

TPOA

NEWSLETTER

SPRING 2006
VOL. 43 NO. 1



Helen Itria Gorman
In Memoriam

Tarzana lost a good and dedicated friend when our TPOA President for nine years, Helen Itria Norman, passed away on November 14, 2005. Only five days before her death, Helen dictated the following memo:

"Dear Board Members: By now, you know my state of health. Because of that I must withdraw from the presidency. TPOA opened up a different world for me and brought me many friends. I value each and every one of you; in fact, I love each and every one of you."

That same respect and admiration was returned to Helen in full measure from friends and acquaintances as well as from public officials in federal, state and local government to whom she often turned for advice and support in matters affecting life in Tarzana.

In the last line of her memo to the Board Helen said, "We will see what the future holds." And that is, as an organization of volunteers, to continue our dedication to preserving the homeowner way of life as well as enhancing the overall community.

During her tenure, many worthwhile issues were addressed and projects accomplished, including, but not limited to:

A new Tarzana Post Office with help from then Congressman Tony Beilenson and TPOA members.

Acquisition and dedication of Corbin Canyon as parkland.

Realization of her dream for a Community Center at Vanalden and Ventura Blvd.

Her pride and joy: the Annual Town Hall meetings at El Caballero Country Club.

Acknowledgement of Helen's leadership in realizing these and other goals was appropriately acknowledged in her selection by the Los Angeles City Council as Pioneer Woman of the Year.

This issue of the Newsletter is dedicated to Helen and includes a photograph of the TPOA Board together with snapshots taken of Helen at Lake George, Mammoth Lakes to which she retreated annually for renewal of her spirits.

TUESDAY - APRIL 25

SAVE THIS DATE

FOR

2006 ANNUAL MEETING

6:15 P.M.

EL CABALLERO COUNTRY CLUB

Featuring a panel of speakers who will explore the topic: Direction of Development and Transportation in Los Angeles and how it will affect Tarzana

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BOARD MEETING SCHEDULE

Second Monday of each month

Except July and August
7:30 P.M. at

**THE TARZANA COMMUNITY
& CULTURAL CENTER**

19130 Ventura Blvd., Tarzana CA. 91356

INFORMATION! RESOURCES! BOOKS! MEDIA!

Information and Resources. These are two of the greatest assets in today's world. And, where can you find lots, along with books and media? - at the Los Angeles Public Library!

Have you checked www.lapl.org - and clicked on Databaser? Here are some of the categories that might interest you. Business. Company Information, General Information, Magazines-Specialized, Newspapers, Regional History Resources, Science and Technical, Statistics, U.S. Government Documents, Art/Music, Literature, Biography, Education, etc. Need historical photos of local places, click on the Photo Collection and maybe you'll find just what you want.

Want to search the catalog for any topic, any title/author, reserve or renew items, check your account — you can do it all online at www.lapl.org. Have no computer or your access to the internet is slow? Go to the Encino-Tarzana Branch Library, 18321 Ventura Blvd., Tarzana or phone 818-343-1983. If you're a computer neophyte, then the LAPL Staff will help you search - it's easy and it's fast! And take time to browse the Library shelves while you're there.

Finally, who are we? We are the Friends of the Encino-Tarzana Library - the Library's support group. We have a great used Bookstore with many "like new" books - fiction and nonfiction, including art, sports, cooking, biographies, history, business - most priced at 50 cents to 1 dollar. We have quarterly book sales - our next is MARCH 10 and 11 - with thousands of books, same low prices. Our membership and book sales last year allowed us to donate \$6160 to the Library - \$2500 for the children's DVD Collection, \$1000 for rental book collection, \$1000 for Persian language books, \$1025 to adult, young adult & children's programs, \$175 for Holiday decorations and \$460 for signage. These really enhanced Library services.

Won't you join us? Friends have individual and group memberships, and one for Businesses/Organizations (we'll print your business card in our quarterly newsletter). We have book clubs and many volunteer opportunities - we really need help with book sales. Please join us? Call:

Barbara Leff, MLS, President, Friends of the Encino-Tarzana Library
pres-fol-et@socal.rr.com 818981-6920 <http://www.lapl.org>

Yes, sorry we missed timely notice of the great book sale. However, these sales are held quarterly, and you can drop into the Friends Book Store at the Library at any time.
Ed.

MEET JENNIFER LOZANO

As the newly appointed Council District #3 Field Deputy for Tarzana and West Hills, Jennifer started her first day in early January at a full run and hasn't stopped. In addition to fielding hundreds of calls, complaints, requests for help from all over the District, her evenings are filled with attending meetings of homeowner and neighborhood council groups.

Jennifer graduated from California State University at Northridge with a B.A. in Urban Studies and Planning. She joined Councilman Dennis Zinc's valley staff after two years with Kaiser Permanente Real Estate Division and finds that this new position provides a more immediate opportunity to be of service to the community she was seeking. She welcomes your calls or you can e-mail her at Jennifer.Lozano@lacity.org.

ARE ANY TREES MISSING ON YOUR BLOCK?

Are there empty tree wells in front of your home or on your block? Jennifer Lozano, Tarzana Field Deputy for Councilman Zine, has informed us that the Bureau of Street Services will be replacing missing or dead trees throughout the 3rd Council District. So, if you're missing a tree or have noticed empty wells anywhere you travel in Tarzana, call Jennifer at 756-8848 and give her the exact location so a replacement may be scheduled. Let's keep Tarzana green.

REMEMBER TO ATTEND NEIGHBORHOOD WATCH

In December, forty Tarzana residents came together for the monthly Tarzana Neighborhood Watch meeting in the West Valley Police Station at 19020 Vanowen Street, Reseda. Division Cmdr. Capt. John Sherman opened the meeting with the good news that in the preceding month Tarzana had fewer crimes than other West Valley communities. Sr. Lead Officer Kip Jackson continued to conduct the meeting, noting there are still far too many burglaries, robberies, theft from autos and stolen autos. It's his job to reduce them, and he can use our help. Particularly hard hit are Ventura Blvd. and homes south of Ventura. Make it a habit to attend these meetings periodically and find out how you can avoid becoming a victim. They are held on the third Tuesday of each month.

THE ORANGE LINE

BANE OR BOON? BRICKBATS OR BOUQUETS?

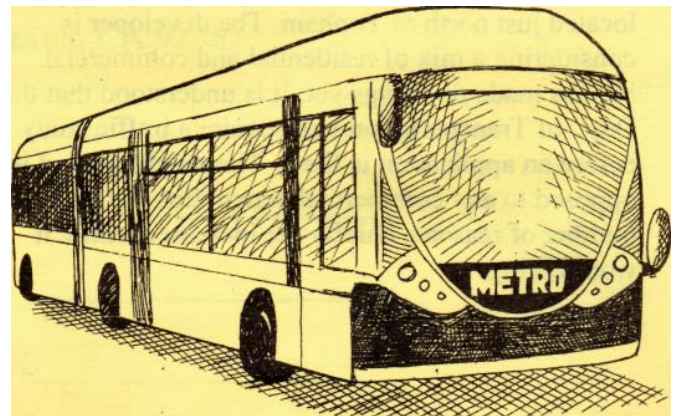
If you were to ask the 16,000 people who ride it each day, you would surely get a solid "thumbs up". It has significantly eased their way to home, work and school. Yes, there are complaints and the Metropolitan Transit Authority is actively addressing them. So, if a score is being kept, this addition to valley transportation is clearly a boon..

Chief complaints are noise, safety, traffic delay and signage. Metro planned to accumulate complaints over the first year of operation and then evaluate them. However, noise became such a big issue that it is being addressed as complaints are received. As you watch the smooth gliding progress of these sleek, articulated buses from a distance, noise would not seem to be a significant irritant. However, measurement of decibel levels tells another story. As a result, Metro has agreed to pay for soundproofing of homes within a specified distance of the line where the decibel levels exceed the limit established. Some of the work has already been completed.

A related noise complaint being addressed is the lack of a sound wall from Yolanda to Wilbur. Apparently the need for continuation of the wall was overlooked on the assumption that only commercial property abutted the line in that area. The Neighborhood Council has requested MTA to continue the wall for protection of the residential area.

Metro agreed that no ads would be placed on "Metroliner" buses. When a bus was seen with advertising, we learned that to meet its scheduling demands Metro must occasionally use other buses on the Orange Line. This use will be infrequent.

Do you use the Orange Line? Tell us about it.



TARZANA

OXNARD / TOPHAM CORRIDOR

Coincident with the development of The Orange Line, so many applications were being filed for residential and commercial projects in this area that a special Oxnard / Topham Sub-committee of the Neighborhood Council Land Use Committee was formed to track and review them. The following developments are all in this corridor and are illustrative of the intensified interest being shown here and in other transportation corridors.

18202 CALVERT — This is a deep piece of property extending from Calvert to Topham. The applicant's request is to subdivide two lots into six for six single family, two-story homes with a private entrance on Calvert. A gated enclave is proposed with the sides of the homes, rather than the front, facing on Calvert.

This has been an unusually contentious project. The neighbors are united in their desire that the Calvert homes face the street and that the private entrance to the subdivision be on Topham. At each of the six meetings held, the developer has refused to bring revised plans before the committees.

On March 28, the full Neighborhood Council reviewed the project and supported the recommendation of the Land Use Committee that the project be approved, but only if a number of conditions were placed on it. The conditions include locating the entrance to the subdivision on Topham, placement of homes relative to Calvert and street improvements on the entire subdivision such as curbs, gutters and sidewalks.

6123 YOLANDA AVE. — This is a large lot located just north of Topham. The developer is considering a mix of residential and commercial, but has made no filings yet. It is understood that the Dept. of Transportation will require a traffic study before an application is filed. The neighborhood is opposed to any commercial penetration for a number of reasons, chiefly the increased traffic it would bring.

DEVELOPMENT

18362-18424 OXNARD — Located between Reseda and Lindley, a project of residential and commercial/retail is proposed, the residential portion to contain 240 units and the commercial, 6300 sq.ft. This would require a zone change and Plan amendment and is one more example of the density that is being sought along transportation corridors to keep pace with population growth

19236 VICTORY BLVD. — Long time owner of G & S Auto Body, located next to the Mobil station at the corner of Tampa and Victory, applied for a permit to double the size of his operation. There was substantial opposition from the immediate neighborhood in the form of noise, traffic and loss of privacy they felt could result from the addition of a second story. The Tarzana Neighborhood Council Land Use Committee held several meetings to review the proposal as the owner and neighbors came together in agreement on a number of conditions that would make the expansion acceptable to all.

AND TURNING TO THE SOUTH

5050 CORBIN AVENUE — The original grant on this piece of property expired, and its history grows longer by the day. It first came to TPOA'S attention in late 2003 when an application was granted for development of six homes. Since then the developer proposed to divide two of the six lots into four with vehicular access to Corbin. This was denied, the because the Community Plan requires that on property with over a 15% slope density the lots be no less than an acre (43,560 square feet), and the property is not large enough to accommodate that. Access to Corbin was also denied. It is expected that new plans will be submitted.

WALGREEN'S — Although this project at Ventura and Mecca was given the "go-ahead" by the South Valley Area Planning Commission last October a number of details remain to be worked out. Chief among them is the requirement that Walgreen conform to the Streetscape Plan for the Business Improvement District. This involves increasing visual access through windows facing



WALGREEN'scontinued

Ventura Blvd. to create a more pedestrian-friendly atmosphere. Walgreen has held obdurately to its typical design which has no street level windows.

MANN THEATER — Formerly known as the Brown Center, no name has yet been announced for this new three-phase development, the first phase of which covers the area from the former Mann Theater to Yolanda. Great progress is being made and opening by year end with new tenants is anticipated.

5445 LINDLEY AVE. — The developer has proposed to replace the two apartment buildings that have 44 rent-controlled dwelling units and 44 covered parking stalls with a 4-story building comprising 43 condominium units above a single level subterranean parking garage with 100 parking spaces.

5239-5305 LINDLEY AVE. — This request is to demolish four apartment buildings — one single story and three 2-story — having 39 units and construct a 4-story building with 58 condominium units above a single level subterranean parking garage with 136 parking spaces.

LINDLEY AVENUE PROJECTScontinued

An April 20 public hearing is scheduled for these two projects. It is evident that the loss of so many rental units in close proximity will be of great concern to the neighborhood.

5530 DONNA AVE. — This property is located on the first residential lot south of Ventura Blvd. It was purchased some two years ago by JKP Barsana Dham for a Meditation Center of 11,000 square feet and a 2-story guest house of approximately 3500 square feet. While foremost a house of worship, the Center would contain administrative offices and living quarters for a maximum of 15 Hindu clergy and devotees.

The planned activity includes daily morning and evening meditation sessions, 40 yearly classes and 10 annual holiday celebrations, each drawing 150 people. Holiday events might last one or two days.

It is to the intensity of this use with its heavy traffic impact on the neighborhood that has placed Donna Street residents in opposition to the proposal.

Dear members: The Membership Application below is for you to share with neighbors and friends who are not now members of the Association so that they too may enjoy the benefit of direct representation with City and Count Departments and Officials, assistance with homeowner related problems and informative newsletters. We hope you and they will attend Board meetings when you have time available and share your opinions.

MEMBERSHIP APPLICATION

As a Tarzana property owner, you are invited to join the Tarzana Property Owners Association, Inc. Please mail this membership application and your check for the annual dues of \$15.00 to:

**TARZANA PROPERTY OWNERS ASSOCIATION, INC.
P.O. Box 571448, Tarzana, CA 91357**

NAME _____

ADDRESS _____

CITY & ZIP CODE _____

TELEPHONE _____ **FAX** _____

E-MAIL _____

WHAT MAKES A NEIGHBORHOOD?

That's a subject we're going to explore in a series of articles and introduce you to areas that so define themselves. Some of them, maybe most, have no names. This one is that piece of geography which starts at Reseda and Oxnard, wends west to Wilbur, north to Victory and east back to Reseda.

It is one of the earliest valley neighborhoods and actually part of Reseda until TPOA member Attorney Gary Gertler discovered old .property documents indicating that when Tarzana boundaries were drawn it should have been included. He appealed to then Councilwoman Joy Picus, and she agreed. You will notice street signs were changed to reflect its addition.

125 families living in attractive, modest size, well maintained residences call this area home. Three churches, an elementary school and magnet school augment family life and neighbors get to know each other as their children bring them together or as they walk the neighborhood seeking support from friends for community outreach programs that would improve health or advance quality of life for all.

Then about three years ago a veritable explosion occurred as planning for a transportation corridor in the mid-valley began, and low interest rates encouraged the purchase of smaller homes with a view to replacing them with larger units, even subdivisions with multiple units.

Prior to this, there had been no need for the neighborhood to be knowledgeable about planning and zoning or what rights they had, if any, to be part of the process of shaping new home construction, a busway and a subdivision boom that were bound to change their lives.

As one familiar with development issues, Lisa Cerda, new TPOA Board member and resident of the neighborhood recognized a need and started an organization called Tarzana Resident Against Poor Property Development or T.R.A.P.P.D. Residents were happy to participate and soon got a liberal education as they reviewed incoming development projects and existing neighborhood nuisances in need of mitigation and thus were better able to affect what happened around them.

And that's the story of how and why one neighborhood defined itself.

TPOA BOARD WELCOMES TWO NEW MEMBERS

DAVID GARFINKLE

About fifteen years ago, David Garfinkle resigned from the TPOA Board, finding that his engineering management and development business left too little time for involvement in community work. His participation as chair of traffic and transportation was missed. So it is with great pleasure that we welcome David back to the Board. Now we have a lock on the family unit, with his wife, Evelyn, putting in lots of hours as Membership Chair.

David volunteered to take on the task of assembling a panel of speakers for the Annual Town Hall meeting to be held Tuesday evening, April 25, 2006 at El Caballero Country Club. A flyer providing more detailed information is now in preparation and will be mailed to you.

David is an avid traveler, intensely explores the areas he visits and has some great stories to tell.

LISA CERDA

Also welcomed is Lisa Cerda. A ten year resident of Tarzana, Lisa unabashedly states that she is married to a wonderful man, Ron Cerda. The couple own their own business, he as a General Contractor and she, as the Accountant.

Early on, Lisa saw that new developments in the neighborhood (the one profiled on this page) could easily have a negative impact on the community unless neighbors joined in addressing those aspects that appeared not to be in their best interests. Out of this concern, she formed T.R.A.P.P.D., Tarzana Residents Against Poor Property Development. In addition, Lisa serves as a Board member of the Tarzana Neighborhood Council, Secretary of the Council's Land Use Committee and Topham/Oxnard Sub-committee, Neighborhood Watch Block Captain and member of the MTA Landscaping Committee.

TELL YOUR NEIGHBORS ABOUT TPOA

AT \$15 PER YEAR IT'S

THE BEST BUY IN TOWN

LET'S TALK TRASH - ALL KINDS HOUSEHOLD TRASH FIRST

That's the one we get the most complaints about. All too many people leave those blue, green and black containers standing in the street long after the collection day. This obstructs traffic, limits parking and driveway access and is an eyesore in the community.

City regulations state that where refuse is scheduled to be collected between 6 AM and 6 PM, containers should not be placed out on the street before 6 PM of the day before the scheduled collection nor left out in the street after 8 PM on the actual day of collection. Violations are subject to citation and fine.

Please help yourself and your neighbors and do your part in observing these regulations.

HOUSEHOLD HAZARDOUS AND E-WASTE ROUND-UP

Sunday, June 4, 2006, from 9:00 a.m. to 3:p.m.the Calabasas Landfill Scale Area at 5300 Lost Hills Road. This is a once-a-year chance.

Household Hazardous Waste is any product labeled toxic, poison, corrosive, flammable, combustible or irritant such as are found in garden care and paint related items and automotive fluids

Household E-waste includes computer monitors, televisions, computer CPUs, keyboards, printers, cellular phones, etc.

MORE ABOUT E-WASTE DISPOSAL

Assemblymember Fran Pavley has made E-waste disposal even more convenient with legislation that is effective July 1. **AB 1125** requires any retailer that sells rechargeable batteries to provide a spot in their store where consumers can drop off used rechargeable batteries. **AB 2901** similarly requires any cell phone retailer to provide a place where people can drop off old cell phones at no charge.

In addition, **AB 1309**, which became effective January 1, requires manufacturers to produce thermostats that do not contain mercury. Honeywell, the primary producer, informed Pavley that all their new thermostats are mercury-free.

If you miss the June 4 opportunity to get rid of your hazardous waste, there is one year-round location available in the east San Fernando Valley. That's the county facility at 11025 Randall Street, Sun Valley. It is open Monday through Friday from 9:00 a.m. to 3:00 p.m.

TPOA NEWSLETTERS VIA E-MAIL

Well, not for a while yet. Several years ago, the membership application was revised to include a line for entering your e-mail address. That list has grown substantially but it does not include a much larger group of members who have been part of the TPOA family for a long time.

To fill this gap, a note was included with the dues invoices mailed in March asking for your e-mail address. We appreciate that a number of members neither have nor want e-mail. That's fine. However, for those who do, it will give us the opportunity to communicate with you in a more timely manner, to publicize meetings and events of interest and distribute emergency information such as recent Red Flag parking restrictions.

It is our intent to make this a two-way street. TPOA'S e-mail address will be published when we're ready "to-go-wireless". In taking this step it is important to assure you that your email address will be kept confidential, just as we guard the privacy of your physical address and phone number.

Lastly, another advantage is cost saving. TPOA dues are the lowest of any valley homeowner organization and we want to keep it that way. Many of our members may elect to receive the quarterly newsletter electronically, thereby saving a substantial portion of the approximately \$1200 annual cost to publish and mail it. Please help us prepare for these future changes and provide your e-mail address as you pay your dues.

NEW RED FLAG DAY ORDINANCE

To increase fire fighting effectiveness, a new ordinance became effective the first of the year which bans parking on narrow, winding hillside streets. LAFD Battalion Chief John Duca described the Ordinance to the audience assembled for the January 24 Neighborhood Council meeting at Tarzana Elementary School. It goes into effect when winds exceed 24mph and humidity exceeds 15% No parking applies to streets less than 20 feet wide and limits parking to one side of streets 28 feet wide. Duca said there are four to seven Red Flag Days each year, and on those days a red flag will be flown at each Fire Station.

