

THE VALLEY VILLAGER

VALLEY VILLAGE HOMEOWNERS ASSOCIATION



VOL. 14 NUMBER 2 May 2004

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

Specific Plan Under Attack

The Valley Village Specific Plan, designed to regulate and prevent out of scale development is under attack. The proposed Inclusionary Zoning Ordinance now being considered by the Los Angeles City Council will override the height and density development restrictions in the Specific Plan that the Homeowners Association worked so hard to enact in 1993.

If approved, this Inclusionary Ordinance would require developments of five or more units to include 10 to 20% low and moderate-income units. To offset the costs of providing these units, the developer would be granted "incentives" such as more density, a reduction or elimination of parking requirements, increased height limits and reduction in required open space.

While the housing issue must remain a top priority for Los Angeles, it is extremely important for the city to make certain that the infrastructure including schools, open space, fire and safety needs, health facilities, water and transportation will meet the demands of the additional population.

A number of out of scale apartment buildings were built along Riverside Drive, Laurel Canyon Boulevard and Chandler Boulevard in the 1980s. Those multi-story, poorly conceived projects were the catalyst and justification for the Valley Village Specific Plan.

Policy making to improve city housing stock must respect existing communities and community plans such as the Valley Village Specific Plan. The ordinance also endangers a substantial number of existing, affordable rent-controlled housing units along Magnolia and Chandler Boulevards.

This issue will be discussed at the May membership meeting where Councilmember Wendy Greuel is the guest speaker. The meeting is Thursday, May 27 at 7:30pm at Colfax School. Please attend and show Councilmember Wendy Greuel that you care about the quality of life in Valley Village.



Neighborhood Council Valley Village

On April 28th, Neighborhood Council Valley Village (NCVV) held its monthly meeting at Colfax Elementary School. Over 100 stakeholders came out for the meeting.

Topics of discussion included a zoning variance for a local business, Orange Line construction (Chandler Busway), administrative business and the Laurel Canyon carwash project (see *From The President* on page 2). Neighborhood Council President Peter Sanchez said, "The successful opposition of the carwash project is a result of the cooperative effort with the Homeowners Association. We have proven together we can be a powerful voice for Valley Village."

The next meeting will be held at Colfax Elementary School Auditorium on May 26th at 6:30pm. Agenda items include a community event to promote Neighborhood Watch. Meetings are open to all stakeholders.

Colfax World Fair

The world comes to Colfax Avenue Elementary School on Saturday, May 22 from 1:00 to 7:00 pm during its highly anticipated "World Fair." Flyers are posted all over town advertising some of the highlights, including a tremendous silent auction with hundreds of items, international food, challenging games, slides and obstacle courses, a salsa cook-off, raffle and all-day entertainment. Admission is free, and all profits benefit Colfax Avenue Elementary.

Colfax also kicked off an ambitious mailer fundraising campaign. On May 10th, every residence in the Colfax School District was sent a letter requesting donations to help support the school. We hope that all our neighbors recognize that a strong public elementary school benefits all homeowners in the area, whether or not they attend the school.

Like other schools across the state, Colfax had their annual STAR testing during the first week of May. Our scores should be published soon. We predict that there will be a substantial increase over last year, even though we were already rated second in all of District B.

EDITORIAL STAFF

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From The President

As usual, meetings, meetings, meetings:

The presidents of Tarzana Homeowners Association, Van Nuys Homeowners Association and myself representing Valley Village Homeowners Association recently had an informal meeting with Mayor James Hahn. We discussed several problems; one of the most important being the difficulties all the Associations have had with the Planning Commission. We hope that positive results will follow.

The hearing at the PLUM commission (Planning & Land Use Management) regarding the proposed carwash project has been postponed until June 9, 2004 at the request of the applicant's attorney, Ben Reznick. This request is to enable the applicant to consider the feasibility of a different project for the property at Laurel Canyon Boulevard and the 101 Freeway west on ramp. The new proposal will be for a self-storage facility. It may be too soon to break out the champagne, but it appears that our efforts have not been in vain. There is a glimmer of hope. Let's wait and see.

There are several condo construction projects in varying stages of planning. We are working with developers to ensure they conform to the Valley Village specific plan.

The Housing and PLUM Committees will meet in City Council Chambers on Wednesday, May 26th at 2:00pm to vote on the Inclusionary Housing Ordinance. This would destroy all the specific plans like the Ventura Boulevard and Valley Village Specific Plans (See page 1). The more people who show up in opposition the better – perhaps by show of strength we can influence that decision. If you can attend this hearing or for more details, please telephone the Association at 818-506-5158.

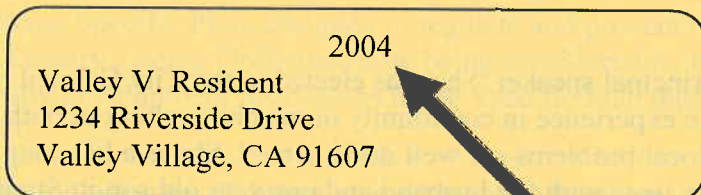
Plans for the 4th of July Parade are underway. Volunteers to help at the formation area at Colfax School and at the refreshment area at Valley Village Park are urgently needed. Call Breice at 818-766-2932 and get in on the fun. Get your friends and neighbors to join you in the float competition. The theme this year will be "Village Adventures"

We are fortunate to have as our speakers at the coming meeting, Councilwoman Wendy Greuel of the Los Angeles City Council and recently appointed commander of North Hollywood Division of LAPD, Captain Bill Sweet. Many of our community concerns and issues will be discussed. Come prepared with your own questions. The actions of the Los Angeles City Council and the Los Angeles Police Department have a tremendous effect on every citizen's daily life. A large turn out for this meeting will impress our City officials with how seriously we view these actions. Clear your calendar for the evening of Thursday, May 27, 7:30pm. See you there, *Lori*

Time To Pay Your Membership Dues

The Valley Village Homeowners Association's fiscal year runs July 1 to June 30. It's time to pay dues and renew your membership. Your support is vital to our success. It is essential that we present a united, active and determined membership. Please renew your membership and at the same time, ask a neighbor to join too.

Check your mailing label to see if it's your time to pay:



- If you see 2004 at the top of your label it's time to pay your dues.
- If you see 2005 or 2006 your dues are paid up until June 2005 or 2006.

Membership is open to residents living in the area bounded by the Ventura Freeway on the South, the Tujunga Wash on the West, the Hollywood Freeway on the East and Burbank Boulevard on the North.

If you need membership information to give to others, call the Association (818-506-5158) or include your neighbor's name and address in your renewal envelope, and information will be mailed to them.

Remember, when you support your Valley Village Homeowners Association, you support your community!

Cut out and return with your check made payable to Valley Village Homeowners Association P.O. Box 4916 Valley Village CA 91617

MEMBERSHIP RENEWAL

Annual dues per household: Basic Dues **\$18.00** Donor Dues: **\$25.00** Patron Dues: **\$50.00**

Name: _____

Address: _____ Zip _____

Phone: _____ Email: _____

Amount enclosed: \$ _____

The Association welcomes any comments, questions, suggestions or offers to volunteer. Just include them in the same envelope.

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