

THE VALLEY VILLAGER

VALLEY VILLAGE HOMEOWNERS ASSOCIATION



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

SB 827 How It Could Change Our Village Forever

Much controversy and consternation has accompanied the introduction in January of SB 827*, a bill designed to override local zoning and planning throughout California and allow the introduction of very tall and dense multifamily residential developments in the vicinity of rail or bus transit stops.

SB 827 would require that:

1. Multifamily residential buildings with a height of up to 85 feet be allowed within a quarter-mile radius of a "major transit stop" or a "high-quality transit corridor," except where a project faces a street less than 70 feet wide, in which case the height is limited to 55 feet. A *high-quality transit corridor* is defined as a fixed bus route with service intervals of no more than 15 minutes between buses.
2. Multifamily residential buildings with a height of up to 55 feet be allowed between a quarter-mile and a half-mile radius of a "major transit stop" or a "high-quality transit corridor," except where a project faces a street less than 70 feet wide in which case the height is limited to 45 feet.
3. Minimum floor/area ratios for the density of development shall be 4.5:1 for buildings allowed a height of up to 85 feet, 3.25:1 for buildings allowed a height of up to 55 feet and 2.5:1 for buildings allowed a height of up to 45 feet.

SB 827 is an extreme measure that would allow buildings that are up to seven times as tall and several times as dense as those currently allowed in residential neighborhoods. The arbitrary quarter-mile and half-mile radii from transit stations will not distinguish between patterns of residential land use. They will result in apartment or condominium buildings up to 85 feet tall being built in single-family as well as multi-family areas.

SB 827 will prohibit local governments from doing fine-grained planning that takes into account existing land use patterns to determine exactly where higher density development around transit stations should be located. In our area, this bill would duplicate the planning for higher densities that the City is already doing around its rail stations, through higher density zoning, Transit-Oriented Development (TOD) specific plans and the Transit-Oriented Communities (TOC) affordable housing incentive program.

It is no secret that California has a housing crisis due to many years of insufficient construction that has not kept pace with population growth and has resulted in a serious lack of affordable housing. But less extreme solutions have been suggested, such as statewide legislation that would require local governments to plan for more housing but allow them more leeway as to where the housing is located. Such legislation could require that: (1) regional planning agencies, such as SCAG in Southern California, establish the number and timing of additional units to meet statewide housing goals, (2) allocate the number of units among the municipalities and counties within their jurisdictions, and (3) intervene to require local governments to do sufficient re-planning and re-zoning if the goals for additional housing units are not met by local jurisdictions. This would provide a balance between the need to address the statewide housing crisis and allow local governments that are most familiar with their communities to do the precise planning needed to fit new housing developments into them with the least disruption.

**The full text of the bill is available at www.leginfo.legislature.ca.gov*

Manny's Beat

Friends and Neighbors,

Officers in the North Hollywood area have been working extremely hard to reduce crime and provide a safe environment and a better quality of life for our Valley Village community.

Year to date, crime continues to trend lower, and our goal of continued reduction is a top priority for 2018. To strengthen our law enforcement efforts, we are utilizing force multipliers, that is, various community partners who hold valuable interests in the success of life in Valley Village – they are the eyes and ears that multiply our span of control. And we are reaching out to our Community-Police Advisory Board members, our Neighborhood Councils, and Block Captains to further extend the exchange of information.

We have also initiated outreach for the dissemination of real-time updates through Facebook and Nixle, so that critical information can reach those most directly affected at an accelerated pace. Additional group functions have been added to the calendar to reach more stakeholders at elevated levels of interaction.

The exchange of ideologies, concepts and suggestions has been impressive. In short, we are off to a great start, and look forward to nurturing our initial efforts, moving toward a high yield of productivity through our partnered projects this year.

Thank you for your continued support!

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

Notes from the Board Meeting, January 22

At its meeting on January 22, the VVHA Board: Noted the resignation of the Treasurer, Ron Meyer; the treasurer duties will be shared by two other members of the Board for the remainder of the fiscal year when a new treasurer will be elected; Sandra Hubbard was affirmed to fill the vacant seat as a regular Board member for the rest of Ron Meyer’s term. ~~ Agreed to support the North Hollywood High School Ag program, and specifically the community garden and small barnyard on the north-west corner of the campus. ~~ Amendments to the VV Specific Plan will be submitted to Councilmember Krekorian with a request that he initiate the submission of the amendments for review by LA City Planning Department management. ~~ Agreed to sponsor Colfax Charter Elementary School’s World Fair again this year through its PACE program.

A Letter from the President

This is a call to action!

All members should have received a copy of my letter of February 2 to State Senator Robert Hertzberg concerning SB 827*, which represents the most significant threat to the Valley Village Specific Plan since it was approved in 1993, and to zoning in general.

To reiterate some points made in the letter:

- The bill calls for density and height far exceeding the Specific Plan’s limitations, up to 8 stories within a quarter- to half-mile range of major public transportation corridors. The streets within this range of the Orange Line would be the first to be impacted. In due time, Laurel Canyon, Coldwater, Magnolia and Riverside could follow.
- Minimum parking requirements would be weakened, leading to more cars parking on residential streets.

Mr. Hertzberg’s office informed me, in a much nuanced manner, that he has not made a decision.

By contrast, Senator Henry Stern, who represents much of the West Valley, adamantly opposes it, as does our Assemblymember Adrin Nazarian.

The City Council approved a resolution in opposition by a vote of 13-0; however, this matter will be decided in the state legislature, where there are indications that the leadership is leaning in favor of passage. Certainly, developers will lobby for it, and they have the money to influence votes.

I implore you to call Senator Hertzberg’s office and urge him to oppose it. He can be reached at 818-901-5588.

Your phone calls are important! Call volume counts!

I also suggest following up on your calls weekly. Let Mr. Hertzberg know that SB827 is detrimental to Valley Village, and perhaps to most of the city as well. We do not want Metro (MTA) to usurp the responsibilities of the City’s planning responsibilities, but that is what will happen if 827 passes.

Paul Hatfield, President

**The full text of the bill is available at www.leginfo.legislature.ca.gov*

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Projects in the Works

A Three-Month Update:

1. **5110 Whitsett Avenue.** This is a 15-unit condominium project at the north-east corner of Whitsett Avenue and Otsego Street with a height of three stories or 36 feet and landscaped front setbacks. Thirty-eight parking spaces with 20 tandem spaces will be provided at a rate of 2 ½ spaces per unit. Nine 36' box trees will be planted in the rear setback areas. The project has drawn strong opposition from the neighborhood to the east of Whitsett due to the fact that its three-story height looms over the neighboring buildings and the new trees are of insufficient height to screen the east side of the building (the parking entrance is on Otsego rather than on Whitsett so that the traffic and parking impacts Otsego). The main concern is the proposed building's boxy, modernist design that makes it look more like an office building than a residential structure, particularly when viewed from the east. Also, the austere design is considered by some to be out of sync with the mostly traditional looking structures surrounding it and inconsistent with the traditional, Cape Cod-styled condominiums across the street at 5101 Whitsett Avenue. Modifications have once again been requested.
2. **12147 Magnolia Boulevard.** This is an SB 1818 density bonus, mixed-use project with 36 one-bedroom apartments, 36 parking spaces and ground floor commercial space, at the north-east corner of Magnolia Boulevard and Vantage Avenue on the site of a one-story dentist's office. The site is immediately west of the small shopping center at the north-west corner of Laurel Canyon and Magnolia boulevards. Because it is a density bonus project its height of four stories and 47 feet is allowed, slightly exceeding the 45-foot height limit established by C2-1 zoning. This project also drew opposition from the neighborhood to the north-west due to its four-story height being out-of-scale with surrounding one- and two-story buildings, as well as the impact of traffic and parking on Vantage Avenue, a narrow two-lane street. It is felt that there is inadequate parking provided, a minimal amount of ground floor commercial space, a lack of two- and three-bedroom units for families, and the modernist architectural style of the building, which seems to lack character.
3. **11700 Magnolia Boulevard.** This project is finally underway. It will eventually comprise 19 residential units and 1,510 square feet of retail space opposite North Hollywood High School.
4. **NoHo West.** This major redevelopment of the Laurel Plaza Shopping Center has also broken ground. Macy's Department Store has been retained and is to be repurposed as an office building. There will also be a shopping precinct on the west side and 642 apartment units to the east.

From the Archives:

1991

Valley Village Homeowners Association
Co-Presidents, Lori Dinkin and Elke Garman
go on record in the LA Times' Letters to the Editor.

**To see photos in full color and
read the text, visit our website:
www.ValleyVillageHA.com**



Quintessential Valley Village

This 1936 gem was built for Buddy Cole, Bing Crosby's arranger. He added a 3,000 sq. ft. "hobby room" which he used as a studio. (It is rumored that Crosby recorded "White Christmas" here!) Situated on a generous half-acre lot, the 3-bedroom, 2½-bath home boasts a traditional French garden in front, and a magical back yard garden with graceful branches overhanging a seductive pool – meticulously and lovingly created by the current (fourth) owners. This is an unusually large original home for Valley Village, and a vintage treasure of the community.



Do You Need A Sign?

If you feel good about being a member of the VVHA (and we know you do) why not plant one of our beautiful signs on your property. You can pick one up at our General Membership meeting on Wednesday, April 18.



Checkbook LA

Available on the City Controller webpage, Checkbook LA is a source for information on all the goods and services purchased by the City of Los Angeles. It provides a transparent look at where your money is going. Go to: <https://controllerdata.lacity.org>.

The Psychology of Architecture

As the Homeowners Association labors to defend the Specific Plan from almost daily assaults and hold the line on inappropriate development in Valley Village, it bears noting that what's at stake is not merely a question of aesthetics, there is evidence of distinct psychological ramifications to architectural design.

Architects have often paid little attention to the potential cognitive effects of their creations on a community's inhabitants. The desire to design something unique and individual tends to override considerations of how it might affect the behaviors of those who will live with it. But this could be about to change.

The 2017 Conscious Cities Conference in London considered how cognitive scientists might make their discoveries more accessible to architects. The conference brought together architects, designers, engineers, neuroscientists and psychologists, all of whom increasingly cross paths at an academic level, but still rarely in practice. The most consistent findings are that people are strongly affected by building façades. If the façade is complex and interesting, it affects people in a positive way, negatively if it is simple and monotonous. Another oft-replicated finding is that having access to green space (parks, trees, trails, etc.) can offset the stress of city living. (Note: Valley Village is suffering a serious deficit in this regard, as shown on Planning Department maps.)

A point that architects, neuroscientists and psychologists all seem to agree on is that successful design is not so much about how our buildings can shape us, but about making people feel they have some control over their environment. Or as was stated at the Conscious Cities Conference, that we're "creatures of the place we're in." Welcome to the new era of neuro-architecture.

[It is interesting to note that Section 2.B of the Valley Village Specific Plan asserts part of its mission is "To assure orderly, attractive and harmonious multiple residential and commercial developments that are adjacent to the existing single-family developments..." Seems we realized the importance of "neuro-architecture" back in 1993! Perhaps it's time to remind ourselves of this as we battle proposed measures which seek to change the face of our Village.]

Where Am I?



Do you know where in Valley Village these photos were taken? If you think you do, send the address of each property to info@ValleyVillageHA.com, and if you identify both correctly, we will recognize your sharp eyes in the next issue of the Valley Villager.

Village 'vents

Saturday, April 19

Women's Self-Defense Workshop

1pm to 3pm

*North Hollywood Recreation Center
11430 Chandler Boulevard*

A free class sponsored by
Assemblymember Adrin Nazarian

Saturday, April 21

Free Earth Day Shredding Event

9am to 12pm

*Valley Village Park
5000 Westpark Drive*

This 2nd annual event is sponsored by Neighborhood Council Valley Village. A certified shredding truck will be on site to destroy your paper products. They will also collect used batteries and light bulbs. And, the first 50 people who bring canned or dry food for the North Hollywood Interfaith Food Pantry will have the chance to Adopt a Free Shade Tree! For more information contact Ginny Hatfield at 818-970-4577 or Suzanne Lewis at 818-769-1153

Saturday, April 28 and

Sunday, April 29

Spring Plant Sale & Petting Zoo

10am to 4pm

*North Hollywood High School
Weddington-Radford Entrance*

The offerings for sale will be an assortment of 4-inch potted plants (\$2), 1-gallon plants (\$4) and 5-gallon plants (\$10). Students participating in the program will be on hand to answer questions about the items available. Children will be able to get up close and personal with friendly animals in the school's barnyard. There will be carnival games, as well as small prizes for the kids. Food and beverages will be available for purchase. The event benefits the NHHS Agricultural Program and promises to be fun for the whole family!

Village 'vents

Monday, April 30

City Planning 101 Training

6pm to 8:30pm

*N. Hollywood Recreation Center
11430 Chandler Blvd.*

Hosted by The Department of City Planning and the Department of Neighborhood Empowerment. The series is intended to provide an overview of the basic elements of the City's development process and key points for public participation. RSVP to <http://goo.gl/yFYrDd>. Questions or more info, contact fabiola.inzunza@lacity.org or at 213.978.1321.

Saturday, May 19

Colfax World Fair

11am to 7pm

*Colfax Charter Elementary School
11724 Addison Street*

Join your friends and neighbors and enjoy great food, entertainment, games, and exciting attractions such as our brand new Escape Room, the popular Colfax Ninja Warrior course, our Morella waterpark, and several new inflatables! Plus, our amazing Silent Auction boasts items such as an LA Rams experience that includes a visit to the VIP tent for a practice, meeting the coach and players, and 4 tickets to a pre-season game! Participate in the auction at www.colfaxworldfair.com, and come celebrate and support your local elementary school on May 19! Colfax Charter appreciates its Valley Village neighbors!

Wednesday, July 4

Valley Village July 4th Parade

9:30am to 12pm

Parade Starts at Addison Street and Morella Avenue and concludes at Valley Village Park.

A Valley Village tradition for 26 years! Enjoy a lively hometown parade and then festive refreshments and mingling at the park.

In Our Own Back Yard

The **North Hollywood Community Garden** (NHCG), affiliated with the North Hollywood High School Agricultural Department (NHHS Ag Program), was originally created in 1999 by Randy Vail, teacher and coordinator of The Naturalist Academy. The one-acre garden is part of the eight acres of agricultural property owned by NHHS.



In the summer of 2007, the NHHS Ag Program and the Community Garden passed from Mr. Vail's stewardship into the very capable hands of another wonderful NHHS teacher, Mrs. Rose Ormsby-Krueger. Thanks to Mrs. Krueger, the program continued to thrive and grow, and in 2009 she brought in Andrew Lepore (a former student) as a volunteer farm manager. In 2011, Andrew was promoted to Communication Aide and Farm Manager for the program. When Mrs. Krueger retired, Andrew took charge of the program and its award-winning Future Farmers of America chapter. This past January, he was promoted to Full Time Faculty and continues to bring great enthusiasm, support and success to the program, its FFA chapter, and the affiliated NHCG.

The NHCG and the NHHS Ag Program coordinate and work together in many ways, providing hands-on work experience, sharing supplies and equipment, and supporting shared experiences such as volunteer workdays (both at the school and in the garden) as well as tours of the community garden and the Ag program facilities and barnyard. The garden has 49 plots with 50 families of year-round gardeners. Gardeners have diverse cultural roots (pun intended), hailing from Mexico, Guatemala, Venezuela, Italy, Russia, Ukraine, Tanzania, Ethiopia and South Korea. There are several volunteers who regularly attend monthly workdays, as well as a waiting list of folks interested in joining the garden when plots become available. To learn more, visit www.lanhcg.com.

Soundwall

Metro is on track to begin building a sound wall along the 170 freeway, from the 101/170 split up to Sherman Way. They will begin this month, widening the shoulders on each side before getting going on the wall construction, the first stage of which (the 101 to Valley Village Park) should be completed by Q1, 2019 and the whole project by late 2020.

Charter School Idea Withdrawn

The preliminary exploration by LAUSD to place a charter school on the campus of North Hollywood High School met with strong opposition from both the students and faculty of both schools. NHHS feared losing valuable programs, space and services. The charter school was concerned that, because of the shortage of available classrooms and the upcoming major renovations at NHHS, they would have to move again in a year. LAUSD has subsequently agreed to find them a more appropriate and stable site, somewhere in the LA area.

Homeowners Association Membership Meeting

*Wednesday, April 18, 2018 – 6:30pm refreshments – 7:00pm meeting
Colfax Charter School Auditorium
11724 Addison Street, Valley Village*

Luis Oliart

Director, North Hollywood Interfaith Food Pantry

For the past eight years, Luis has overseen operations for food collection and distribution, community and partnership relationships, and the 13 religious congregations that comprise the NHIFP Advisory Board. He is also a musician and teacher, performs bedside tours for the Art of Elysium at local children's hospitals and is recipient of the 2016 Los Angeles Impact Maker to Watch Award for vision and service to our community.

Also at the meeting:

LAPD Statistics and a Film LA Representative

This meeting is neither sponsored by nor is it in any way connected with the Los Angeles Unified School District

**Mark Your
Calendar:**

*2018 Membership Meetings will be on Wednesdays
April 18 * July 18 * October 17
2018 Board of Directors Meetings will be on Mondays
June 11 * September 17 * November 5*

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“Communicate, Participate, Legislate”