

"Together
we have
clout!"



cilmember in 2009. He grew up in Southern California, graduated from USC and obtained his JD from the UC, Berkeley School of Law. He has a passion for protecting our environment and public safety.

Councilman Krekorian's District includes Studio City, North Hollywood, Van Nuys and adjacent areas. He serves as Chair of the Budget and Finance Committee of the Los Angeles City Council. He, therefore, is in charge of working out solutions for the City's \$675,00,000 deficit for the fiscal year ending June 30, 2021. Councilman Krekorian also serves as a Member of Los Angeles County Metropolitan Transportation Authority ("Metro"). Metro will decide whether an above ground train system will be built along Sepulveda Boulevard in Sherman Oaks.

If you have a question for Councilman Paul Krekorian, please email it to us at SOHAZoomMtg@gmail.com on or before Monday, February 15.

To attend the virtual Zoom Meeting, the Meeting ID is 832 9783 8887 and the Passcode is SOHA914. Please arrive at the waiting room between 7:00 p.m. and 7:10 p.m. The Meeting starts promptly at 7:15 p.m. If you are unfamiliar with how to sign into a Zoom Meeting or need help, please email us at SOHAZoomMtg@gmail.com. We will email you instructions.

United Neighbors, a coalition created by Maria Pavlou Kalban and her legislative committee, is now 53 homeowner groups strong.

Stretching throughout the greater Los Angeles County area and beyond, "United Neighbors" is the voices of thousands of homeowners and renters that are rejecting the ongoing narrative that single-family neighborhoods are the cause of our affordable housing shortage. Instead, United Neighbors wants our legislators to collaboratively work with us, on a local level, to find fair and logical solutions to the real problem.

United Neighbors represents diverse neighborhoods all led by active community leaders. Each neighborhood brings its own unique perspective and its own local solutions. We must fight together to preserve our single-family neighborhoods. We can't do this alone and need your continued support and your voices, as we work together to find win-win solutions for our communities.



WHAT YOU NEED TO KNOW ABOUT DANGEROUS SB 9

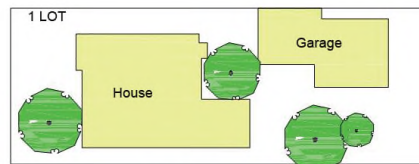
Senate Bill 9 (SB 9) is the new version of SB 1120 which was introduced in the last California legislative session. It was defeated only by a last-minute timing technicality. Toni Atkins, the President Pro Tempore of the California State Senate, wrote SB 9. Because of her powerful position, most senators will not oppose this bill even though it is unnecessary and destructive.

The bill has two provisions:

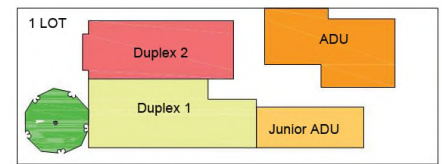
- Provision 1: would allow you to add another separate house (no size restriction) on your lot. This does not restrict you from also adding, already allowed, auxiliary unit (ADU) 1,200 sq. ft. and a jr. auxiliary unit (500 sq. ft.). 4 separate units where one house stood.
- Provision 2: would allow you to split your lot (gated and hillside communities not exempt) equally in half, each half no smaller than 1,200 sq. ft. Each split lot would be allowed to have two houses plus two additional housing units – for a total of four housing units per split lot. Eight units where one house stood. A neighborhood that today has 400 homes could become a neighborhood of 3,200 housing units as a result of this bill.

The bill also:

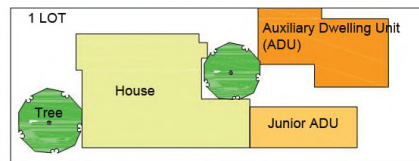
- Requires NO infrastructure improvements. All of this new housing will depend on current water, sewer, and power infrastructure and also current police, fire and school budgets.
- Requires only 4-foot side and rear setbacks. Currently, zoning requires 5-foot side yard setbacks and 15-foot rear back setbacks to meet life/safety issues.
- Poses a huge risk in high-fire areas by densifying properties and shrinking the space between homes.
- Reduces our permeable surface with more house and less open land, impacting aquifers and reducing the urban canopy. Many backyards and trees will be removed for housing.
- Eliminates our hard fought Mansionization Ordinances and allows the return of McMansions.
- Fails to mandate our number one problem – affordable housing.
- Encourages land speculation that will cause investment companies to buy up properties made more valuable by allowing more housing per lot.



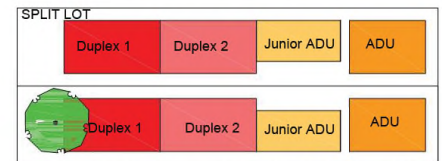
Typical Residence



SB 9 Allows Existing House to Be a Duplex



Currently Allowed



SB 9 Allows Lot Splitting with a Duplex, ADU & Jr. ADU on each Lot

This bill is a developers' dream and a concern to all of us. One house for sale can potentially yield 8 houses.

We don't need this bill. Single-family neighborhoods already allow 1,200-square-foot accessory dwelling units (ADUs or granny flats) and a 500-square-foot Junior ADUs on their existing property. This alone could yield significant amounts of affordable housing without further opening up our neighborhoods.

SOHA opposes SB 9 and hopes Senator Bob Hertzberg, Assemblyman Adrin Nazarian, and Councilwoman Nithya Raman will call out this bill for what it is – another attempt at destroying single-family neighborhoods without solving the real affordable housing problem.

— Follow us on Facebook SOHA914 and on Instagram 914SOHA. —

SOHA MOURNS THE LOSS OF RAY VEGA...

It is with much sorrow that we announce the passing of Ray Vega, the 86 year old owner of Casa Vega, a landmark restaurant that Ray introduced 65 years ago. Ray popularized Mexican food in the San Fernando Valley and beyond.

He was a friend of the San Fernando Valley and was a great friend and supporter of SOHA. Casa Vega was the Restaurant of the Month more times than any other restaurant.

Ray was civic minded as well. He got involved in local politics, he ran the dining hall at Nellis Air Force Base in Nevada and owned a distribution company that supplied vending machines and products to U.S. Air Force bases, casinos and 7-Elevens.

His daughter Christy Vega Fowler is now the second generation Casa Vega owner and has done a superb job of growing the business.

We extend our condolences to the Vega family.

...AND TOM LABONGE

We also recognize the passing of our former Councilman Tom LaBonge. He was a member of the Los Angeles City Council for 14 years. No Council Member knew more about the history of our City than Tom. When he attended our meetings, he would know what high school at least half the SOHA members attended. He always made himself available to solving problems.

GET TO KNOW YOUR S.L.O.

LAPD Van Nuys Division has seven Senior Lead Officers (SLOs) that cover each basic area of the Division. Sherman Oaks has three SLOs assigned to the areas shown on the map below.

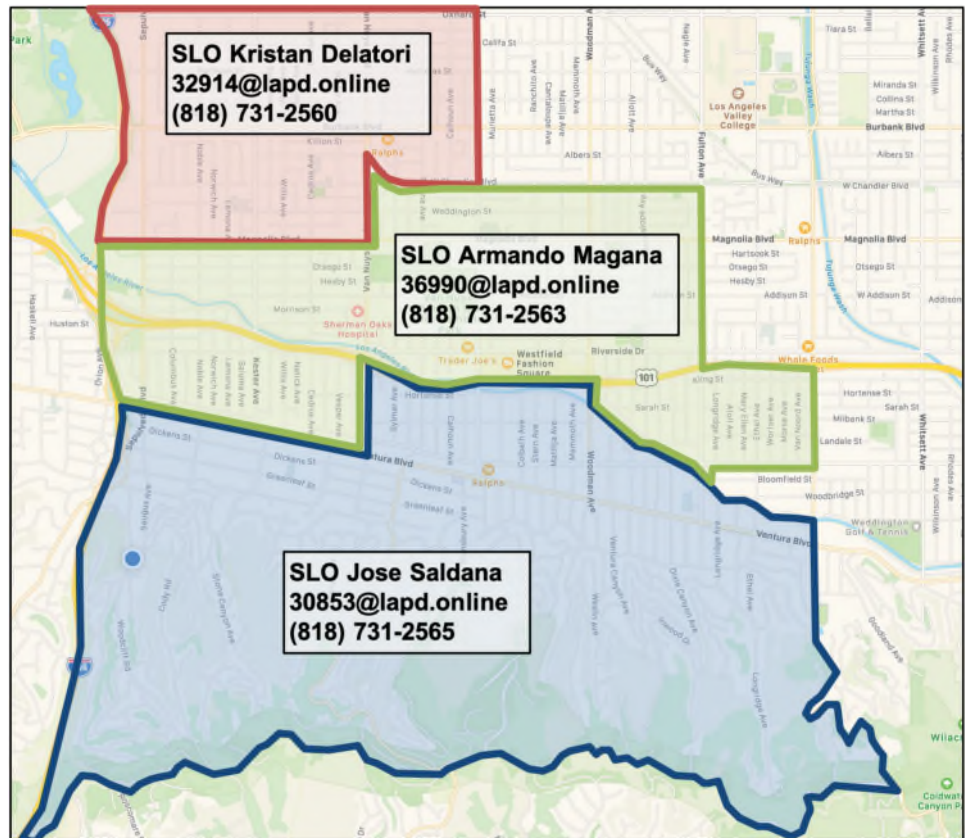
SLOs act as the focal point for LAPD's Community-Based Policing efforts. They coordinate with other LAPD officers assigned to the area and establish effective and lasting communication with members of the community.

SLOs implement problem-solving strategies to address quality-of-life issues within their communities and work closely with the Sherman Oaks Neighborhood Prosecutor, Andy Soliman.

They establish Neighborhood Watch groups, routinely patrol their community areas, and coach and train officers on Community-Based Policing philosophy.

SLOs typically work four 10-hour shifts per week and are not deployed on week-ends.

If there is a problem in your neighborhood, reach out to your Senior Lead Officers.



PERPETRATOR OF TREE DESTRUCTION TO BE HELD ACCOUNTABLE - THANKS TO A WATCHFUL SOHA MEMBER -

Thanks to a SOHA member with a watchful eye as he spotted City trees being destroyed on Ventura Boulevard. These are the trees featured in our January newsletter. The Bureau of Street Trees has been notified and the business that was responsible for this will now have to deal with the city to replace the trees at a great expense to them.

We thank this watchful individual and ask you as our members to keep us informed if you notice this or any other activity that creates damage in our community.

We are working with the City for possible criminal action for destroying the trees.

WELCOME TO ALEXANDRIA NASEEF, COUNCILWOMAN RAMAN'S SHERMAN OAKS FIELD DEPUTY

The most important City Council Deputy for you to know is the Sherman Oaks Field Deputy. If you have a problem or need assistance in your neighborhood pertaining to the City, who should you call? – Councilwoman Raman's Field Deputy for Sherman Oaks.

We would like to welcome Alexandria Naseef, Councilwoman Raman's Sherman Oaks Field Deputy. Alex is a six-year resident of Sherman Oaks and married with two young daughters. She has been an active community participant with the Sherman Oaks Neighborhood Council, starting their Education Committee before joining them as a full member this past year.

A graduate of University of California, Santa Barbara with a major in Black Studies and a minor in Religious Studies, her focus has always been on education and how racism plays a role in housing and educational disparities. She has taught math at the Van Nuys Middle School for the past year and a half and has experienced firsthand the daily struggles of many students. Already an active member of our community, she accepted the position with the Council Office which will give her a unique, full time opportunity to continuing serving Sherman Oaks. We look forward to working with Alex, our neighbor and new Field Deputy.



You can contact Alex Naseef at (213) 473-7004.

INTRODUCING MEG HEALY, PLANNING MANAGER FOR COUNCIL DISTRICT 4

Meg Healy is the new Planning Manager for Council District 4. Meg has a master's degree in Urban Planning from UCLA. She has worked on the Regional Housing Needs Assessment for the Southern California Association of Governments and on redevelopment projects for the Housing Authority of the City of Los Angeles. We welcome her aboard and look forward to working with her on ongoing projects in Sherman Oaks, including the Sunkist (Hazeltine Avenue/Riverside Drive) and Via Avanti projects (Sepulveda Boulevard/Camarillo Street) about to begin construction this year. We look forward to Council Office support on a few community concerns including the small lot subdivision at 14535 West Killion Street, for the successful installation of art at the new Whole Foods at Beverly Glen/Ventura Boulevards and resolution of our Community Plan Updates.

WILL THE “SLUSH FUND” TASK FORCE CONTINUE TO HELP MAINTAIN TRANSPARENCY AND ACCOUNTABILITY?

Every year, each of LA’s fifteen City Council Members receive \$1.0 to \$1.5 million from the city to use at their discretion. The official name for these is Discretionary Funds, but the press has often dubbed them “slush funds.” It’s very hard, often impossible, to determine how they are spent. Many people complained about a lack of transparency for these funds, and our former Councilman David Ryu made a campaign pledge for full transparency. On July 1, 2015, he created the Discretionary Funds Task Force, a group of nine residents from across Council District 4. Both SOHA and the Sherman Oaks Neighborhood Council had a member on the original Task Force.

The Discretionary Funds Task Force gave Council District 4 constituents the transparency and accountability they had asked for by:

- Reviewing and advising on the use of discretionary funds expenditures;
- Crafting policies and guidelines to distinguish appropriate uses of funds;
- Soliciting community input and providing recommendations for specific long-term discretionary funds projects;
- Reviewing and recommending approval or disapproval of previously rescinded discretionary funds; and
- Advising the Council Office on discretionary funding matters as requested.

But Council District 4 and the Task Force went even farther. Anyone could go to the Council District 4 website and get a list of every Discretionary Funds dollar that was spent – when, how much, to whom, and for what. It didn’t matter if it was \$150 to help get chairs for a neighborhood block party, a thousand dollars for a youth program, or several thousand dollars to defer costs for a new traffic island to prevent accidents in Council District 4.

We hope our new Councilwoman Nithya Raman will continue the Discretionary Funds Task Force and the great work that it has done. We deserve this transparency to ensure that the council office spends our funds wisely and equitably, and the public is able to see how tax money is being spent.

HELP PROTECT YOUR COMMUNITY AND TELL YOUR NEIGHBORS TO HELP OUT, TOO

The logo for SOHA (Sherman Oaks Homeowners Association) consists of the lowercase letters "soha" in a bold, sans-serif font. The letters are black and set against a white background within a black-bordered box.

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

A message from Membership Chair Nancy Sogoian: In these days of many challenges to our community, we could use our members’ support in letting friends and neighbors who are not SOHA members about the benefits of membership and why it’s so important. As the ONLY member-supported, volunteer-run, non-profit community organization dedicated to preserving and protecting the quality of life here in Sherman Oaks, SOHA works to obtain the best outcomes for us on major issues like mass transit, housing, development, safety (and more!). But our good work depends entirely on the resources provided by the membership and support of residents, homeowners and renters alike!

Please make this the month you reach out to friends and neighbors to encourage them to join SOHA! For anyone concerned about quality of life, joining SOHA is a small investment that truly yields big benefits for our community! Basic membership is just \$30 a year, but joining at the \$50 Silver or \$100 Gold level provides extra resources to help tackle current challenges. Membership includes our monthly Newsletter filled with information and updates regarding major issues. Easily join via our website: SOHA914.com or email JoinSOHA@gmail.com with any questions. Thank you - We appreciate your support!

Do you receive our email updates? If not, we do not have your email address. Email it to us at soha914@gmail.com.

Very truly yours,



Richard H. Close, President

Newsletter Graphic Services
donated by Joel Pomonik

VISIT OUR ASSOCIATION'S WEBSITE - WWW.SOHA914.COM - FOR HELPFUL RESOURCES AND INFORMATION!

soha

SHERMAN OAKS HOMEOWNERS ASSOCIATION

POST OFFICE BOX 5223
SHERMAN OAKS, CALIFORNIA 91413

DELIVER BY FEBRUARY 13

PRESORTED
STANDARD
US POSTAGE
PAID
VAN NUYS, CA
PERMIT NO. 279

Return Service Requested

Officers

President

Richard H. Close

Vice President

Matt Epstein

Vice President

Jules Feir

Treasurer

John Isen

Secretary

Jay Weitzler

Founded in 1964

soha

SHERMAN OAKS HOMEOWNERS ASSOCIATION

POST OFFICE BOX 5223
SHERMAN OAKS, CALIFORNIA 91413

Information: (818) 377-4590

www.SOHA914.com

Board of Directors

Bob Anderson

Chuck Betz

Richard H. Close

Matt Epstein

Jules Feir

Tom Glick

John Isen

Maria Pavlou Kalban

Marshall Long

Nancy Sogoian

Jay Weitzler



www.facebook.com/soha914