

THE VALLEY VILLAGER

VALLEY VILLAGE HOMEOWNERS ASSOCIATION



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Mansionization – The City Council Takes Action

On March 25, 2015, the City Council took action to protect communities in Los Angeles from the construction of large, boxy, two-story single-family homes that are out-of-scale and loom over neighboring houses. The City Council approved an interim control ordinance (ICO) to temporarily limit the floor area of new single-family homes in 14 neighborhoods, including Valley Village. The limits in the ICO for Valley Village are to be the same as those in the Residential Floor Area District (RFA) for Studio City.

During the 18 months that the ICO is in place, the Planning Department will prepare amendments to the Citywide Mansionization Ordinance to: (1) lower the floor area ratio limits for the single-family home zones that are still too high; (2) scale back or eliminate the density bonuses intended to reduce the boxy look of many large, new homes; (3) scale back or eliminate the exemptions from the floor area limits in the Citywide Ordinance for garages, attached porches/patios, breezeways and double-height entry ways that are contributing to new houses that are still out-of-scale with their neighbors; and (4) repeal the density bonus for green energy and water conservation devices. During the initial period the Planning Department will also prepare new RFAs for nine neighborhoods, including Valley Village. The Planning Department will also prepare new Historic Preservation Overlay Zones for five other neighborhoods.

This is a second effort to control mansionization in Los Angeles. In 2008 the City Council approved the Citywide Mansionization Ordinance which established lower limits for the amount of floor area relative to lot size but also had density incentives that allowed the floor area to increase by 20% under certain conditions. However, the 2008 Citywide Mansionization Ordinance turned out to be ineffective because the lower limits on floor area, while a reduction from much higher levels, were still set too high. In Valley Village, a survey done in the same year determined that, under the Citywide Mansionization Ordinance, 44% of the existing 66 out-of-scale homes could have been built anyway and 88% could have been built if the incentives in the 2008 Ordinance had been utilized. The 2008 Citywide Ordinance also had a density incentive for green energy and water conservation features that are unrelated to controlling mansionization and are no longer needed due to energy and water conservation measures added to other sections of the City Code.

This recent action by the City Council demonstrates how persistent and extensive citizen activism can overcome inertia in City Hall and resistance from special interests in order to enact regulations to advance the public good. The public does not have to suffer from the harmful side effects of the free market. Democracy and citizen activism can civilize the market.

Manny's Beat

Friends,

As spring is now in full swing, I am confident that things will continue to go well here in Valley Village. Recently, overall crime in our area is trending down, and it benefits everyone if this continues through the summer. The hard-working officers, detectives, and civilians at North Hollywood Police Station will continue their half of the battle and, in partnership with both North Hollywood community groups and our citizens, we will succeed in keeping crime to a minimum.

Sincerely, Manny Arreygue
Senior Lead Officer for
Valley Village 818-634-0829

Colfax World Fair - Only Weeks Away!

The Colfax World Fair takes place **Saturday, May 16th** with extended hours this year: 11am to 7pm. This is the biggest school fair in the Valley, with over a dozen local food vendors, inflatables, music, games, an enormous silent auction, Toddler Town featuring My Gym, our famous Morella water park, a Clay Play attraction sponsored by Irving Place Studios, plus our newest addition—an old-fashioned cake walk. Parking and admission are free. This year's theme is A Day of Fun, A World of Good. Celebrate by supporting your neighborhood school. Colfax is located at 11724 Addison Street.

Notes from the Board Meeting, Feb 2, 2015

This was the first meeting of the newly elected board – Paul Hatfield, President, Ken Hearn, Vice President, Ellen Wilhelm, Secretary, Ronald Meyer, Treasurer. The six Members at Large are Steve Ajalat, Dorothy Apple, Zachary Rynew, Gil Shorr, Marc Woersching, and Dustin Zahn. The meeting was devoted to orientation of the new members, and assigning each member to a committee of their choice Financial, Communications & Membership, Planning & Land Use, Events and/or Legislation. There was discussion about the sale of land at Colfax and Magnolia, the impact of SB 1818 and AB 2222 with regard to affordable units in our area, and our involvement in Colfax Charter school's World Fair set for May 16.

The newly elected VVHA Board:

President: Paul Hatfield

Finance Committee Co-Chair
Legislative Committee Co-Chair

Vice President: Ken Hearn

Events Committee Co-Chair

Secretary: Ellen Wilhelm

Treasurer: Ronald Meyer

Finance Committee Co-Chair

Boardmembers at Large:

Steve Ajalat

Communications Committee Chair

Dorothy Apple

Events Committee Co-Chair
Legislative Committee Co-Chair

Gil Shorr

Editor – The Valley Villager

Zachary Rynew

Planning & Land Use Co-Chair

Marc Woersching

Planning & Land Use Co-Chair

Dustin Zahn

Finance Committee Co-Chair

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A Letter from the President

Life is good in Valley Village.

We almost take it for granted.

Complacency is our worst enemy.

As reported by the Los Angeles Times, early releases from County jail have grown from an average of 9,700 a month in 2011 to over 13,500 a month as of late last year. In October, releases surged to over 17,400.

You can bet many of them are heading to the San Fernando Valley. At an earlier Valley Village Homeowners Association meeting, our neighborhood prosecutor expressed his frustration with how difficult it is to hold a perpetrator in custody. He said that criminals are pleading guilty because they will be out on the street in no time. A check of crime statistics for Valley Village (www.lapdonline.org/crime_mapping_and_compstat), showed seven crimes, including two assaults for the week of March 17-23, and 41, including three assaults, since January 1. Comparable data for the same period last year was unavailable.

We have one of the most active Neighborhood Watch programs around and one of the best LAPD lead officers, Manny Arreygue, but the pressure will be mounting. All of us must take crime prevention seriously. That means reporting even the least suspicious activity to the police. Let your neighbors know what you have seen – send around flyers on your block to report your observations. Communication is our most practical and effective weapon.

There is another threat looming. This one affects the whole city, but residential neighborhoods are the most vulnerable. We can expect a cumulative increase in utility rates from 25% to 45% over the next five years. Crumbling infrastructure is a major cause, but so is rising compensation for DWP workers, where wages rose 15% over a five-year period in the last recession. Costly management blunders, such as the implementation of the new billing system, added to our burden. Some residents might be priced out of their homes in the years to come.

Despite these challenges, and others, only 8% of registered voters turned out in the last election, where half the City Council seats were in play and four for the LAUSD. It was a paltry 20% for the last mayoral contest. I would like to see Valley Village become the leader in voter turnout. Because the bar is low and easily surpassed, it is not enough to simply be the best. We should shatter the average level and, in so doing, let our elected officials know we can influence outcomes.

I look forward to working for you and with my colleagues on the VVHA board over the next two years.

Your participation is vital at many levels, including local and citywide, if we are to sustain one of the most desirable communities in the city.

Paul Hatfield, President

Like VVHA On Facebook!
www.Facebook.com/ValleyVillageHA

Survey on Multifamily Residential Densities

Valley Village Homeowners Association is working with the Vision Committee of Neighborhood Council Valley Village to complete a survey of the density of existing multifamily residential developments in Valley Village. The purpose of the survey is to determine whether there are blocks or sections of streets where the existing density of development is substantially below that permitted by the zoning and the city's community plan. The VVHA and NCVV may then want to recommend to the Councilmember's office that downzonings and community plan amendments be initiated to reduce the density permitted to a level closer to the existing density of development. This will reduce future increases in traffic along the already busy major streets of Valley Village.

The last time Valley Village was surveyed to determine whether the density of multifamily residential zoning can be reduced was in the 1980s and early 1990s. This survey will check whether there are areas that were overlooked by that survey.

DID YOU KNOW?

Neglected Properties

What can you do when you notice your neighbor's house or yard turning into something out of a Halloween horror tale, weeds climbing to the roof, paint flaking off, doors hanging precariously... you know the kind of thing – basically, a “neglected property”? Although there is no city ordinance requiring residents to maintain attractive or even neat landscaping, there are a couple of things you can do. The first recommendation is a friendly note in the mailbox suggesting improvements would be appreciated by the neighbors. If the property is really awful a complaint call to Councilman Paul Krekorian's office (818-755-7676) may help. If the vegetation is very tall and dry or in other ways a fire hazard call 311 and ask for Building and Safety to report it. Be sure to have the exact address of the property.

Lower Your SoCalGas Bills?

It's a fact, you may be able to lower your monthly gas bill. SoCalGas is rolling out a new service they're calling Home Energy Advising. Whether it's getting in on their incentive and rebate programs, upgrading your home's efficiency (they may even help with financing it), or finding the right contractor, a call to 888-382-2925 will hook you up with a Home Energy Advisor who can walk you through your queries – and all at no cost, of course.

Free Phone App

With MyLA311, City of Los Angeles information and services are just a few taps away. The “Submit Service Request” feature allows you to quickly and easily request the City's most popular services, including graffiti removal, pothole repair, bulky-item pickup, water waste, street light out, bin replacement and a lot more. Also, the ‘Find City Info’ feature conveniently maps the closest parks, libraries, fire and police stations, golf courses, public pools, tennis courts, parking lots, and more. Available on iPhones and Android devices only.

Helicopter Noise Complaint System

Every resident in Los Angeles County can now report helicopter noise on the Federal Aviation Administration's new automated Helicopter Noise Complaint System. We can stop helicopter noise – if we ALL report those low flying, hovering, or noisy helicopters. The system is easy to use – with three ways to report noise complaints:

1. Call 424-348-4354 (that's 424-348-HELI) and follow the voice prompts.
 2. Use the General Complaint Form at <http://heli-noise-la.com/how-to-use/>.
 3. Track and complain about a specific helicopter at <http://heli-noise-la.com/webtrak/>.
- The Federal Aviation Administration funded development of the complaint system and is funding its initial operation, here in LA from April 2015 through March 2016. So, please use this system every time you are bothered by helicopter noise. Let the FAA know it is

important to you.

Village 'vents

Tuesday, April 14th 6:30pm
At Colfax Charter school auditorium, 11724 Addison Street. A community meeting to discuss a proposed classroom addition project at Colfax Charter school. The meeting will address the projected capacity needs of the campus.

Publisher's Note:

At the VVHA Membership Meeting on **July 15th**, LAUSD is scheduled to speak regarding this Colfax Charter school project and should have more information at that time. Mark your calendar.

Wednesday, April 15th 7pm
VVHA Membership Meeting
Colfax Charter school auditorium.
See back page for more details.

Saturday, April 18th 10am to 2pm
Green Living Fair at Richard Lillard Outdoor Classroom, South Valleyheart Drive & Longridge Avenue, Sherman Oaks. Creating excitement and enthusiasm for “greening” our lives and the environment. Activities include live music, theater & dance performances, kids' activities, urban farming, beekeeping, tree care education, water conservation, LA River preservation, native birds & plants. Raffles and free trees you can take home. Used batteries and light bulbs will be collected.

Saturday, April 18th 9am to Noon
Disaster Awareness course and hands-on emergency training by LAFD CERT Commander Captain Stacy Gerlich at Colfax Charter school auditorium.
rsvp: appledorothy@gmail.com

Tuesday, April 21st 8am to 1pm
Blood drive supporting Children's Hospital Los Angeles. Colfax Charter school auditorium.
rsvp: appledorothy@gmail.com

Saturday, May 16th 11am to 7pm
The Colfax World Fair. Colfax Charter school. See front page for more details.

Homeowners Association Membership Meeting

Wednesday, April 15, 2015 - 7:00pm
Colfax School Auditorium
11724 Addison Street
Valley Village

Ron Galperin, LA City Controller

As Controller, Ron oversees a team responsible for conducting independent audits of City departments, managing payroll for more than 42,000 City employees, disbursing 290,000 payments to outside vendors, and preparing comprehensive reports on the City's finances. Through programs like his "open data initiative," Ron has helped increase public awareness of the workings of government, and enlisted constituent support to make City government more efficient and responsive. Ron received his J.D. from Loyola Law School in Los Angeles and his undergraduate degree from Washington University in St. Louis.

Also at the Meeting:
Neighborhood Watch and Police Department updates

Light Refreshments will be served

**Mark Your
Calendar:**

2015 Membership Meetings will be on Wednesdays
July 15 * October 21
2015 Board of Directors Meetings will be on Mondays
June 1 * August 3 * October 5

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Neighbors Working Together To Improve The Quality Of Life