



# MISSION HILLS



## NEIGHBORHOOD COUNCIL

Mission Est. 1797

Est. 2005

[www.mhnconline.org](http://www.mhnconline.org)

### Winter 2011

#### Of Special Interest:

Next MHNC Board of Governors/Stakeholders General Meeting: → **Jan. 9, 2012** ← All other

Board meetings are held the **1<sup>st</sup> Monday** of each month at 6:30pm at Mission Area Police Station in the Timothy M. Falco Community Room.

**PLEASE JOIN US**

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On Behalf of the Community, the MHNC welcomes Mission Division's new Commanding Officer, **Captain Todd Chamberlain**

**Community Begins Here**

### Empire Hardware lease negotiations with Primestor come to an end with no meeting of the minds.

For 55 years, over half a Century, Empire Hardware has been a beloved, go-to institution in Mission Hills. An icon so familiar to us that it became a part of the very landscape of our everyday lives. No household repair could be completed without a trip (or two) to Empire Hardware. Need a part for that old almost antique what-cha-ma-call-it, off to Empire Hardware. Whatever the gadget, nut, bolt, widget..... Empire Hardware would have it. Always with a friendly greeting and quick answer to your questions and always without standing in a loong line or wondering around looking for someone to help; which is something those "Big Box" stores just don't understand. So now, how do we say good bye? Read on.

***Not the end, but a brand new beginning and a brand new store!***

#### A message from Empire Hardware

Thank you to all of our friends, families and neighbors who have been our customers at Empire Hardware, Inc. for the last 55 years.

Although we have lost our lease at this location in Mission Hills, we will continue to offer our customer service, full selection of merchandise and the ease of shopping at our **new location at the North Hills Shopping Center at 16860 Devonshire at Balboa.**

We have tried to negotiate the lease at our present location, but they have other plans for the building. We looked all over Mission Hills but couldn't find a building that would fit our inventory and be affordable.

As we move into our new location, we will be having a Moving Sale with savings from 20% on all of our merchandise, up to 70% on selected item, at the closing store only. The moving sale will last through the month of December, 2011, until we have vacated. We are sorry for any inconvenience that the "tear down" of fixtures will cause.

The new Empire Hardware will be a well-organized, fully stocked store sometime in January-February 2012. ***We hope to have a Grand Opening in Spring 2012.*** Thank you for all of your support.

**Don, Les and Larry Jordan ■ Empire Hardware, Inc.**

***Good luck Empire Hardware and much success from the Mission Hills Neighborhood Council and the community you have served so well.***

***From house to house, neighbor to neighbor,  
the MHNC wishes everyone a  
Happy Holiday Season***



In 1974, the city adopted Los Angeles Municipal Code Section 62.104 subsection (e) recognizing the city's obligation to repair sidewalks damaged by trees planted by the city. Now, faced with fiscal shortfalls and concern over liability, the city is attempting to renege on its responsibility with little or no notice to the citizens of Los Angeles. **Read more on Page Four.**

# ZONING & LAND USE

## ▪ Case No. 76954 - Gas Mart

10259 Sepulveda Blvd. at Devonshire St.

Permit still active. We are watching this location carefully and communicating with the Dept. of Building & Safety Inspector in charge of the case. This property had a change of ownership and current litigation has resulted in a suspension of the work of improvement at the site. In a recent telephone conversation with the Dept. of B & S Inspector, we expressed our concerns for this site with regard to blight and crime. We were assured by the Inspector that Dept. of B & S will be available and will assist the MHNC Land Use Committee in keeping this site safe and secure during this interruption of the work of improvement. Additionally, we will work closely with our Senior Lead Officer.

## ▪ Case No. ZA 2009-4028(CU)(ZV)(ZAA)(F)

St. Ephraim Syrian Orthodox Church

10635-65 Woodman Avenue

Zoning Administrator's Letter of Correction

On August 31, 2011, the Office of Zoning Administration Approved a Conditional Use Permit authorizing the construction, use and maintenance of a new church with ancillary uses; a bell tower and cross at 61 feet in lieu of the 45-foot maximum per Section 12.21 .I of the Los Angeles Municipal Code; and a Zone Variance from 12.06-A of the Los Angeles Municipal Code granting 28 senior citizen units to exceed the density of the A2 Zone Classification.

★**Condition 9.b** limits the hours of operation. However, as evidenced on page 24 of the Determination, the project proponent submitted different hours of operation that are not reflected in Condition 9.b. Due to this error, Condition 9.b is amended to read: The hours of worship shall not exceed 7 a.m. to 11 p.m. daily except High Holy Day services and periodic weddings, marriage receptions, quinceaneras, family functions, graduation parties celebrated in the hall which may occur Thursday through Sundays and shall conclude no later than 2 a.m.

★**MHNC Side note:** The following conditions within the Zoning Administration's CUP (Conditional Use Permit) provide considerable protection for Stakeholders re **Condition 9.b**. Following is a brief overview of those conditions: **Condition 3:** The authorized use shall be conducted at all times with due regard for the character of the surrounding district. **Condition 8:** Approval of Plans Review. At any time during the effective period of this grant, should documented evidence be submitted showing continued violation of any condition of this grant, resulting in an unreasonable level of **disruption or interference with the peaceful enjoyment** of the adjoining and neighboring properties, the Zoning Administrator reserves the right to require the applicant to file for a plan approval application together with associated fees, the purpose of which will be to hold a public hearing to review the applicant's compliance with and the effectiveness of these Conditions. **Condition 13. a, b, c Noise:** Regulating noise shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,571, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible." **Thank you ZA Nicolas Brown for your assistance and encouragement.**

**The above referenced conditions can be viewed in their entirety at [www.mhnconline.org](http://www.mhnconline.org)**

# Public Safety



**Home burglaries are on the rise at +41%** in the Mission Division and **slightly higher in Mission Hills.**

"Suspicious activity reported, results in 17 arrests. Community stakeholders and a Mission Area SGT did not turn a blind eye on suspicious activity and called in to make reports." ~**Commander, John Romero**  
**Mission Area Patrol Captain**

To date, 7 additional arrests have increased our total to **24 arrests** made in Mission Hills since November 22<sup>nd</sup> including a burglary in progress which required the precautionary lock down of San Jose Street School.

**December 12**

**Four residential burglaries in a single day**  
**"I'm alarmed" stated Captain Romero**  
**in a telephone conversation with this writer.**

The Captain indicates that this is a significant crime spree for our Reporting District. Possibly the result of a "Crew" or multiple Crews" with one objective in mind; selling what they steal in order to buy drugs and "will most certainly be involved in other criminal activity".

**DON'T BE A VICTIM**

"Always make sure all windows, doors and garages are locked and leave a light on and the radio or TV when you're not home. It's a good idea to get to know your neighbors so you can keep an eye on each other's home."

~**Senior Lead Officer, Philip Ruiz**

**Desk: 818-838-9843 Cell: 818-634-0619**

**Note: Never call SLO Ruiz during a crime in progress. In the event of an emergency, always call 911 or dispatch at 818-734-2223.**

**Additional information on how to protect and secure your property from crime is available at: [mhnconline.org](http://mhnconline.org)**

**MHNC Side Note:** To learn more about Basic Car 19A43 monthly Neighborhood Watch Meetings and to receive the Neighborhood Watch E-Newsletter or if you are interested in starting a Neighborhood Watch or Block Watch, please call or email Neighborhood Watch co-chair, Betty Ley at: **818-837-3664 No1leyblondeangel@yahoo.com**

**Our Senior Lead Officer is on vacation**

You can call and leave a message as someone will be monitoring his calls. When he returns on Tuesday, January 3, 2012, SLO Ruiz will get back to you as soon as time permits. ↓

# SENIOR OUTREACH

**Thank you** to our wonderful senior community who came out and enjoyed a great day of information, entertainment and lunch this past December. The second "Meet and Greet" sponsored by the Mission Hills Neighborhood Council was once again a great success.

I would like to thank those volunteers on the Senior Outreach committee who brought their hearts and dedication. Our entertainment "Two for the Show", a husband and wife duo, took the room over with their high energy song and dance routines that dated as far back as the roaring twenties. Ear to ear smiles were everywhere as they mesmerized us all. Thank you again Tracy and Tricia.

**Upcoming** are a series of **FREE** class discussions on topics related to seniors and their families.

**Class 1:** "How to Protect your Assets and Avoid Nursing Home Cost" Saturday, February 25, 2012 from 10 a.m. -12 p.m. - Penthouse.

**Class 2:** "Getting the Most out of your Medicare" Monday, March 5, 2012 from 10 a.m. -12 p.m. - Penthouse.

**Class 3:** Staying Social Safe and Independent Saturday, March 10, 2012 from 10 a.m. to 12 p.m. -Penthouse.

**Class 4:** "Avoiding the Agony of De-Feet" Free foot exams after class Wednesday, March 21, 2012 from 5:30 p.m. to 7:30 p.m. Classroom 3 & 4  
Classes held at Northridge Hospital. Refreshments will be served. Seating is limited. To reserve your seat, please call Joyce Sipes at: (818) 902-2361 or email [jjpipes@hotmail.com](mailto:jjpipes@hotmail.com).

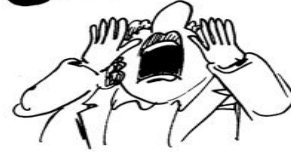
As Chair of the Senior Outreach Committee and on behalf of the Mission Hills Neighborhood Council, we welcome communication between the Council and the community. This is accomplished through monthly meetings, emails, phone calls and committee participation. We encourage your involvement in the decision-making process on public safety, projects, traffic and transportation, land use, and quality of life issues. The Council will work with the community in presenting proposals and recommendations to their City Council representative. In addition, they will provide funds and seek grants for community projects.

One of my favorite sayings is, "If you don't vote, you can't complain". This holds true by being involved! Meetings are held the **first Monday of the month at 6:30 p.m. (One time only: January 2912 Meeting held on the 12<sup>th</sup>)** at the Mission Community Police Station in the Community Room 11121 N. Sepulveda Blvd., Mission Hills. **Additional parking available next door at Facey parking lot.** Hope to see you there!



*Focus 90% of your time on solutions and only 10% of your time on problems.*

# Volunteers!



## Help Wanted

- Zoning & Land Use Committee Chair
  - Public Safety Committee Chair
- What does Community mean to you?**

This is a great opportunity for stakeholders to become active and involved in **helping to keep Mission Hills a safe and decent place in which to live.** Also open to students as an Internship, which may be worth academic credit (ask your faculty). **Board Membership not required.** For additional information:

**Please contact David Guzman at:**  
[D.Guzman@mhnconline.org](mailto:D.Guzman@mhnconline.org) ▪ 818-902-2361



*Hey Snoopy, whatcha reading? MHNC newsletter, of course.*

*Thank you Academy Printing for five years of excellent service. Your efforts in assisting the MHNC in the publication of our newsletter are appreciated.*



### L.A. Redistricting Commission Public Hearings in the Valley

Every 10 years, following the U.S. Census, districts are redrawn at all different levels of government, including the Los Angeles City Council Districts. The Redistricting Commission wants public input about the shape of the new Districts in advance of creating the early drafts. The L.A. City Council's Redistricting Commission is holding a series of public meetings as part of the process of drafting new Council District boundaries. To learn more about the Re-Districting process, visit the Commission's website at <http://redistricting2011.lacity.org/>. There you can find meeting agendas and minutes, videos from previous meetings, documents and district maps dating back to the 1970s and more.



## **Sidewalk Repair Up in the Air**

*In 1974, the city adopted Los Angeles Municipal Code Section 62.104 subsection (e) recognizing the city's obligation to repair sidewalks damaged by trees planted by the city. Now, faced with fiscal shortfalls and concern over liability, the city is attempting to renege on its responsibility with little or no notice to the citizens of Los Angeles.*

*The Mission Hills Neighborhood Council (MHNC) is taking the lead in the San Fernando Valley in opposing the proposed repeal of the above referenced ordinance that would shift responsibility for sidewalk repair to the property owner.*

*It is the MHNC's unanimous opinion that, the City needs to do an aggressive community outreach campaign in order to receive feedback from their constituents before this unjust ordinance is voted on by the City Council. Results of their community outreach should be shared back to all the stakeholders in each Council District and throughout the city-at-large.*

*A spirit of transparency seems to be missing in this proposed controversial ordinance. Therefore, the Mission Hills Neighborhood Council requested honest feedback from their Council Representative, Richard Alarcon. The MHNC believes that all councilmembers should include their neighborhood councils (NC) as well, via a written response and/or personal appearance, before all stakeholders regarding sidewalk damage caused by tree roots in the public parkway, which is beyond the control of adjacent property owners.*

*In most cases, Property owners did not plant the offending trees and they are not permitted to remove them. An added insult, is that property owners received a letter issued by Amy Schulenberg, Project Coordinator for the City of Los Angeles, requesting residents and business owners order "free" trees from their Tree Program to be planted in front of their residence or business in order to improve the neighborhood and combat negative effects of pollution. Stakeholders, would like to know why the city is promoting this type of program, instead of maintaining the problem trees planted years ago. The MHNC believes wrapping arms around a tree that needs help before planting new ones just makes better sense.*

*A letter received from Antonio Villaraigosa and Project Coordinator Amy Schulenberg is an insult to the intelligence of all affected by the repeal of this proposed ordinance. They should secure funding to fix our infrastructure first. City Hall does not realize what an oxymoronic situation they are placing themselves in.*

*The issue of sidewalk repair is not new. It has been discussed and debated within the council for several years. Last year the Public Works Committee passed a motion instructing the Bureau of Street Services (BSS) to conduct citywide outreach. However, most NCs throughout the City did not receive notice that such outreach had taken place. Many stakeholders are unaware the City is considering this action.*

*To pass this ordinance without all NCs weighing in, is an equivalent to taxation without representation. It is the duty of the city's legislative body to insure that outreach is performed to all NCs before placing legal responsibility of sidewalk maintenance on property owners. The city should give an additional six-month extension, starting in the beginning of 2012, then publish each Neighborhood Council's position on the proposed repeal of the original 1974 ordinance. Councilman Alarcón reply letter to this controversial issue posted for viewing at [www.mhnconline.org](http://www.mhnconline.org)*

*If the city listens, they will discover a willingness to seek and share in finding solutions to this "quality of life" issue. However they should first conduct an analysis to determine insurance liability and insurance affordability since both insurance questions relate to property owners and the City alike. The MHNC is requesting all NC members and stakeholders to vote "No" on the proposal to repeal the 1974 ordinance and collaborate together to resolve this issue. Stakeholders are encouraged to voice their concern by contacting Councilman Alarcon at [councilmember.alarcon@lacity.org](mailto:councilmember.alarcon@lacity.org). Our community leaders are passing the buck on this controversial issue.*

**Brad Klimovitch, Community Outreach Chair**