

**Neighborhood Council Valley Village  
Board Meeting  
3-22-06**

**Approved 4-26-06, 11-0-0**

**Agenda Item 1 – Call to Order, Roll Call, Agenda Distribution and Welcoming Remarks.** The meeting was called to order by Peter Sanchez at 6:39 pm.

Mr. Sanchez welcomed the Board and stakeholders in attendance. He noted the large number of persons in the audience that might wish to speak, and encouraged them to complete a speaker's card. It was noted that the meeting would be conducted under Roberts Rules of Order and within the guidelines of The Brown Act.

The roll was called. Board members present were: Mr. Tony Braswell (residential renter), Mr. Fritz Friedman (business), Ms. Ginny Hatfield (senior based organization), Mr. Paul Hatfield (at-large), Mr. Yoni Kahn-Rose (residential renter), Mr. Ben Lautman (business), Ms. Harriet Newton (faith based), Mr. Greg O'Connor (education), Ms. Breice Reiner (community service), Mr. Peter Sanchez (residential homeowner), Mr. Bill Santoro (residential homeowner), Mr. Paul Weiner (residential renter). Absent was Dr. Alan Brody (residential homeowner), Mr. Stuart Simen (business).

The Posting Roll was called – posting requirements for the meeting were met (6).

**Agenda Item 2 – Approval of Minutes.** *Mr. Friedman motioned to approve the February minutes, and Mr. Kahn-Rose seconded the motion. The minutes were approved 10-0-0.*

**Agenda Item 3 – President's Comments, Introduction of Guests.** Mr. Sanchez introduced Joan Pellico from Jack Weiss' office, Abby Greenspan from Wendy Greuel's office, Dale Thrush from Wendy Greuel's office, and Nancy Hernandez from Wendy Greuel's office.

**Agenda Item 4 – Public Comment.** Mr. Sanchez noted the turnout of stakeholders to speak to the issue of affordable rental housing in Valley Village. He thanked all in attendance and advised that each person who spoke would be allowed two minutes of time.

Marcy Duncan, Magnolia Boulevard, stated that renters have rights. She has studied the Ellis Act. The rights of a renter and the rights of an "unborn child" are similar. Each has no rights. The loss of her building and others along Magnolia will cause the community to suffer. Who is fighting for our rights? People have lived here for many years, using services. We are the middle class and our presence should be appreciated. She asked that Council Board members set aside the Ellis Act, and consider how they would feel if someone they loved were hurt by these developers.

Mr. Dave Gruner, Magnolia Boulevard, identified himself as a member of the Valley Village Resident's Association. He asked the Board to pass a resolution for an immediate moratorium on Ellis Act evictions in the Valley Village area. He asked that this be submitted to the City Council, and asked that Wendy Greuel attend the April NCVV Board meeting. He also expressed concern about the Ellis Act and felt that further development decisions should include environmental impact considerations.

Mr. Tom Paterson, Vantage Avenue, mentioned his previous association with NCVV Board as a Board member, and his current status as the Chair of the Rental Subcommittee and his association with the Homeowners Association. He gave a brief history of the Ellis Act. It is being used now to evict residents from rent controlled housing, in order to stimulate the condominium market.

Daisaku Vondran of Magnolia Boulevard, is a 17 year resident of Valley Village. Lives in rent controlled housing and wants help to keep the home. Is seeing people kicked out of their homes, and expressed concern that there is too much traffic in the area and further development will only make it worse. Cannot afford to buy one of the new condos.

James Norton, and LAPD officer and Valley Village resident for 12 years, from Magnolia Boulevard, lives in Valley Village because it is home and a safe, quiet neighborhood. His building has been approved for demolition and the property will be used for condominiums. He asked when will the elected officials speak up for the residents of Valley Village?

Dana Eagle of Magnolia Boulevard stated that she wished to direct her comments to people who could help. She stated that the problem is going on throughout the Valley and realizes that a question could be asked – what makes this situation different? She feels that the demolition of 4 buildings on one street will have a bad environmental impact. There also should be consideration given to offering incentives to owners to hold onto buildings. She is concerned that the \$3300 given to displaced residents is not enough to relocate and find affordable housing. We need people who can tell us what we can do to help this situation.

Mr. Chuck Tennin submitted written comments:  
Ellis Act Evictions Growing in Valley Village – You Could Be Next! Hundreds of residents and tenants living in Valley Village were served with Ellis Act eviction notices during the month of February, with many more to rent controlled apartment buildings to be demolished and replaced with more expensive non-rent controlled housing in the form of four story condominiums. It is their intention to do this as quickly as possible, without any regard to the lives that they disrupt, the overcrowding of the community, destruction of a safe and beautiful place to live, and an environmental impact that will change Valley Village forever, if not destroy it.

What does the Ellis Act mean? It was designed by our state officials to get rid of low income residents, renters, tenant, and disabled people and old people commonly referred

to as “seniors”, and to replace them with a new and improved (or upgraded) class of people.

This so called Ellis Act eviction was intended to allow owners, landlords, and developers to kick out tenants from any form of affordable or rent controlled housing by throwing the out as quick as possible, by taking their property off the market and removing it from the “affordable” and “rent controlled” housing market, demolishing it, and then build a palace for the “affordable rich”. Yet the City says that there is a housing crisis urgency and we need more affordable housing for people to live. Yet, they are allowing people to be thrown out into the street with no place to go. This should not be allowed to happen or allow it to reach epidemic proportions in the city and in our community of Valley Village. Will Valley Village be another, or the new Lincoln Place in Venice, where almost a thousand people were literally thrown out into the street with not place to go? Does anyone care?

Stop this terrible Act from happening in Valley Village and in other communities before it’s too late. What Valley Village needs is quick action in the form of a moratorium to stop the destruction of Valley Village and the cruel unjustifiable evictions of long time residents and tenants of our Village and our community so that the environmental impact can be reviewed by our LA City Council, Housing Authority, City Planning and the City Attorney.

Everyone in Valley Village must know what’s going on in our community, be made aware of the massive evictions, and they have a right to know what’s going on in our neighborhoods. All 22,000 residents and tenants. Our City Councilman can stop it, with a strong community voice and supportive efforts.

If these developers and “Condo-converters” are allowed to get a strong foothold in pursuing this ultimate plan of condo conversions, it will cause a huge impact in our community. The change will affect everyone that lives in Valley Village, they will be the next victims. And they will reside in a Condo-conversion jungles atmosphere. Put a stop to it now. Before it happens and changes Valley Village forever.

Save our Village. Before it’s too late. Tenants and residents do have legal rights.

Dr. Dan Wiseman spoke to several issues before the City Council and various city Departments, and expressed his concern with the Neighborhood Congress. He advised NCVV Board that they should add their voice to the concern expressed regarding the resignation of Greg Nelson. He also advised the stakeholders present that they can talk directly to their Council members at the Van Nuys City Hall.

Ruth Engelking of La Maida Street stated she is a long term resident of Valley Village. It is terrible that people are being thrown out of their homes. But she stated that no members of the Board are being thrown out, so the Board might not care. But just wait until you are stuck in traffic and can’t commute, then you will get angry. When are you going to stick up for these people? Listen to these people – we will be watching you.

Stephanie Klasky-Garner, a Valley Village resident and member of the Affordable Housing Commission, lives on Hesby. She was just nominated to the AHC by the Mayor, and offered her support in any way possible to help the residents at the Board meeting. Her email is [Stephanie@changelives.org](mailto:Stephanie@changelives.org).

Noel Weiss, from Marina Del Ray, gave a report from the history of Lincoln Place. She stated that political action does work, and that Bill Rosendahl has submitted a motion to assist renters and it has the support of Wendy Greuel. It does not have the support of Jack Weiss. She said for the crowd not to give up hope, the community is behind you.

Mr. John Mozzer, yielded his time to Tom Paterson.

Mr. Dale Thrush was introduced by Peter Sanchez. He thanked all in attendance and mentioned that Councilmember Greuel was in a public meeting on Public Works, and while she could not attend, he would convey the comments from the meeting. Ms. Greuel is committed to ensuring that the rights of all Valley Village residents suffering from Ellis Act evictions. Her office is coordinating an organizational meeting with Housing and her staff to ensure all questions of stakeholders are answered. On the surface, this is a state law and there is little the city can do. He encouraged those in the audience and anyone affected by this law to contact their Assembly member. Paul Koretz is the Representative for this district. Mr. Thrush assured those in attendance that Ms. Greuel is hears this concern and is doing everything possible to help.

Mr. Sanchez reminded the audience that residents of the Valley can attend City Council meetings at the Van Nuys City Hall, 14410 Sylvan.

A member of the audience asked what are the rights of a person who is evicted. Ms. Greenspan answered that there must be 120 days notice, and \$3300 relocation fee must be paid. If the resident is over 60 years old or disabled, \$8000 must be offered in assistance. The assistance must be paid within 30 days of the notice. Ms. Greenspan's email is [Abigail.greenspan@lacity.org](mailto:Abigail.greenspan@lacity.org).

Mr. Richard Yisiguez from Albers Street is being evicted. He stated that the Board of Supervisors passed a resolution raising the reimbursement for evictions to \$4500. Ms. Greenspan was not sure but would follow up on that information.

Mr. Chuck Tennin stated that Lincoln place might be an example of how the city can place a moratorium on evictions so that people are no longer put out on the street. Lincoln place (as a decision) was based on a recording map issue, and it might not be relevant to current Valley Village issues.

Other questions included – Do tenants get their deposits back? Yes. Within 21 days the landlord/owner is required to give back the deposit. Do persons with disabilities get more time? Yes, one year, but Ms. Greenspan will check that fact. Mr. Hatfield asked if

there has been an economic reassessment of the relocation amount? Not sure, but Ms. Greenspan believes it will increase to \$3450 on July 1.

Ms. Reiner thanked those in attendance for their commitment, and encouraged them to stay involved with this issue and with NCVV.

**Agenda Item 5 – Finance Report.** Mr. Hatfield gave the Finance report (attached). There has been only one significant change – the accrual of the Valley Village banner expense and the NCVV portion of the bill for the Valley Village birthday party. Year to date there has been \$19,400 spent on business for NCVV. There is also a change that will impact future funding – funding will be allocated/accrued over a 3 year period. Mr. Hatfield mentioned he was quoted in the Los Angeles Times. Mr. Friedman asked if the article was quoting Mr. Hatfield as a Board member or citizen? Mr. Hatfield replied as a citizen.

**Agenda Item 6 – Valley Village Birthday Party.** Ms. Reiner reported that the Birthday Party was a success, and that plans are in place for the next party in 2007.

**Agenda Item 7 – Committee Reports – Long Term Projects.** Mr. Friedman has agreed to chair this committee. Mr. Sanchez thanked Mr. Friedman for his decision, and reviewed the major projects of the committee, including soundwalls and sidewalks.

**Agenda Item 7 – Committee Reports – Outreach.** Ms. Reiner stated that the Birthday party was the main focus of the Outreach committee the past month. An audience member asked how often The Bridge is mailed? Four times per year.

Mr. Sanchez introduced Matthew Fitzgerald, DONE representative for NCVV.

**Agenda Item 7 – Committee Reports – Planning and Land Use.** Mr. O’Connor mentioned that at the last meeting, the Tenant’s Subcommittee was renamed to the Rental Subcommittee. The focus of the subcommittee will be to bring together those with an interest in rental housing in Valley Village. The next meeting has not been set yet. The Valley Village Homeowners Association has hired an urban planner to help with the issue of single family residence construction. There is a zoning hearing planned for Stevens Nursery. NCVV originally supported a 96 unit project with Q conditions. The developer has 4 different zoning variances pending, and NCVV will continue to ask that the developer adhere to the originally approved project. Mr. O’Connor reported that there is a vacancy on his committee. Mr. Friedman has offered to serve. Mr. Sanchez asked that before the appointment is made, the Committee look outside the Board for another member, as the Committee currently has significant Board representation.

**Agenda Item 7 - Elections.** Ms. Hatfield announced the election to fill the Cultural seat, and mentioned that applications were available at the meeting. She reported on the meeting of the adhoc Bylaws subcommittee. She reported that there was one applicant for the student seat, Ms. Vanessa Lopez. Ms. Lopez was asked to read her essay to the Board and audience. Mr. Friedman asked how Ms. Lopez heard about the Student seat?

The Bridge. Ms. Newton motioned that Ms. Lopez be elected to the Student seat. Ms. Hatfield seconded the motion. Ms. Lopez was elected student representative to NCVV Board 10-0-0.

**Agenda Item 7 – Committee Reports – Short Term Projects.** Mr. Weiner is the new chair of this committee. He reported that there was not a quorum at the last meeting, and that the committee is focusing on the culture of peace event. Ms. Hatfield reminded the Board that the COP event will be held in conjunction with the Mayor’s Big Sunday, at Valley College.

**Agenda Item 8 – Weekend Parking of Large Vehicles.** Postponed

**Agenda Item 9 – NoHo Arts Festival.** Ms. Hatfield reminded the Board that we have an opportunity to participate in the event

**Agenda Item 12 – Other Items.** Mr. Sanchez will check with Dr. Brody to be certain he intends to represent NCVV to the Neighborhood Congress.

Mr. Fitzgerald invited the NCVV Board to attend the Empowerment Academy Ethics meetings.

Mr. Sanchez assigned the Bradley Review of Landfills to Mr. O’Connor.

The LA conservancy offers training on how to make landmark areas are protected on Saturday, April 8, from 10-1.

**Agenda Item 13 – Future Agenda Items.** Mr. Sorrento with Animal Welfare has asked to address the Board.

**Agenda Item 14 – Public Comment.** Ms. Lori Dinkin reported on Homeowners Association activities.

Mr. Paterson spoke on Stevens Nursery zoning hearing, reiterating earlier comments that recorded language has been submitted that requests a covenant agreement to rezone, and a height exception for 39 feet for architectural enhancement.

**15 – President’s Closing Comments.** Mr. Sanchez had no further comment.

The meeting was adjourned at 8:57.