

THE VALLEY VILLAGER

VALLEY VILLAGE HOMEOWNERS ASSOCIATION



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

SB 1818 Lawsuit Filed

Valley Village resident, Sandy Hubbard has filed a lawsuit challenging State Bill 1818 (SB1818).

Background: On February 28, 2008, Mayor Villaraigosa signed into law Ordinance No. 179681 (the SB 1818 Implementation Ordinance), passed by the City Council on February 20, 2008. The law implements the density bonus law passed by the California State Legislature in 2004, which became effective on January 1, 2005.

SB 1818 amends state law to allow developers to build much bigger buildings if units are allocated as affordable housing. For example, a five story building can replace a two story building as long as the builder states that 10% will be affordable housing. Each city must implement an ordinance to enforce SB 1818.

Ms. Hubbard's lawsuit against the City alleges that in passing the SB 1818 Implementation Ordinance, the Los Angeles City Council abrogated its responsibilities to the people of Los Angeles, abused its discretion, and failed to proceed in the manner required by law because:

- 1) The Council improperly stated that it was not necessary to conduct an advance environmental review of the Ordinance's effects on the environment prior to its passage.
- 2) The Council improperly exempted some projects from ever undergoing any California Environmental Quality Act (CEQA) review.
- 3) The SB 1818 Implementation Ordinance violates the City Charter because the Council's findings that the Implementing Ordinance (Continued on Page 2)

Mansionization Ordinance

On May 6, after two years of preparation and public hearings, the City Council approved the Citywide Mansionization Ordinance to limit the development of large, out-of-scale houses in Los Angeles. The ordinance has these features:

Floor Area Ratio Limits. The amount of floor area permitted for single-family homes will be limited to between 35% and 50% of the area of the lot. For properties zoned R1, the most common zone for single-family homes, the square foot limit is 50% of lot area. This is a substantial reduction from the previous limit of three times the buildable area of a lot. The buildable area is defined as the area remaining after subtracting the front, rear and side setbacks.

Floor Area Bonus. A bonus of 20% additional floor area is permitted if:

- (1) the total area of all floors above the first floor do not exceed 75% of the area of the first floor or if;
- (2) at least 25% of the frontage of a house is stepped back a minimum of 20% of total building depth or if;
- (3) U.S. Green Building Council's energy and water conservation features are included.

Bonuses 1 and 2 will reduce the number of boxy looking houses.

Minimum Height Depending on Roof Slope. A formula has been created for building height allowed in various residential zones. The limits are tied to the percentage of roof slope. The height limit for a slope of 25% or greater in R-1 zones is 33 feet. The limit for a slope of less than 25% in the R-1 zone is 28 feet. (Continued on Page 3)

County Supervisor Zev Yaroslavsky

Valley Village Homeowners Association Meeting

June 18th - 7pm - See back page for details

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is "in conformity with public necessity and good zoning practice" are mere conclusions that are unsupported by substantial evidence.

The SB 1818 Implementation Ordinance fails to provide the people of Los Angeles with due process and a fair opportunity to participate in decisions by the Planning Director in advance. No one is notified of the fact that a Density Bonus Affordable Housing Project Application has been filed until after it has been acted upon by the Director. Even tenants in the building being demolished and homeowners in the surrounding community will not be notified.

In addition, the lawsuit says that The Ordinance is inconsistent with the principles of the General Plan. It permits the destruction of more existing affordable housing than will be built using the Ordinance's density bonus provisions. It undermines the values, principles, and goals of the various Community Plans (like the Valley Village Specific Plan).

Zev Yaroslavsky will speak on SB 1818 at the next Valley Village Homeowners Association Meeting on June 18, 2008, see the back page for details. Sandy Hubbard and her attorney, Noel Weiss, will also be in attendance.

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A Letter from the President

Dear Neighbors:

People often ask me how does Valley Village Homeowners Association differ from Neighborhood Council Valley Village? And, does the community need two organizations to represent its interests?

As current president of the Valley Village Homeowners Association and a past president of the Neighborhood Council Valley Village I feel very qualified to answer these questions.

Valley Village Homeowners Association (VVHA):

- VVHA is a membership of residents.
- VVHA was organized, founded and incorporated by homeowners in Valley Village.
- The VVHA is a non-profit organization and privately funded by its membership. We pay dues each year to support the organization.
- The goal of the organization is to represent the membership in issues that affect Valley Village – hence our mission statement ***Neighbors Working Together To Improve Quality Of Life***
- The board of directors are volunteers elected by the membership.

Neighborhood Council Valley Village (NCVV)

- NCVV represents all stakeholders. This is everyone who has a stake in the community: residents, business operators, employees and property owners.
- NCVV is mandated to exist by City of Los Angeles Charter
- NCVV receives \$50,000 of funding each year from the City.
- The goal of NCVV is to be the liaison between the community and City government.
- The board of directors are volunteers elected by the stakeholders. Elections are run by the City Clerk's office.

As for the second question, do we need two organizations? I think it is to the community's benefit to have two organizations. VVHA can respond quickly to issues that affect residents. NCVV, with its connections to the City, has resources that can assist the stakeholders. VVHA has established a history and respect with City and elected officials. NCVV has more access to City Departments that serve our community. VVHA provides opportunities for friendly interaction among residents to enhance our village-like feel. NCVV provides a forum for all stakeholders.

While the two have overlapping responsibilities and interests, the two organizations compliment each other and often cooperate to achieve the community's goals.

I hope to see you June 18th.

Peter

