

THE VALLEY VILLAGER

VALLEY VILLAGE HOMEOWNERS ASSOCIATION



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

Valley Village Mansionization Controls Recommended

In August 2008, after four years of discussion and debate, the Valley Village Homeowners Association and Neighborhood Council Valley Village recommended to the City Council a set of controls to prevent the further construction of out-of-scale single family homes in Valley Village. The proposed controls would limit the maximum residential floor area contained in all buildings to 34% of lot size. An increase in the floor area to 40% would be permitted if the second story is not more than 75% of the ground floor area or if there is set back of the façade of the second story by an amount equal to at least 25% of a building's width. This density bonus provides an incentive to create building articulation and avoid the boxy look that is a characteristic of a mansionized home. The proposed controls are very similar to what was recommended by the consultant retained by the Valley Village Homeowners Association in 2006.

The proposed controls are the result of research done by a subcommittee of the Planning Committee of the Neighborhood Council, which determined that the controls in the Citywide Mansionization Ordinance approved in the spring of 2008 would be inadequate to protect Valley Village from out-of-scale homes. The citywide ordinance would still allow 44% of the larger homes currently in Valley Village to be built and 88% if the density bonus is utilized. The research also showed that the location of the out-of-scale homes is unevenly distributed. Most are in the western and southern portions of Valley Village with the southwestern corner of Valley Village having the greatest number of mansionized homes.

In order for the controls recommended by the Valley Village Homeowners Association and Neighborhood Council Valley Village to take effect, a special overlay district authorized by the Citywide Mansionization Ordinance must be enacted by the City Council. Councilwoman Wendy Gruel's office is working with Councilman Jack Weiss' office to prepare a joint City Council motion to instruct the Planning Department to prepare an overlay district and take it through the steps of the approval process.

Foreclosures In Valley Village

While the foreclosure crisis has decimated entire tracts in the outlying suburbs, turning some neighborhoods into ghost towns, Valley Village is fortunate. At this time, it appears we have only 25 homes in foreclosure, based on data from Trulio.com.

A few foreclosed properties may not have much impact on our community's overall quality of life unless they are clustered together. However, if you live by one such property, it could affect your home's value and make your block a target for vandalism or worse crimes. Although there is nothing you can do to prevent a neighbor from defaulting, there are measures you can take to prevent an abandoned property from becoming blighted. The most difficult period is usually the first several weeks, maintenance is often neglected. That is when you must be assertive. Contact your City Councilmember and ask for intervention by Building and Safety. You may have to make several requests, but the squeaky wheel gets the oil. If health and safety become an issue, the County Health Department or the LAPD may be needed. Here again, persistence is critical since service levels are strained.

If the property reverts to a federally chartered institution, you might contact Congressman Howard Berman's office to intervene. A federal bank will be sensitive about inquiries from the Congressman's office.

Be attentive to conditions on your block. Take action early. Valley Village Homeowners Association supports the efforts of neighbors working together to improve the quality of life.

Mail Slot

This letter was received from member Lory Oberg regarding the 30 foot lot on Huston Street.

December 11, 2008

Dear Neighbors & Supporters,

It has been a long, hard struggle but today the fence came down at 11476 Huston St. and the property is for sale. We no longer have a 30' lot on Huston Street.

Thanks to all who helped, both actively and by just being there whenever you were asked for your support. It is amazing what people can accomplish when they are willing to make the effort.

Thank you, thank you. Special thanks to Tom Paterson who was our driving force and to Jim Dantona of Wendy Greuel's office for their support, to our Neighborhood Council led by Tony Braswell and our Homeowners Association led by Peter Sanchez & Breice Reiner. And of course to our dear neighbors and my understanding husband, Ken.

Thank you so much, Lory

(Editor's note: Lory Oberg is a longtime Valley Village Homeowners Association member and sits on the board of Neighborhood Council Valley Village.)

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A Letter from the President

Dear Neighbors:

The national elections are behind us and the message was America is looking for hope and change. I hope that we can carry the enthusiasm, excitement and participation to our local election in March 3, 2009.

We will be voting for the Mayor, the City Attorney, the City Controller and other offices. Primary elections tend to have a poor turnout. It is not a good time for complacency. I don't need to tell you about the economy or the City's deficit, my message is vote.

Is hope and change what we need on a local level? You decide by casting your vote on March 3rd.

Peter

Ps: Another important election is below:



Board Election – January 21st

Biennial election of officers and board of Valley Village Homeowners Association will be held at the January 21, 2009 membership meeting. The nominating committee, Stuart Simen, Lori Dinkin, Philip Raucher, Steve Simon, Page Adams and Robert Pine will present a slate of nominees who have agreed to run. They are:

President:	Peter Sanchez
Exec. Vice President:	Breice Reiner
Vice President:	Stuart Simen
Secretary:	Betty Velasco
Treasurer:	Cynthia Fagin
Past President:	Lori Dinkin
At Large:	Page Adams Steve Ajalat Jerry Fagin Kenneth Hearn Leslie Owens

Nominations for any office will also be accepted from the floor. Nominees must be paid up members of Valley Village Homeowners Association and willing to serve. The election is by ballot at the beginning of the meeting. The results should be available at the close of the meeting.

Bylaws Committee Formed

A committee chaired by parliamentarian Stuart Simen has been appointed to review the Valley Village Homeowners Association bylaws. Board members Steve Ajalat, Ken Hearn and President Peter Sanchez will also serve on the committee. The goal will be to create shorter, more cohesive bylaws and to clarify the duties and responsibilities of the officers and the board members. The new set of bylaws will be presented to the membership at a future meeting.

