

"Together we have clout!"



**Sheriff
ALEX VILLANEUVA**



**Chief
ROBERT LUNA**

ZOOM COMMUNITY MEETING

WEDNESDAY, AUGUST 17, 2022 - 7:15 PM

JOIN FROM ANYWHERE - VIA COMPUTER, TABLET, SMARTPHONE OR TELEPHONE

SOHA PRESENTS - THE FIRST DEBATE FOR SHERIFF - DON'T MISS IT!

In November, LA County voters must decide between incumbent Sheriff Alex Villanueva or challenger Chief Robert Luna

Fox 11 News anchor/reporter Phil Schuman will moderate our debate

SOHA's August 17th Community Meeting focuses on the upcoming election for Los Angeles County Sheriff. This is a critical choice for everyone who lives in the county. The winner will command the largest Sheriff's Department in the country with nearly 18,000 sworn and professional staff.

Sheriff Alex Villanueva was elected the 33rd Sheriff of Los Angeles County in 2018 – the first challenger to unseat an incumbent in more than a century. A 34-year veteran of the department, he has initiated reform efforts which have significantly improved morale within the organization and community engagement outside the organization. One such effort was solving the problem of recruitment and retention, an issue which the last three office holders failed. Under Sheriff Villanueva's watch, hiring has more than doubled in comparison to previous years. As a result, violent and property crimes have fallen drastically.

Chief Robert Luna recently completed his service as Long Beach Chief of Police, capping a 36-year career at the Long Beach Police Department, the county's second largest police department. He grew up in unincorporated East Los Angeles, where his neighborhood was patrolled by the Sheriff's Department. He saw examples of both good and bad policing, so he understands that 21st Century policing requires collaborative partnerships with community leaders, residents, and government partners to tackle crime at the root of the problem and offer effective and lasting solutions to public safety.

Please email questions for the candidates to SOHAZoomMtg@gmail.com before noon Tuesday August 16th.

SOHA's virtual meeting ID is 882 9145 5135 and the passcode is SOHA914. You can always find the Zoom link on SOHA's website at SOHA914.com. Please sign in by 7:10 as the meeting starts promptly at 7:15.

Villanueva's Priorities

- Reduce Violent Crime
- Expand Homeless Outreach Services
- Dismantle the Homeless Industrial Complex
- Build a Regional Coalition
- Create Multiagency Collaborative Taskforce



Luna's Priorities

- Restore Public Trust in the Sheriff
- Reform the Department
- Reduce Violent Crime
- Address Homelessness
- Improve Deputy and Employee Wellness

! You can find our virtual meeting Zoom link on SOHA's website - SOHA914.com

SHERMAN OAKS UNHOUSED ALSO DAMAGING LOCAL BUSINESSES

In the last issue of this newsletter, Larry Slade, Chair of SOHA's Unhoused Committee, introduced himself to our readers and wrote about a particularly difficult and seemingly intractable aspect of homelessness: the intersection between homelessness and mental health and its impact on the public safety of our community members. Since that time, another aspect of the homeless issue has come to the fore in terms of its impact on our local businesses. From the homeless camping out or defecating in their doorways, some business owners are faced with the challenge of being unable to open or operate their businesses without having to deal with these extra challenges. One does not have to wonder at the frustration and sense of violation these occurrences bring to business owners if only we can imagine these events occurring at the front door to our homes.

At June's SOHA meeting, Larry moderated Q&A with Councilmember Raman and she answered a variety of questions on this topic. CM Raman's office is very active in working to address this issue but hers is only a small piece of a larger and more expensive response. Over the coming months, it will be important for SOHA to continue to lean on our elected representatives and press them to coordinate their responses to these challenges with the county and city as well as other organizations which exist to help address homeless problems in Los Angeles. But we cannot only look outward for someone else to "solve" the problems. As a community, we need to come up with our own creative short-term solutions aimed at protecting our storefront businesses in Sherman Oaks as well as preserving our way of life in Los Angeles.

We need your eyes to help us identify all the unhoused problems across our community. Please send your findings and questions to Larry Slade at SOHA914@gmail.com.

ONE MORE SACRAMENTO BILL THAT WON'T WORK

Maria Kalban, Chair of SOHA's Legislative Committee, reports that since 2008 the State Legislature has passed hundreds of housing bills that supposedly address the affordable housing crisis – but nothing has gotten better. Too many people are rent-burdened and shut out of the housing market. By granting density bonuses, reducing parking criteria, and ending single-family neighborhoods, the legislature continues to shower benefits on developers in hopes of enticing them to build more affordable housing. But developers are in business to make money, so these incentives continue to simply make their bottom lines better. They will not build any more affordable housing than their bottom line allows – generally about 10 to 15 percent affordable units per project. Sadly, nowhere near enough.

Now the legislature is trying to pass Social Housing Bill AB 2053 that would create a state-run Housing Authority. The authority would buy land, build public housing, and use the same economic model that makes it impossible for private developers to build sufficient affordable housing. The state has no idea how to fund housing developments, build housing, or maintain what they build. Think about the amounts of our money that will be needed to run this authority.

Once again, our money is being used to fund further bureaucracy instead of building affordable housing. The state has no plans to fund this authority through the state budget but instead will issue bonds. The problem our legislators fail to understand is that they need private equity money to solve the housing crisis. For example, grant developers lucrative tax benefits for investing their money into 100-percent affordable housing. Until legislators do something like this, every bill they pass will continue to make no difference – except in how unlivable cities keep becoming. It's a math problem. Private investors and developers know the math. Unfortunately, our legislators don't. If you have any questions, please contact Maria Kalban at mpkalban@gmail.com.

STOP DEFACING SHERMAN OAKS

Two SOHA volunteers recently removed about 75 disgraceful ads that were posted on trees and poles along Ventura Blvd in Sherman Oaks. These, combined with stickers, graffiti, and illegal devices, are a continuing problem that our community must deal with. We asked both our councilmember and neighborhood prosecutor Andy Soliman (andy.soliman@lacity.org) for help to stop the defacing of Sherman Oaks.

METRO'S INCOMPETANCE AND ARROGANCE COULD RUIN SHERMAN OAKS

Metro's Sepulveda Transit Corridor Project is heading toward a community-killing decision next year – monorail versus subway. Right now, SOHA's bet is that Metro will select an unaffordable heavy rail subway between the Valley and Westside – and reject the viable and affordable monorail-along-the-405.

Why would Metro reject a monorail that could actually be built at least twice as fast and within the available budget? Why would our County Supervisors or the Metro Board allow them to do this? At their latest public hearing in June, Metro told us that it was too early to worry about how much a project costs or how long it takes to build. This is a bit scary for a county agency that is overrunning budget and blowing schedule on every one of its transit projects. Metro feels they can always find more money if a project is good enough – but they haven't been successful at this and many projects have been scaled back, delayed, or worse.

How could Metro's decision on a subway ruin Sherman Oaks? Metro will never be able to afford to tunnel a subway all the way from the Van Nuys Metrolink station in the Valley to Pico Blvd on the Westside. Metro's final leg of the Purple Line subway under Wilshire Blvd is costing \$1.4 billion per mile. The Sepulveda Transit Corridor Project is 14 miles long. That means a total cost of \$20 billion for a full Valley-to-Westside subway. Measure M's budget for the project is about \$7 billion, including the ½-cent sales tax revenue plus federal, state, county, and city funding. Metro must find at least an additional \$13 billion for a subway. It's not going to happen. Especially during an economic slowdown or recession.

What could happen? Like they have done elsewhere, Metro will cut back on the project scope and deliver less than promised. Maybe they'll delay or eliminate all Valley stations except the one at Sepulveda and Ventura. Even worse, the might bring the subway above ground near Sepulveda and Ventura, then run the big noisy trains above Sepulveda Blvd. That will ruin the Sherman Oaks and Van Nuys communities along the elevated route.

Metro won't tell the public what they're going to do until late next year. Metro won't provide technical details the public needs to understand. Metro collects public comments but never acts on them. Metro won't talk about affordability or schedule. Metro hides what they're doing under the guise of environmental rules. Don't be fooled. Metro's arrogance and incompetence could ruin our community and Valley rapid transit forever.

SOHA is working with many other organizations to force Metro to make a sensible and affordable decision and will soon tell you how you can help us. If you have any questions, contact Bob Anderson at BobHillsideOrdinance@gmail.com.

SOUTHEAST VALLEY COMMUNITY PLAN UPDATE WELL UNDERWAY

Tom Glick and Marshall Long, co-Chairs of SOHA's Planning and Land Use Committee, report that the Community Plan Update team for the Southeast Valley Community Plan Update program hosted events in June. Community Plans provide guidance and shape the environment through land use designations and zoning that inform future planning decisions. These are an integral part of collaborations between the Planning Department and community. The Southeast Valley team introduced and collected feedback on draft land use concepts for the Ventura-Cahuenga Corridor in Sherman Oaks, Studio City, and the Cahuenga Pass. In mid-July, community members met with Southeast Valley planners to discuss the new land use proposals and share their vision for the Ventura-Cahuenga Corridor. City Planning maintains an open approach to community engagement and anyone who is interested can contact our Planning representatives:

Miles Orr at miles.orr@lacity.org

Isaiah Ross at isaiah.ross@lacity.org

Julia HeideIman at julia.heideIman@lacity.org

Elizabeth Jimenez at elizabeth.jimenez@lacity.org.

For questions, contact Tom Glick at SOHA914@gmail.com.

SHERMAN OAKS HOMEOWNERS ASSOCIATION - President: Matt Epstein Vice President: Bob Anderson Treasurer: John Isen Secretary: Jay Weitzler Board of Directors: Bob Anderson, Matt Epstein, Jules Feir, Tom Glick, John Isen, Maria Pavlou Kalban, Marshall Long, Nancy Sogoian, Jay Weitzler. <i>Richard Close, President 1977-2022</i>

NEW CHICK-FIL-A FOR SHERMAN OAKS - NO DRIVE-THROUGH

Tom Glick and Marshall Long, co-Chairs of SOHA's Planning and Land Use Committee, report that on June 30th Councilmember Nithya Raman issued a statement that community members reached a compromise with the owner of the proposed Chick-fil-A location at 5043 Van Nuys Blvd in Sherman Oaks. The beautifully designed and historically restored sit-down restaurant will now have no drive-through. This results from lengthy collaboration between the council office, constituents surrounding the proposed site, and Chick-fil-A representatives to address community concerns about the negative impacts of a drive-through.

The agreed-upon blueprint balances the needs of the neighborhood with Chick-fil-A's operational needs. It includes an enhanced public realm, pedestrian safety elements, multiple ingress/egress options, drought-tolerant landscaping, and street activation along a major commercial corridor in the South Valley – one that will soon be even better served by transit, jobs, and housing investments. Additionally, Chick-fil-A has committed to restoring this Historic-Cultural Monument site, formerly Corky's, to its original architectural prominence.

The councilmember especially wanted to commend the many local residents and groups, including the SOHA Board and the Sherman Oaks Neighborhood Council (SONC) Planning and Land Use Management Committee, who thoroughly reviewed the proposal, held community forums, and engaged in meaningful conversations that led to a positive result. The councilmember appreciated receiving motions from both SOHA and SONC unanimously recommending support for exactly the final outcome: a sit-down Chick-fil-A without a drive-through.

Councilmember Raman concluded her statement with full hopes that this outcome will allow for an expedited move forward to reactivate and restore this site (vacant since December 2019) as a restaurant. Kudos to Sean Kurzweil and his neighborhood for their wonderful efforts to achieve this result. Also, thanks to Tina Choi and her client Chick-Fil-A for listening to the community. For questions, contact Tom Glick at SOHA914@gmail.com.

CREATE AFFORDABLE HOUSING IN SHERMAN OAKS WITH ADUs

Board member Tom Glick wants you to know about the delightful experience he had building an Accessory Dwelling Unit (ADU). ADUs are a vital tool to create more housing units in the city. ADUs – sometimes also called granny flats, casitas, or backyard homes – are a practical way to create affordable housing in Sherman Oaks. Homeowners often build an ADU to rent out to a community member or as a place for family members to live or visit. The city is encouraging homeowners to take advantage of permissive ADU regulations currently in place, including reduced building permit fees, pre-approved architectural plans, and lower tax assessment rates by LA County on ADU improvements to your property.

And to make it simpler, there are “cradle-to-grave” companies that take care of all aspects of developing an ADU. Many articles in the LA Times and LA Daily News have focused on these companies like Cottage and others which stand out because they have teams of ADU experts helping homeowners to sort out a lot of the unknowns before the homeowner incurs any fees – notably, things like cost, timeline, and feasibility. These companies will work with homeowners to guide them through all phases of the ADU design, permitting, and construction process. The photo shows a simple, pre-approved ADU.

These ADU companies make the process so simple because, unlike individually hiring an architect, permit puller, and contractors, many of these ADU companies take care of all stressful aspects of building on your property. In fact, with many of these companies, there are no fees before you get an ADU design. For more information, contact Tom Glick at SOHA914@gmail.com.



MATT EPSTEIN'S NEIGHBORHOOD COMINGS AND GOINGS

As a kid growing up in Sherman Oaks, I would walk to Dixie Canyon Elementary School every morning. It's amazing how certain things haven't changed over 60 years. On the block between Fulton, I would pass Casa Vega, the Car Wash, the Juvenile Shop, and Tony's Liquor Store, then cross the street to go to school. Recently my wife and I walked past and saw that the local Sherman Oaks Optometry/Dentistry in the middle of the block at 13350 Ventura had closed. Looking in the window was like a flash back to my childhood. Nothing inside had changed except it's now closed. We will see what comes into this spot. There have been many that have remained, and many new that have joined our community. As they say, the more things change, the more they stay the same.

Hearing rave reviews on two new restaurants in Sherman Oaks. HomeState, located next to my favorite restaurant Mistral, has finally opened. There was a line around the block one Sunday and the reviews were amazing. So, if you're looking for some great tacos and burritos, this is the casual place to go. If you're hankering for Mexican food but want a bit more upscale dining experience, check out Casita which opened last week. It's right across from Taisho – in fact owned by Taisho – both on Ventura! The food is great as is the service, but I have to warn you that it was extremely loud in there. If that doesn't bother you, the food is definitely impressive.



One last shout out – the great bead and precious stones shop Silver Sky has relocated to the southeast corner on Ventura right across from Ralph's near Hazeltine. The owners are wonderful and have been a staple in our community for quite some time. So, if you're interested in making some summer jewelry, check out their new store!

Last but not least is Pizzana, right next to Sweet Butter, for some great pizza! We've got lots of great choices in Sherman Oaks, and there seems to be less and less need to go over the hill to satiate our palettes.

Know of something new? Email Matt Epstein at somatt@aol.com.

SOHA – TANGIBLE, BENEFICIAL RESULTS SINCE 1964. NOT A MEMBER? JOIN TODAY – WE NEED YOUR SUPPORT!

SOHA has accomplished a variety of significant community improvements and remains the ONLY member-supported, non-profit community organization with total independence from city or county influence. Our only mandate is to preserve, protect and improve Sherman Oaks. Here are just a few of SOHA's recent achievements:

Mansionization Efforts - Obtained neighbor-friendly building parameters for Sherman Oaks (details in June Newsletter).

Sunkist Development - SOHA's committee worked with the site's developers and our then-councilmember to lessen negative impacts and create a beneficial, amenity-filled development that fits Sherman Oaks (details in June Newsletter).

Whole Foods, Ventura Blvd and Beverly Glen - SOHA's input measurably reduced negative traffic impacts for the site.

SOHA's Legislative Committee on Housing - Created United Neighbors, a statewide organization dedicated to protecting neighborhoods and advocating for building affordable housing in appropriate areas. United Neighbors tirelessly works with elected officials to keep zoning decisions local and beneficially impact local housing and zoning plans.

Thank you to our members, who make all this – and more – possible. Please share this newsletter and encourage your neighbors to join. If you are not a member, PLEASE JOIN NOW!

It's easy! Go to SOHA914.com and click on "Join SOHA" to join via credit card or PayPal. If you have any questions, please contact Nancy Sogioian, SOHA Board Member and Membership Chair at JoinSOHA@gmail.com. Thanks for supporting our community!

SHERMAN OAKS HOMEOWNERS ASSOCIATION

The **ONLY** member-supported,
volunteer-run, non-profit
community organization
dedicated to preserving and protecting
the quality of life here in Sherman Oaks.

★ **BECOME A MEMBER** — 💡 **STAY INFORMED** — ❤️ **MAKE A DIFFERENCE**

IT'S EASY! SIMPLY GO TO www.SOHA914.com AND CLICK "JOIN SOHA"



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IN THIS ISSUE OF SOHA NEWS

Virtual Meeting - The First Debate for Sheriff!	1
Unhoused Damaging Local Businesses	2
Another Housing Bill That Won't Work	2
Metro - On the Road to Ruin Sherman Oaks	3
No Drive-through? Yes!	4
Are ADUs for U?	4
Neighborhood Comings and Goings	5