

# THE VALLEY VILLAGER

## VALLEY VILLAGE HOMEOWNERS ASSOCIATION



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

### *Valley Village July 4<sup>th</sup> Parade*

Come on out and join the fun – come on foot or on a bike, come in a wheelchair or on a pony, come out of your houses and cheer on the marchers, it's the highlight of our Valley Village Homeowners Association year, and we want you all to be there and enjoy it!

The Parade has been organized by the Valley Village Association for 24 years, and the 50 or so volunteers who put it on work hard to make it a memorable day. The Grand Marshals heading up this year's Parade are three couples, Cathy Flynn & Tom Rosholt, Cathy & Stephen Fromkin, and Jeanne & Darren Turbow, all dedicated parents at Colfax Charter School whose youngest children graduated on June 8. As for the parents, for the past nine or so years they have done everything from being treasurer to organizing the Turkey Trot, from PACE president to many-year coordinator of the Colfax World Fair – everything to give them a well-earned place in the Parade.

Neighborhood Council Valley Village has again made sure there will be two marching bands to make the parade a Parade, from North Hollywood and Birmingham high schools.

Many marchers decorate their bikes, scooters and wagons in red, white and blue and wear fun patriotic outfits as they walk in the parade. Decorated golf carts and trucks are also allowed.

***Safety rules require that no one stands in a moving vehicle and no sitting or standing on the back of trucks.***

The Parade starts at 10am at the corner of Addison Street and Morella Avenue. Participants on foot, bike, skateboard, etc., should line up on Addison and enter from **Colfax Avenue**. Cars, trucks and golf carts line up on Morella and must enter from **Huston Street**.

The Parade heads west on Addison Street, turns right on Ben Avenue (north), right on Otsego Street (east), across Colfax Avenue to Irvine Avenue. It then turns right on Irvine (south) and left on Hesby Street (east) to Westpark Drive. The Parade ends at Valley Village Park, where the Valley Village Homeowners Association will provide a glittering buffet of watermelon generously donated by Jon's market, donuts (Yum Yum), corn dogs (Wienerschnitzel) and bottled water (Gelson's). At the park, you will also have an opportunity to learn more about the Association and about becoming a member or renewing your membership. Just head over to the VVHA table.

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

### **Yes! A Sound Wall!**

Valley Village residents may have something to celebrate in the coming months if all goes according to plan. Metro has informed Neighborhood Council Valley Village (NCVV) that a contractor will be chosen in June to begin construction of the sound wall along the 170 freeway from Sherman Way to the 134 interchange.

We've been promised work on this sound wall for years, but the quote from Wilbur Babb, Jr., Community Relations Manager for Metro is reassuring:

"The bid process for the project is complete, and the bids are currently under evaluation. The timeframe for evaluation is approximately 45 days. When the contract award is announced, there is a 15-day period to contest the award. When that period closes, the award is confirmed and a notice to proceed (NTP) is granted to the contractor. We anticipate the NTP by mid-July.

"Construction can begin approximately a month or so thereafter, depending on the schedule and when the contractor mobilizes. At this time, it's still undetermined the location where the work will begin. The work start point will be determined when the contractor submits the schedule after they receive the NTP. Our best estimate on when shovels go in the ground for construction to begin is late August."

NCVV is advocating for a construction start at the south end of the project which is in Valley

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***Valley Village July 4<sup>th</sup> Parade – Tuesday, July 4, 10am***

## Notes from the Board Meeting, May 15

As in the past, the Board voted to donate \$600 to PACE at Colfax Charter Elementary to support the annual Colfax World Fair. Board members will also be at the VVHA/NCVV booth to answer questions, sign up new members and dispense drinks, pretzels and popcorn. ~ We agreed to update *The Valley Village Story* and have copies ready by May 20; we are also working on a card that will give members discounts with various consenting Valley Village merchants. ~ We agreed to pursue the idea of downzoning lots in 9 areas from R-3 (duplexes, triplexes) to R-1 (single-family dwelling) in order to cap the housing density in Valley Village; to this end, we will obtain petition signatures to present to the City Council with our request. Also in the name of preservation, we will identify certain homes or groups of homes that have not been renovated since their construction and recommend them for the Historic Preservation Overlay Zone. ~ Efforts are continuing to install a Welcome to Valley Village sign at the Starbucks drive-thru at Laurel Canyon and Burbank boulevards.

### ***VVHA Board:***

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## A Letter from the President

Dear Neighbors,

Illegal sources of income are subject to federal and state income tax; so why would I object to the City of Los Angeles collecting Transitory Occupancy Tax (TOT) revenue from illegal short-term rentals, such as Airbnb?

In the former case, taxation does not exempt scofflaws from prosecution. If anything, tax compliance requirements are useful tools to bring criminals to justice or enhance their sentences. If Al Capone were alive, he would agree.

The latter is different – it creates an impediment to enforcing zoning laws. A cash-strapped city like Los Angeles will not want to bite the hands that feed it. It is the equivalent of bribery. Pay to play, and the city will not pursue enforcement of residential zoning codes. The City Council and mayor will drag their feet, if not completely overlook, the protection of honest residents' right to enjoy their neighborhoods without the adverse effects associated with revolving door occupancy.

In his annual budget letter to the mayor and City Council, City Controller Ron Galperin weighed in. He said the city must be "vigilant to consider the potential TOT revenue impacts to the general fund."

As I read between the lines of his statement, that's not really an endorsement of the policy. If anything, it is a carefully nuanced assessment. Ron is the controller and he is required to advise the city on any financial matter – good or bad.

But zoning violations should not be ignored just because the cash generated by the TOT partially mitigates the effects of the city's reckless approach in managing its budget. Please note that Galperin also emphasized the importance of a prudent and well-balanced budget. Ignoring laws does not meet the definition of prudent.

It's a good thing that a city-sanctioned, short-term rental scheme did not exist when Scarface Al was around. No telling how much more power he would have wielded in Chicago.

We now face an army of non-violent mini-Als, no baseball bats or Chicago pianos, but armed with industry lawyers and plenty of money.

Paul Hatfield, President

**Like VVHA On Facebook! [www.Facebook.com/ValleyVillageHA](http://www.Facebook.com/ValleyVillageHA)**

## JULY 4<sup>th</sup> PANCAKE BREAKFAST

Neighborhood Council Valley Village will host their annual Community Pancake Breakfast at the Faith Presbyterian Church, 5000 Colfax Avenue, right across the street from the starting point of the July 4<sup>th</sup> Parade at Colfax Charter School, so you can get well fortified for the march to the Park. Breakfast will be served from 8:00 to 9:45am.

## Development Projects Update

Development projects occurring during the past three months are:

- Burbank Boulevard High School. This is to be a private high school for up to 57 boys in a remodeled pharmacy building on the southwest corner of Burbank Boulevard and Whitsett Avenue. Ten spaces in a landscaped parking lot will be provided, with student spaces limited to three. The school is permitted by the commercial zoning for the site provided that a conditional use permit is obtained.
- Studio City Golf & Tennis Courts. During the past 17 years, the Weddington family, who own the property, have been pursuing a partial redevelopment of the golf and tennis courts with condominium or apartment projects. The latest proposal is to develop 200 condominiums with 642 parking spaces on the east side of the property facing Whitsett Avenue. Proposals for development on the property have faced strong opposition from the community which would like the entire property to be preserved as open space. The southeast Valley is deficient in parks and open spaces and is below the standard for the amount of park land per capita that should be provided. While the ideal solution would be for the City to acquire the property and preserve it as park land, this has been difficult to do due to the City lacking the power of eminent domain to acquire land for parks under State law, plus the Weddingtons are asking \$60-\$80 million based on a speculative redevelopment value with multifamily units. However, the current zoning for the property is OS, for private open space, and a zone change to R3 would be needed, which is very uncertain due to the strong community opposition to development on this property.

## Mansionization, City Council Takes Action

On March 1, the City Council approved amendments to the Citywide Mansionization Ordinance, enabling it to finally be effective in protecting communities in Los Angeles from mansionization—the construction of large, boxy, two-story single-family homes that are out-of-scale with and loom over older, often one-story, adjacent homes.

The amendments to the ordinance are as follows: (1) reduce the base floor/area ratio for the number of square feet permitted in single family homes to .45:1 on lots zoned R1 and, for lots zoned RS, to .45:1 for lots less than 9,000 sq.ft. in area and to .4:1 for lots with 9,000 square feet or more, (2) require a step-back of the upper story through a new regulation, called an *encroachment plane*, which is a 45-degree line that slopes toward the house above a height of 20 feet, (3) eliminate the density bonuses for articulated facades and “green” energy and water conservation measures, (4) include only 200 square feet of attached garage space when calculating the size of a house (previously, the entire garage was excluded from the density calculation), and (5) double the amount of square footage counted as floor area for “double height” rooms where the height exceeds 14 feet. A provision in the ordinance that would remain in place is the exemption for roofless or “lattice top” patios, balconies, and breezeways, with no limit on the size of exempted patios. Other floor area limits are established for single-family homes in hillside areas and for the new range of R1 zones established by the ReCode LA program.

This recent action by the City Council demonstrates how persistent and extensive citizen activism can overcome inertia in City Hall. The public does not have to accept the harmful side effects of the free market. Democracy and citizen activism can put limits on the market.

## To HPOZ or Not To HPOZ

In 1979, recognizing the need to identify and protect neighborhoods of distinctive architecture and character, the City of Los Angeles developed a program of Historic Preservation Overlay Zones (HPOZ). While individual properties may be of particular merit, it is the overall collection of cohesive historic attributes which qualifies an area for HPOZ status.

HPOZs offer an array of advantages to the neighborhoods they embrace: control over inappropriate alterations to architectural elements, increased property values, eligibility for property tax reductions, and an enhanced sense of community. On the other hand, properties located in an HPOZ are subject to additional review processes relating to exterior changes or improvements; projects that would degrade the historic character of the building or neighborhood may not be allowed.

There are a number of steps which must be taken before a neighborhood can be designated as an HPOZ. First, the appropriateness of the area for designation must be determined. After that, a zone change procedure gets underway which includes notifying all affected and nearby property owners, and holding public hearings. A five-member HPOZ Board would then be seated to review proposed projects and promote historic preservation within the designated area.

The Valley Village Homeowners Association is researching sections of our community which might fit into the requirements for HPOZ designation. If you know of an area which retains a healthy number of original homes and has that “San Fernando Valley” feel (i.e., single-story ranch and traditional houses with appropriate set-backs, etc.), please send the information to Karen@ValleyVillageHA.com.

### **Sound Wall** (Continued from Page 1)

Village and is urging all residents to contact our city councilmember, Paul Krekorian, our state assemblymember, Adrin Nazarian, and Mayor Eric Garcetti, and enlist their support for this request. NCVV will work with the chosen contractor and would like to hold an onsite community celebration when the date for the actual “shovel in the ground” has been determined.

Our community has waited a long time for this sound wall. The funding was appropriated and approved several years ago but engineering studies and new state construction requirements delayed the process. The sound wall has been a priority for the NCVV board since day one, and they, as have many of us, have been diligent in contacting our elected representatives to make sure it gets built. Let's continue these efforts and get the job done!

## News from North Hollywood High

At a meeting held on May 18, preliminary design concepts and an overview of the North Hollywood High School Comprehensive Modernization Project were presented to the community by the LAUSD and CO Architects, the firm engaged for the \$197M endeavor.

The high school, built in 1927, was designed by the prestigious architect Myron Hunt, whose other achievements include the Huntington Library and the Rose Bowl (both in Pasadena), and the Hollywood Bowl. After 90 years of continuous use, the school requires safety upgrades and replacement of portable buildings with modern, permanent structures. The main, historic buildings – Kennedy Hall, Randolph Hall and Frasher Hall – will remain and be retrofitted. The new additions are contemplated in three different configurations, each with its own benefits and drawbacks. The proposed arrangements are (1) a consolidated quad, (2) extending Kennedy Hall north along Colfax, and (3) dispersing new pavilions toward the center of the property. None of the existing program areas (the “farm,” track, tennis courts, etc.) will be affected.

A notable Fletcher Martin mural entitled “*Legends of Fernandino and Gabrielino Indians*” adorned the wall above the entrance. Sadly, it was painted over during a previous renovation. As part of this new project, efforts will be made to remove the coating and restore the 1937 WPA artwork to its original glory.

While no actual architectural designs have been prepared, sample layouts may be viewed at [www.nhhs.net/apps/news/article/467129](http://www.nhhs.net/apps/news/article/467129).

The project is currently in the environmental and design phase, which is expected to take 12-18 months. This will be followed by an “approvals” phase (10-12 months) before the 2- to 4-year construction phase of the project begins. As of this writing, completion is slated for early 2022.

For more information or to request notification of future community meetings on this project, you may contact [fortunato.tapia@lausd.net](mailto:fortunato.tapia@lausd.net).



### Quintessentially Valley Village

This 1938 traditional home has enjoyed some updating and renovation, but you would never know it from the exterior! Respect for the integrity of neighborhood architectural style is what the Valley Village Specific Plan is all about, and the owners of this residence have honored that precept. The house has 3 bedrooms, 2 baths and a large family room (once part of the patio). A good-sized lot, there is a studio and lap pool

in the back, and a vegetable garden alongside the driveway. The front is landscaped with California-friendly flora and a welcoming decomposed-granite path.

## FILML.A.

We know that hosting filming in your neighborhood can bring unexpected challenges along with valuable jobs and economic benefits. Help with filming in your neighborhood is a phone call away. The FilmL.A. office is open Monday through Friday 8am to 6pm with an on-call line available 24/7, 213-977-8600, option 2. [www.filmla.com](http://www.filmla.com).

## Village 'vents

**Sunday, June 25**

### Disaster Awareness Course

9am to Noon

Temple Beth Hillel

12326 Riverside Drive

*Come to a hands-on workshop and learn about emergency prep, personal safety, first aid and many other aspects of a disaster from the LA Fire Department's very experienced Captain Stacy Gerlich. "How to make a kit, Have a plan, and Stay informed!" Lunch and refreshments provided. Captain Gerlich is a trained LAFD paramedic and a member of the LAFD liaison team with the Department of Homeland Security. She was honored by the White House in 2013 as one of the "Champions of Change for Community Preparedness and Resilience."*

**Thursday, July 13**

### Pastries In The Park

#### A Benefit Bake Sale

5pm to 7:30pm

Valley Village Park

5000 Westpark Drive

*How often do you get an opportunity to help feed a child and bring a sweet treat to your lips? Pastries in the Park does both! This bake sale will be held to benefit the organization **No Kid Hungry**, a national effort focused on ending childhood hunger. Funds collected through this bake sale and other similar efforts raise awareness and advocate for change. To volunteer or get more information, go to <http://join.nokidhungry.org/goto/pastriesinthepark> or check out the Facebook page for **Pastries in the Park**.*

**Tuesday, August 1**

### 34<sup>th</sup> Annual National Night Out

#### Against Crime (NNO)

6:30pm to 8:30pm

Valley Village Park

5000 Westpark Drive

*Join your Valley Village neighbors for Food, Music, Raffles and Vendor Participation for "Art in the Park," plus the ever-popular Glow Stick Walk. Questions: 818-759-8204 ask for Ginny Hatfield, or go to [www.facebook.com/NeighborhoodCouncilValleyVillagencvv](http://www.facebook.com/NeighborhoodCouncilValleyVillagencvv)*

*Numbers Count and Speak to Our Politicians. Help VVHA's Impact Count.  
Protect Your Home and Your Neighborhood.*

### Why Should I Join??

- VVHA provides leadership and is a strong advocate in the halls of local, county and state government. The larger our membership, the more politicians listen to us.
- VVHA is in close contact with our Neighborhood Prosecutor over instances where our members have problems with crimes and the homeless.
- VVHA serves as a watchdog on all land use proposals, transportation systems, including airport expansion and rapid transit that affects our area.
- VVHA promotes the Neighborhood Watch, emergency preparedness and graffiti removal.
- VVHA maintains a close relationship with the North Hollywood Police Department.
- VVHA is a resource for homeowners when distressing problems arise in the neighborhood. Members can leave a message on our phone 818-506-5158 and a board member will offer advice in a return call within a few days.
- VVHA offers opportunities for residents to become acquainted. We sponsor the annual July 4<sup>th</sup> Parade which is enjoyed by families and culminates at the Valley Village Park with a picnic and music.
- VVHA communicates shared neighborhood issues at our quarterly general membership meetings with speakers representing City and State officials and with our newsletter, *The Valley Villager*.

To Join, please return the form below to:

Valley Village Homeowners Association  
P.O. Box 4916, Valley Village, CA 91617

Don't forget to include your check or you may click on Join Us at [valleyvillageha.com](http://valleyvillageha.com) and pay with PayPal

### MEMBERSHIP FORM

New Member?    yes  no

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_ Zip \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Amount Enclosed: \$ \_\_\_\_\_ **Or Use PayPal at [www.valleyvillageha.com](http://www.valleyvillageha.com)**

Choose one:    **Basic Dues \$18.00 – Newsletter by email only (Email address required)**

Donor Dues \$25.00 – Newsletter by Email  or U.S. Mail

Patron Dues \$50.00 – Newsletter by Email  or U.S. Mail

**Annual Dues are for the Entire Household**

**Annual Renewal Date is June 30**

The Association welcomes any comments, questions, suggestions or offers to volunteer.  
Just include them in your envelope. Thank you.

*Congratulations!!*

*You're now a member of the Valley Village Homeowners Association*

## Homeowners Association Membership Meeting

*Wednesday, July 19, 2017 – 6:30pm refreshments – 7:00pm meeting*  
*Colfax Charter School Auditorium*  
*11724 Addison Street, Valley Village*

### *Guest Speakers:*

**Veronica Voz**, representative from Congressman Brad Sherman's office, will talk to us about Federal regulations regarding sober living facilities.

**Marcello Vavala**, Preservation Associate with the Los Angeles Conservancy, will give a presentation on Historic Preservation Overlay Zones (HPOZs) and how they work.

### Also at the Meeting:

Neighborhood Watch and Police Department updates

*This meeting is neither sponsored by nor is it in any way connected with the Los Angeles Unified School District*

### Mark Your Calendar:

*2017 Membership Meetings will be on Wednesdays*

*\* July 19 \* October 18 \**

*2017 Board of Directors Meetings will be on Mondays*

*\* August 14 \* October 9 \**

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*Neighbors Working Together To Improve The Quality Of Life*