board**

There's no doubt that a successful, vibrant neighborhood relies heavily on the active involvement of its residents. A Board member will be giving the community the benefit not only of their time but of their talents – Board members are asked to attend six Board meetings a year, help at the four General Membership meetings and events and join one of the committees that support the Association's work.

In short, we are seeking those who have time to volunteer and are interested in supporting growth while retaining our way of life here in the Village. We hope you will consider running for the Board or volunteering for a committee or event. If you are interested, or you would like to nominate someone else please email the Association at [mail@valleyvillageha.com](mailto:mail@valleyvillageha.com), and plan to attend the Membership Meeting on Wednesday, January 20, 2021 at 7pm via Zoom,

Also see our website [www.ValleyVillageHA.com](http://www.ValleyVillageHA.com).

# Homeowners Association Membership Meeting

IN LINE WITH THE PREVAILING REQUIREMENTS OF THE CORONAVIRUS PANDEMIC  
THE ASSOCIATION WILL HOLD ITS GENERAL MEETING VIA ZOOM AT

**7:00PM ON WEDNESDAY, JANUARY 20**

This link will be sent to you by email closer to the meeting:

<https://topa-ins.zoom.us/j/89020474529?pwd=S2NtYXhiQ3haWF11cm1QL3dxd1NDdz09>

Meeting ID: 890 2047 4529 Password: 783530

We do hope you will join us to:

- \*SELECT THE BOARD OF DIRECTORS TO GUIDE THE ASSOCIATION THROUGH THE 2021-2022 TERM
- \*DISCUSS AND VOTE ON CHANGING THE NAME OF THE ASSOCIATION TO  
**VALLEY VILLAGE RESIDENTS ASSOCIATION**
- \*APPROVE CHANGES TO THE BYLAWS, INCLUDING THE NAME CHANGE
- \*ROB BENAVIDES, SENIOR LEAD OFFICER NH LAPD, WILL GIVE A SHORT REPORT

**Mark Your  
Calendar:**

*2021 Membership Meetings will be on Wednesdays*

Jan 20 \* April 21 \* July 21 \* Oct 20

*2021 Board of Directors Meetings will be on Mondays*

Jan 25 \* Mar 8 \* May 3 \* June 28 \* Aug 9 \* Oct 18 \* Dec 13

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*"Communicate, Participate, Advocate"*