

# THE VALLEY VILLAGER

VALLEY VILLAGE HOMEOWNERS ASSOCIATION



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

## Zoning Changes Proposed

In April of this year, Council members Ed Reyes and Eric Garcetti directed the staffs of the Housing and Planning Departments to prepare an Inclusionary Zoning Ordinance to address the problem of an increasing shortage of low and moderate income housing in Los Angeles.

The proposal calls for increasing the existing density bonus in the zoning code for projects built next to mass transit stations, bus stops, transit priority arterials, in and adjacent to regional centers and adjacent to colleges and universities in order to provide incentives for developers to set aside anywhere from 10 to 40 percent of their units for persons with low to medium incomes. It would also increase permitted building height from 45 feet to 66 feet for some properties.

Both the increased density bonus and increased height limits would apply to specific plan areas as well as areas not covered by specific plans. They would override the density and height limits in the Valley Village Specific Plan because there will be an Orange Line station at Chandler and Laurel Canyon boulevards.

While the provision of low and moderate income housing is a desirable goal, the Association Board thinks it needs to be balanced against the impact of increased density on infrastructure capacity, particularly transportation. The increased height limits would also result in development that is out of scale with existing multi-family buildings in Valley Village.

President Lori Dinkin and Tom Paterson, Planning and Land Use Chair of Neighborhood Council Valley Village have testified against the Inclusionary Zoning Ordinance as currently proposed because it would override and severely weaken the Valley Village Specific Plan.

## How Will This Affect You?

The Valley Village Specific Plan currently acts to control density, height, landscaping and open space in multi-family developments and limits height on multi-family buildings to 36 feet, and on new single family homes to 30 feet. City code allows 45 feet and 36 feet respectively. Under the Inclusionary Zoning Ordinance, pending City Council action height controls would be eliminated on multi-zoned lots.

As Neighborhood Councils and Homeowner/Residence Groups began to dissect the proposal, alarm bells went off. The reality is that this ordinance is calling for major land use changes that increase the number of multi-family units on a lot, increasing density and allowable building height, requiring less open space and reduce or eliminate on-site parking. The Ordinance would override existing controls on land use development such as our Valley Village Specific Plan.



On Thursday September 23<sup>rd</sup>, six Valley Residence Organizations from Studio City, Valley Village, Valley Glen, North Village, Laurel Grove and Van Nuys held a Town Hall meeting at Grant High in Valley Glen. Nearly 400 residents showed up to question the panelists about the pros and cons of Inclusionary Zoning, and before the meeting ended the audience was vocally opposed to the ordinance. Councilmembers Eric Garcetti and Ed Reyes who wrote the ordinance were invited to participate as members of the panel but chose not to attend.

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## National Night Out

Valley Village celebrated its first annual National Night Out on August 3<sup>rd</sup> from 7 to 9 pm at Valley Village Park. Over 200 residents, along with local police, gathered at Valley Village Park to send the message that we don't allow crime in our neighborhoods. The event was sponsored by Neighborhood Council Valley Village who also purchased 150 new Neighborhood Watch signs to be distributed in the Community.

Neighborhood Watch window decals and light sticks were given to attendees to light their way for a parade around the block. The Council provided refreshments that added to the festivities. There was popcorn, subway sandwiches, pizza, cookies and soft drinks.

Speakers included Peter Sanchez, Neighborhood Council Valley Village President, Councilmember Wendy Greuel, and LAPD North Hollywood Division Captain Bill Sweet.

Our thanks to Neighborhood Council Valley Village and their National Night Out Committee: Jody Hidey, Chair, Ginny Hatfield, Mimi O'Keefe, Steve Simon and Senior Lead Office Manny Arreygue.

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## From The President

Hope you all had a good summer. Fall is here; time to get involved in our Community.

The median strip on Laurel Canyon Boulevard at the 101 Freeway entrance is going to be replanted. There will also be a new sign.

On September 23<sup>rd</sup> we attended a very important Town Hall meeting at Grant High School regarding the proposed Inclusionary Zoning Ordinance. See the accompanying articles on page one.

Our beautification program is finally getting off the ground. Stevens Nursery has offered a favorable price for plants to enhance the business section of Valley Village. We are going to need volunteers to implement this project, please call us at 818-508-5158.

The First Presbyterian Church of North Hollywood on Colfax Avenue is being renamed Faith Presbyterian Church of Valley Village. Construction on the new Sanctuary will get underway as soon as the permits are in place. We will work with Reverend Dan Clark on this project.

Construction has started on a condominium project at the corner of Colfax Avenue and Hesby Street. What was originally planned as a four unit building has now evolved into five units. This does not conform to the Valley Village Specific Plan. The staff report by the City Planning Department has denied the request for five units. However, the applicant has appealed this decision and a hearing is scheduled before the South Valley Area Commission. A representative from the Association will attend and we'll let you know what happens.

Looks as though sometimes you can fight City Hall and win. Thanks to our determination and with the strong support of Councilmember Wendy Greuel, the Car Wash project on Laurel Canyon Boulevard is history. We won, but it wasn't easy! The owners of the lot are now proposing a self-storage facility that will generate far less traffic. When their plans are finalized we will work with them to create the best project possible.

Please attend the Association meeting on Wednesday, Oct. 20 at 7:30pm. City Controller Laura Chick will be the featured speaker. Ms. Chick is one of the most important people in City government. She stands guard over our tax dollars and is dedicated to making the City work more efficiently. This is truly a very challenging job. Come prepared with your questions.

Don't forget to come to the meeting a few minutes early and cast your vote in the Neighborhood Council Valley Village second election. Some of our members are on the ballot. Election takes place at Colfax School, polls are open between 4:00 and 8:00pm. Lori

