

Officers  
*President*  
Richard H. Close  
*Vice President*  
Matt Epstein  
*Vice President*  
Jules Feir  
*Treasurer*  
Chuck Betz  
*Secretary*  
John Isen

Founded in  
1964

# soha

SHERMAN OAKS HOMEOWNERS ASSOCIATION

POST OFFICE BOX 5223  
SHERMAN OAKS, CALIFORNIA 91413  
Information: (818) 377-4590  
www.shermanoaks914.com  
Email: soha914@gmail.com

Board of Directors  
Bob Anderson  
Chuck Betz  
Richard H. Close  
Matt Epstein  
Jules Feir  
Elke Heitmeyer  
John Isen  
Marshall Long  
Jay Weitzler



**Seleta Reynolds,  
General Manager, L.A. Dept. of Transportation:**

**\*Unclogging City Streets  
\* "Great Streets for Los Angeles" Program**

Seleta Reynolds, General Manager of the Los Angeles Department of Transportation, will discuss efforts by the City to relieve the clogged residential and commercial streets throughout Los Angeles. It is generally acknowledged that traffic congestion is the number one complaint of residents, visitors and workers within the City.

COMMUNITY MEETING  
WEDNESDAY, MAY 20, 2015 - 7:15 PM  
NOTRE DAME HIGH SCHOOL  
RIVERSIDE & WOODMAN, SHERMAN OAKS

**Traffic, Traffic, Traffic.** Seleta Reynolds, General Manager of the Los Angeles City Department of Transportation, will discuss traffic solutions for the City and local areas. Most residents, businesses and elected officials acknowledge that the biggest problem in the City is traffic congestion. With the use of Waze, the problem is spreading into individual neighborhoods in Sherman Oaks. Since there are few roads between the Valley and the Westside, people are using Waze to find shortcuts through our residential streets.

Mayor Eric Garcetti appointed Seleta Reynolds as the General Manager of the Department of Transportation. She was Manager of the Livable Streets Division of the San Francisco Municipal Transportation Agency.

The City Department of Transportation has an annual budget of \$526 million dollars, 2,000 employees, 6,500 miles of streets and 35,000 parking meters. It also manages the DASH Bus System and enforces parking laws throughout the City.

What is the City doing to solve congestion and Waze produced problems? How is technology being used to increase traffic flow? How is the City balancing pedestrian and bicyclist safety with the need to unsnarl the City streets?

She will also discuss the "Great Streets Program- LADOT's Strategic Plan".

In addition, Richard Weintraub, the owner of the Sportsman's Lodge property will speak. He will briefly discuss his project to replace the Event Center on the property with a retail and gym center. He grew up in Sherman Oaks and is now a major developer. Projects that he has been involved in include restoring St. Vibiana, the original Archdiocese in Los Angeles, and the revitalization of the old lumberyard in Malibu, making it a retail destination.

We have asked him to discuss what projects would make sense for developers. We realize that a project will only be built if it is economically feasible, however, what projects are in demand and are compatible with Sherman Oaks. Get an interesting overview of future development demand for our community.

Jules Feir announces that Casa Vega will be the Restaurant of the Month. Since 1998, they have served as Restaurant of the Month 11 times with a sampling of their wonderful food. We once again thank them for their generosity and appreciate their continued community support.

Enjoy a sampling of their delicious foods during our Social Hour that starts at 6:15 p.m.

Marshall Long, Chairman of our Land Use Committee, reports:

\*According to sources close to Solley's Deli restaurant on Van Nuys Boulevard, the negotiations on Solley's lease, although not finalized, look discouraging. Solley's is planning to close its doors at the beginning of June because they cannot afford to pay the increased rent. This is an unhappy event since they have been in that location for about 40 years (since 1996 it has been owned by the Jerry's Famous Deli group). For decades, Solley's has been a location where elected officials gathered for political breakfast meetings.

\*Robert Silverstein, who is the attorney fighting the IVT project, won a stunning victory on April 29, when Los Angeles County Superior Court Judge James C. Chalfant ruled that the plans to build two massive skyscrapers in the heart of Hollywood must halt. The lawsuit was based on the fact that the project was located very near an earthquake fault and that the city inappropriately disregarded the concerns of Caltrans about increased traffic. The proposed 39- and 35-story buildings – the largest development in Hollywood history – were seen by the developers as a major piece of the district's ongoing revitalization.

The ruling prevents the city from granting building permits for the project and prevents the developer, Millennium, from starting construction. The developer will have to draft a new environmental impact report in order to move forward. This is a lengthy and complex process that can take over a year.

Here is a link to a Los Angeles Times article concerning the Court decision:  
<http://www.latimes.com/local/lanow/la-me-ln-millennium-hollywood-20150430-story.html>.

\*Richard Close and Marshall Long met with Richard Weintraub, who owns the Sportsman's Lodge property. He is planning to redevelop a portion of the property which involves approximately 90,000 square-foot of new construction including an Equinox gym. The banquet and event portion of the property would be torn down.

Bob Anderson has been following the 405 Freeway reconstruction since its inception on behalf of the Association. The common question now is:

When is the I-405 Project really going to be complete? When are the ramp closures really going to stop? SOHA participated in an I-405 Project Update meeting in late April. The Los Angeles County Metropolitan Transit Authority personnel at the meeting, including the project manager, guaranteed that the I-405 project would be totally complete with no more closures by the end of May or, at the latest, mid-June. That's wonderful! But, wait! The City of Los Angeles Bureau of Street Services then said that they will have to repave Sepulveda Boulevard through the Sepulveda Pass because it has been damaged by all the construction activity. They have been waiting until the I-405 Project is really complete. They had no insight on when this might occur, but it will be a big project and could start soon. Oh, well! We thought we were done.

The City is studying whether to place stop signs at all streets at the intersection of Van Nuys Boulevard and Valley Vista Boulevard. We are working with Erich King from Councilman LaBonge's office and Brian Gallagher, who is the Valley District Operation Division Senior Transportation Engineer for the Los Angeles Department of Transportation. The goal is to make the intersection safer for pedestrians, bicyclists and drivers. The question is whether the change will make the traffic situation at that location even worse especially during morning peak hours.

Van Nuys Boulevard is designated as a Secondary Highway and carries about 5,000 vehicles per day at this location. Valley Vista Boulevard is also a Secondary Highway and carries over 8,000 vehicles per day. The intersection does not have sidewalks.

Vivian Gumbine reports that the Buckley School is mandated by its City Conditional Use Permit (CUP) to hold quarterly meetings with the neighbors, with minutes being taken at each meeting. The issue is that the minutes do not accurately reflect information from the meetings and facts that shed a negative light on Buckley are omitted. These minutes are historical documents and our SOHA Committee is concerned that when Buckley requests CUP revisions in the future, the school will submit these minutes to the City as proof of CUP compliance. These minutes are beneficial to Buckley, but are not accurate and do not make mention of discussion of the school's CUP violations.

When asked to correct the minutes, Buckley has chosen to ignore our Committee's request for corrected minutes. The Councilman's office has unfortunately chosen not to get involved.

This begs the question: why waste neighbors' time and taxpayers' funds on meetings that are completely one-sided?

Richard DiSisto, who owns Tunnel Bar and Tipple & Brine, has opened a new restaurant on Ventura Boulevard. The restaurant is named Downtown Johnny's and replaces Murph's at 14649 Ventura Boulevard. The menu features new twists on classic small plates including beef tongue tacos, kimchi deviled eggs and black truffle mac & cheese. They also have tempting main entrées like crispy pork belly with polenta and pickled ramps, braised short rib with English peas and cipollini, and ocean trout with beets, fingerling potatoes and grapefruit.

An Application has been filed with the City for 14958 Moorpark. This is a residentially zoned lot. The owner is seeking a variance from the City to pave it for a parking lot. If this is a matter of concern to you, please e-mail the Association at [soha914@gmail.com](mailto:soha914@gmail.com).

At the time of our May 20<sup>th</sup> Meeting, we will probably know who our new Council Member is since the election is the previous day.

We are interested in what you think the new Council Member's priorities should be. Send us an email with your thoughts at [soha914@gmail.com](mailto:soha914@gmail.com). We will make sure that your new Council Member receives the results of this poll.

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). If you would like to see snippets from our past Meetings, go to [www.youtube.com](http://www.youtube.com) and search officialSOHAvideo to see portions of the Meeting.

Very truly yours,  


Richard H. Close, President