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Councilman Paul Krekorian

***Measure M – What Will the Valley Receive for Better Transit?**

***What is the State of the City Budget? *How to Fix Our Sidewalks?**

COMMUNITY MEETING
WEDNESDAY, APRIL 19, 2017 - 7:15 PM
NOTRE DAME HIGH SCHOOL
RIVERSIDE & WOODMAN, SHERMAN OAKS

Our Wednesday, April 19, 2017 Meeting will feature Los Angeles Councilman Paul Krekorian. He represents Studio City and areas to the north. Councilman Krekorian previously represented a portion of Sherman Oaks. In addition to being a City Council Member, he is a Member of the Board of Directors of Metro, the agency that is in charge of rapid transit and buses in Los Angeles County.

In an LA Times Editorial endorsement of Councilman Krekorian for re-election, the Editorial stated “Krekorian deserves credit for holding the line on spending and helping to steer the city through tough fiscal times as chairman of the council’s budget committee.”

As a result of Measure M, our sales tax was increased to provide more money for transit. Councilman Krekorian will explain how this money is going to be used in Sherman Oaks, the San Fernando Valley and the City. As Chairman of the City’s Budget Committee, he will discuss the financial condition of the City and steps being taken to increase efficiency and reduce the structural deficit facing the City.

Currently, Metro is studying the possibility of requiring a minimum of three people in HOV lanes. Whether you are interested in the HOV study, rapid transit (traffic relief) or vital City services, this will be your opportunity to meet with Councilman Paul Krekorian to discuss these topics or other topics relevant to you on Wednesday, April 19.

Jules Feir is happy to announce that Bamboo Cuisine will be the Restaurant of the Month.

Established in 1990 by Joseph Teng this extremely popular Chinese Restaurant located at 14010 Ventura Boulevard has received the Award of Distinction by Zagat and recognized as The Best Chinese Restaurant in the Valley by Merrill Shindler of Zagat.

We are extremely happy to welcome Bamboo Cuisine to our Meeting once again and look forward to enjoying a sample of their delicious food during our Social Hour that starts at 6:15 p.m.

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Bob Anderson reports that in early March, the LA City Planning Department issued its Proposed Transit Oriented Communities (TOC) Guidelines for the Affordable Housing Incentive Program, as a result of Measure JJJ, the measure that voters approved last November. How might these guidelines impact Sherman Oaks?

The Guidelines apply to new housing developments with five or more residential dwellings, including dwellings in mixed-use commercial/residential developments. The developments must be located within a one-half mile radius of a major transit stop and provide a certain portion of affordable housing units. The Guidelines provide incentives to developers of these so-called Transit Oriented Communities, in the way of higher density, more height, less open space, and less parking.

The concept is based on good intentions, benefiting low-income residents who will be able to live near rapid transit. But, the devil is in the details. In Sherman Oaks, two of our most crowded intersections are defined as major transit stops, Ventura Boulevard at Sepulveda Boulevard and Ventura Boulevard at Van Nuys Boulevard. Larger housing developments will be incentivized for a half-mile around each intersection.

That means Ventura Boulevard from Haskell Avenue to Hazeltine Avenue, Sepulveda Boulevard from Valley Vista Boulevard to the LA River, and Van Nuys Boulevard from Valley Vista Boulevard to the 101 Freeway would be subject to these bonus density rules. These are already high-density areas and it would be great if there was less car traffic. However, there are no real rapid transit options in these areas today, just slow buses stuck in some of the worst traffic congestion in the nation.

It appears that the City Planning Department is putting the cart before the horse by increasing housing density (more units) and forcing people to take rapid transit which doesn’t yet exist.

* * *

Nancy Sogioian reports: While Measure S failed to pass, it succeeded in achieving its major goals! It forced the Mayor Eric Garcetti and Los Angeles City Council to focus on real planning:

- The Council voted recently to require community plans to be updated every six years and to increase developer fees to pay for that work (the Sherman Oaks Plan is over 30 years old);
- Mayor Garcetti recently banned closed-door (ex parte) Los Angeles City Planning Commissioner/developer meetings;
- Councilmembers also voted to stop developers from picking their own consultants to create traffic studies and Environmental Impact Reports (for more accurate future EIRs); and
- Several Councilmembers (including our Councilman David Ryu) proposed banning political contributions from developers with projects recently or currently before city decision makers which is a critical step towards curbing developer pay-to-play for favorable re-zoning (spot zoning) exemptions.

This is just the beginning! Measure S ignited the angst many feel about how rampant development is harming their communities. Concerns over density, traffic and other significant negative impacts will continue. Planners, city leaders and residents must figure out how to reconcile those major concerns with the need for housing and economic growth. However, all these new plans will be useful only if developers and the City Council and Mayor abide by them.

* * *

Nancy Blaustein, Bob Anderson, and Marshall Long have organized a Committee to evaluate the proposed Whole Foods Market at the intersection of Tyrone Avenue/Beverly Glen Boulevard and Ventura Boulevard between Ventura Boulevard and Moorpark Avenue. Several meetings have taken place to discuss challenges presented by the project and potential solutions. Matt Robertson, the Chair of the traffic subcommittee, is helping with analyses of truck, auto, bicycle, and pedestrian access to the site. He is a graduate student studying traffic engineering.

Objectives include methods of preventing left turns across Ventura Boulevard and Moorpark Avenue into the store entrances, the introduction of a traffic light at Tyrone and Moorpark Avenues timed to allow traffic to clear out of the northbound Tyrone Avenue segment. Methods of preventing eastbound tractor trailer trucks from merging with eastbound traffic turning onto Moorpark Avenue, and ways of increasing pedestrian safety near the site.

* * *

Great News! On March 17, 2017 Los Angeles City Council enacted a new Baseline Mansionization/Baseline Hillside Ordinance (“BMO/BHO”) taking effect immediately. The revised building parameters pertain to R-1 single-family residences in the City of Los Angeles (excluding some “Variation Zoning” areas with parameters that differ). Sherman Oaks, like most of Los Angeles, falls within the new BMO/BHO, and our ICO (Interim Control Ordinance) dissolved once the new, preferable BMO/BHO took effect. For most R-1 properties, the new building parameters are a FAR of .45 (meaning square footage of house to be a maximum of 45% of lot size) with no bonus options. Sherman Oaks’ previous ICO, by contrast, had a FAR total of .53 allowed. For complete BMO info, please review the new Ordinance via lacity.org.

We would like to thank our mansionization committee members Cynthia Finder, Anne Friel, Mary Furia, John Isen, Craig Knizek, Jayne Lipp, Carol Locatell, Richard Macias, Greg Prestopino, Roy Schmidt, Lisa Seidman, Desiree Stapley, Nancy Sogioian, Joachim Svare, Lee Tirce and Valerie Washburn.

They spoke at numerous public forums on our behalf, including the Sherman Oaks Neighborhood Council PLUM committee, Sherman Oaks Neighborhood Council meetings, City Planning Department hearings and City Council PLUM Committee. The success of our Mansionization Committee shows that a group of individuals can make a difference!

* * *

Councilman David Ryu’s Deputy Nikki Ezhari will now oversee the Sherman Oaks area. Until recently, she served as Mr. Ryu’s Senior Field Deputy for the Mid-Wilshire area. She previously served in a similar position in Councilman Paul Krekorian’s office. Prior to that, she served as a field deputy for Councilman Tom LaBonge. Nikki will also supervise the overall field program in the absence of Deputy Chief of Staff, Adeena Bleich, who is currently on maternity leave. Adeena is expected to return to the office by the summer. Nikki can be reached by emailing nikki.ezhari@lacity.org or by calling (323) 957-6335.

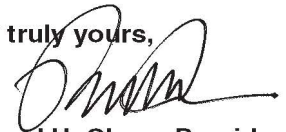
We will miss Alice Roth who was the Deputy for Sherman Oaks. She will now be in charge of Toluca Lake. Alice was a “Problem Solver” for our community.

* * *

Psy Burger, located in Sherman Oaks, focuses on producing creative kosher burgers. Owners Uzi Weizman and co-chef/partner Eran Sabag are longtime friends from Haifa, Israel. The well-known “Kebab Burger” features a beef chuck patty flavored with beef fat and a secret spice blend normally reserved for kebabs. Pickled cabbage, pickled lemon and spicy tomato-based “Moroccan sauce” are added as well.

The Village at Sherman Oaks BID welcomes Celebrity Closets, an upscale boutique opening soon at 14522 1/2 Ventura Boulevard., Berri’s Kitchen, a healthy fast casual eatery with another popular location on Third Street in West Hollywood, opening in May and Ocado, a healthy vegetarian eatery, replacing California Pita at 14568 Ventura Boulevard.

Very truly yours,



Richard H. Close, President