

"Together  
we have  
clout!"



## ZOOM COMMUNITY MEETING

WEDNESDAY, SEPTEMBER 16, 2020 - 7:15 PM

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

## GUEST SPEAKER: LA COUNTY SHERIFF ALEX VILLANUEVA

### CIVIL UNREST - HOMELESSNESS - RESOURCES

The speaker at our virtual Community Meeting at 7:15 pm on Wednesday, Sept. 16 will be Los Angeles County Sheriff Alex Villanueva. He has been with the Los Angeles County Sheriff's Department (LASD) for 34 years, was elected as the 33rd Sheriff in 2018 and is the first challenger to unseat an incumbent in more than a century. He oversees the largest Sheriff's Department in the United States. The LASD has over 18,000 sworn and professional employees and a budget of \$3.4 billion as of 2018. The Sheriff is in charge of the County Jails that incarcerate about 200,000 individuals each year. Also providing police services for 42 cities, 153 unincorporated communities, Metro transit and the County Courts.

Sheriff Villanueva obtained his Bachelor's Degree from the University of the State of New York and obtain his Master's Degree from California State University Northridge and his Doctorate from the University of La Verne.

The Sheriff will discuss issues of civil unrest, homelessness, recruitment and retention and LASD's budget and resources.

To attend the Zoom Meeting, the Meeting ID is 857 0985 2717 and the Passcode is 230707. If you're unfamiliar with how to sign into a Zoom Meeting, or need help, please email us at SOHAZoomMtg@gmail.com. We'll email you instructions.

Also speaking at the meeting will be George Gascón, candidate for Los Angeles County District Attorney. He was formerly the District Attorney for San Francisco as well as former Assistant Chief of the Los Angeles Police Department. He will explain why he should be elected District Attorney of Los Angeles County. We invited the current District Attorney Jackie Lacey to speak.

In addition, LAPD Captain Rudy Lopez, who is in charge of all Patrol Officers for the Van Nuys Division, will introduce himself to the Sherman Oaks community.

## DO NOT VOTE UNTIL...

Do not cast your vote for the upcoming November 3 election until after our October Zoom Community Meeting on Wednesday evening, October 21, 2020. At that meeting, there will be a Debate to determine who will be the Los Angeles City Council Member for our Community for the next four years. Will it be the current Councilman David Ryu or Nithya Raman? See the Debate on October 21, 2020, make a decision and mail your ballot the next day.

This City Council race probably has the most direct impact on your neighborhood and our Community.

Also, you will be receiving prior to the Debate the results of a Questionnaire that has been prepared by Bob Anderson of the Association and completed by Nithya Raman and David Ryu. Find out which candidate has the same goals as you or perhaps which candidate has goals that you object to.

# VICTORY FOR SINGLE-FAMILY NEIGHBORHOODS! THANKS TO HERTZBERG, NAZARIAN...AND YOU!

Maria Kalban, Chair of SOHA's Legislative Committee, wishes to report another victorious year. Of the five housing bills SOHA opposed this year, four were defeated in the state legislature and one was amended. Senate Bill SB 902 (10-unit apartments in single-family neighborhoods), SB 899 (religious institutions owning homes in single family neighborhoods have the right to build multi-family housing), and Assembly Bill AB 3040 (fourplexes in single-family neighborhoods) were defeated outright.

AB 725, a bill that originally required 25% of the State's moderate-income housing goals to be built in single-family neighborhoods passed but was amended to allow this 25% of moderate housing to come from higher density multi-family neighborhoods as well. We fought for this from the start because it protects single-family neighborhoods. We want to thank Senator Hertzberg for fighting to protect our neighborhoods.

A huge victory is the defeat of SB 1120. This bill allowed lot splitting. Our Assembly Member Nazarian stood up on the Assembly floor and spoke forcefully against this bill. We all must thank him. He was great. Two minutes before midnight (the close of this legislative year) the bill actually passed by two votes. However, it required going back to the Senate for a concurrence vote and time ran out. It was a TKO and we'll take the victory.

This was a difficult legislative year. SOHA wrote many position papers on each of the five bills and held numerous meetings with elected officials, their staff, and legislative committee members, to try and garner support. It was, however, your response to our call to action that led to thousands of emails and telephone calls to our legislators. You made the HUGE difference. We thank all of you for helping defeat these bills.

Our committee realizes the complexity of these housing bills. SOHA's legislative committee has worked to unite a large network of homeowner groups throughout the city to work together so we understand the impacts of these bills on each other's communities, not just our own. This allows us to speak with a large, single, strong voice.

We understand the need for affordable housing and continue to believe it can be achieved by adding housing in commercial areas and publicly owned land, including Metro and CalTrans properties, and by adding "granny flats" (Accessory Dwelling Units or ADUs) in our single-family neighborhoods. There is no need to cram additional density into our single-family neighborhoods. Thank you all!!!

## - SOHA HELPS METRO CHANGE MIND - ALLOWS PUBLIC COMMENT ON CONCEPTS FOR SEPULVEDA TRANSIT CORRIDOR PROJECT

The Sepulveda Transit Corridor Project runs from Van Nuys Metrolink Station near Saticoy through the Pass to the Westside and LAX. This project is the rapid transit backbone from the Valley. It's the most important transit project in Metro's play-book. The project's been quiet for a while but hold on because a lot is happening over the next six months.

Metro already studied four of their own concepts for the project but found these very expensive. So last year, Metro cleverly asked industry to propose "... innovative solutions that best meet the project challenges within the assigned budget." Great idea! Innovative and affordable! On August 26th, industry teams delivered their proposals to Metro. We know one is a monorail along the 405 freeway being proposed by the LA SkyRail Express Team. We don't know about the others and for legal reasons won't know for several months while Metro evaluates them. Wouldn't it be great to have four more innovative, affordable concepts to choose from.

In early 2021, Metro plans to announce the concepts that will move forward for further study. Probably some mix of Metro's own concepts and up to two industry innovative concepts. Metro's original plan was to announce their decision with no opportunity for public comment on the concepts.

Do you receive our email updates?

If not, we do not have your email address. Email it to us at [soha914@gmail.com](mailto:soha914@gmail.com).

SOHA and many others thought this completely unfair. The new innovative concepts for transit from the Valley through Sepulveda Blvd. and the Pass could be great for Sherman Oaks and the Valley – or could be horrible. They could be slow and inefficient elevated above a major street like Sepulveda Boulevard with huge above-ground stations that require massive eminent domain. We can't let Metro dump cheaper transit on the Valley compared to the rest of the County.

So on August 18th, SOHA submitted a strong letter to Metro CEO Phillip Washington asking him to let the public comment before Metro finalized its decision on the new innovative concepts. Our letter must have made sense, because three days later, SOHA's Bob Anderson received a response from the CEO. Mr. Washington explained that Metro had added a month for public comment before making their final decision on the concepts, stating: "This will allow the public sufficient time to ... provide any comments to Metro or directly to the Metro Board."

This is a fantastic opportunity for impacted communities (like ours) to help Metro make the best decision – for Sherman Oaks and also the entire San Fernando Valley and the Westside.

## EVERYTHING YOU NEED TO KNOW ABOUT THE BRAND NEW SHERMAN OAKS PAVILIONS



In mid-September, the highly anticipated Pavilions grocery store will finally be open for business at Ventura Boulevard and Kester Avenue! Like many of you, SOHA has been very excited for the Grand Opening and we are thrilled to share the info with our readers.

Pavilions is confident that their market will be a one-stop-shop for all your needs. Their nearly 200 member team provides employment to 150 members of the Sherman Oaks Community, who are looking forward to serving you and your families. The gorgeous building now has 36,657 square feet sales floor that offers many features for its shoppers such as:

- **Patisserie:** baked items and handcrafted cakes are made from scratch. They also offer an in-store chocolatier.
- **Delicatessen:** featuring Boar's Head Deli meats and cheeses, in-store Sushi, and over 1,000 cheeses from all over the world.
- **Meat and Seafood Departments:** showcasing Snake River Farms American Wagyu Beef, Santa Monica Seafood, and Jidori Chicken.
- **Floral Department:** staffed with talented designers and also partner with several local growers and nurseries.
- **Produce and Fresh Made Departments:** partners with local growers and Melissa's Produce.
- **Liquor Department:** features a wide selection of both domestic and imports and knowledgeable Wine Stewards.

- Pharmacy: prescriptions and vaccines all in one place.
- Starbucks: all your favorites and three little words: Nitro. Cold. Brew.
- Drive-Up and Go: place your order online and let Pavilions do the heavy lifting! They will bring it out to your car and load it up.
- Concierge: complimentary event planning to help bring your menu and vision to life.

Pavilions is also very concerned about the safety of their customers. The store features a one-way traffic system that ensures social distancing by placing directional arrows on the floor and a 6-foot checkout stand for customers in line. Plexiglas barriers were installed at the checkout stations and pharmacy to protect both customers and associates. Store occupancy will also be limited and self-check screenings are posted on entrances and backrooms. Self-service operations like soup bars, wing bars, and salad bars are closed at this time. Pavilions has reserved special times from 6:00 a.m. to 7:00 a.m. for seniors and other vulnerable shoppers who must leave home to obtain their groceries.

SOHA thinks the newly renovated Pavilions will be extremely valuable and appreciated by the Sherman Oaks community!

## SOHA RESTAURANTS OF THE MONTH

As we enter month six of this pandemic, SOHA wants to highlight a couple restaurants that are incredibly valuable to Sherman Oaks, and are working hard to serve the community during these uncertain times. Stanley's Restaurant and the Great Greek Cafe have been Valley staples for decades, and are currently working harder than ever to create innovative and safe dining experiences for their patrons and neighbors.



Stanley's has always been a community favorite and its restaurant has contributed so much to Sherman Oaks' history. Since the day they opened in 1983, Stanley's has been a crowd-pleaser.

According to Restaurant owner, Greg Sadofsky, in its early years, Stanley's was so popular that they needed to hire a "doorman" and "security personnel" to manage the crowds who flocked to the bar. To this day, Stanley's is still beloved for its delicious menu and welcoming atmosphere and is run very smoothly by its three partners who have owned and operated together for over 30 years. It has been the restaurant of choice for many birthdays, connections between friends and families, and milestone celebrations.

Even after a location change a few years ago to Van Nuys Boulevard, it's clear that people will follow Stanley's wherever they go. Customers keep coming back for their signature Chinese Chicken

Salad, Amy's Grapefruit Salad, Chopped Salad, and, of course, the heavenly sourdough bread and grilled artichoke.

Since the pandemic, Greg notices that there has been an absolute increase in orders of "comfort food," like BBQ Baby Ribs (with the famous Stanley's BBQ sauce), pasta dishes, turkey meatloaf and especially the Stanley's Rotisserie Chicken. Stanley's has also added some new items to their menu that definitely deserves a try such as Quinoa Bowls with a choice of Chicken, Ahi, or Tofu, Kiki's Quinoa Burger, Pizzas, and Breakfast served daily until 4:00 p.m. Patrons can order Stanley's for delivery from Postmates, Grubhub, ChowNow, and Doordash in addition to take-out. Stanley's Restaurant is also excited to now serve customers safely on their new open-air comfortable dining patio which has recently opened for lunch and dinner daily at 11:30 a.m. Stanley's can't wait for you to experience their new dining set up and are especially grateful for the loyal customers who have supported them over this journey!

This September, SOHA also wants to highlight the Great Greek Cafe, another community favorite, with a rich history deeply intertwined with Sherman Oaks culture. This year, the Great Greek celebrated its 36th birthday, and restaurant manager, Dionisi Araklisianos has been working there since the day the restaurant opened in 1984.

Dionisi believes that one of the reasons why the Great Greek is such a special place is because most of their staff has been with them for 10 to 20 years. "We truly have tons of customers who intimately know our servers and they know them

too. We have seen many babies grow into adults, even having their first dates at The Great Greek!” Dionisi remarked. The Great Greek is deeply bonded to our Sherman Oaks community and is the setting for a lot of cherished memories made by their friends and neighbors.

The friendly environment, however, is only partially responsible for why Great Greek customers keep coming back for more. Their dedication to tradition can be tasted in every dish on their menu.

The Family Feast is considered to be the fan-favorite, and it too has been around since the day the restaurant opened in 1984. This order is loved for the wide variety of items that are served family-style because it truly embodies big Greek family dinners that everyone has heard about and often share in their own homes. Dionisi says that some of his favorites are the lamb shanks, lamb chops, and rack of lamb, for its tenderness, delicious flavor, and honor to traditional Greek cooking.

Tradition is very important to the Great Greek and that dedication is still being carried out, even during such uncertain times. In order to accommodate a safe and up to code dining experience, the Great Greek has set up sidewalk dining which is quite similar to the restaurants you will find in Greece. They have set up umbrellas and a canopy to protect customers from the sun and each table is socially distant and provided sanitizer. For customers who prefer to eat at home, the Great Greek offers curbside pickup and delivers through Postmates and Door Dash.



The Great Greek Cafe is incredibly thankful to the loyal Sherman Oaks community and the support and love that has been shared with them these past few months. They have a strong Greek backbone and know we will all get through this pandemic together. Opa!

## **MEMBERSHIP IN SOHA IS CRITICAL TO MAINTAINING OUR QUALITY OF LIFE!**

From Board member Nancy Sogioian: Currently there are many on-going challenges to preserving what we love about Sherman Oaks. SOHA, non-profit and 100% member-supported, is volunteer-run by a dedicated Board of Directors who devote countless hours to the preservation and enhancement of our community. We highlight the work of a few Board Members this month:

Bob Anderson, Chair of SOHA's committee on issues of mass transit, has utilized his significant engineering expertise to research, review and evaluate major transportation and transit plans and proposals affecting our area – to advocate for and help secure the best outcomes for our community. For the past several years, Bob's been working tirelessly on securing the best transit option into Sherman Oaks of the Sepulveda Transit Corridor Project. And Bob can tell you, that's no easy task!

Maria Pavlou Kalban, Chair of SOHA's committee on issues of housing legislation, has likewise worked tirelessly for years with our Senate and Assembly representatives (and homeowner groups all over California) to determine the real-world impacts of a huge number of housing bills, none of which mandated critically-needed affordable housing, yet needlessly decimate single-family neighborhoods. SOHA is in favor of adding density in appropriate locations, and Maria has been diligent in her efforts to guide our elected officials towards smarter, more effective solutions that preserve neighborhoods. Given the staggering number of bad housing bills pushed by a few in Sacramento, Maria can tell you it's challenging!

Bob and Maria's gargantuan efforts spanning several years illustrate the commitment and dedication of our Board, and our many "labors of love" for our little corner of the world. But those efforts are contingent on the support of our community via membership in SOHA. We ask all members to share this newsletter with neighbors and urge them to join (and if YOU are not a member, join NOW)! For a membership application or inquiries about joining SOHA, email [JoinSOHA@gmail.com](mailto:JoinSOHA@gmail.com) (all other matters or comments need to be sent to [soha914@gmail.com](mailto:soha914@gmail.com)).

Whether you own a home or rent, the small \$30 annual membership is a huge investment in keeping Sherman Oaks a wonderful place to live. And if you can join or upgrade to the Silver \$50 or Gold \$100 level (now or at renewal), it helps boost our resources to advocate on your behalf in these challenging times. Thank you!

Very truly yours,



Richard H. Close, President

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VISIT OUR ASSOCIATION'S WEBSITE - [WWW.SHERMANOAKS914.COM](http://WWW.SHERMANOAKS914.COM) - FOR HELPFUL RESOURCES AND INFORMATION!



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