

"Together
we have
clout!"



ZOOM COMMUNITY MEETING

WEDNESDAY, APRIL 21, 2021 - 7:15 PM

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

MEET LOS ANGELES TAX ASSESSOR JEFFREY PRANG

NEW LAW ALLOWS REAL PROPERTY TRANSFERS WITHOUT TAX INCREASE!!

Our speaker at our Zoom Community meeting on April 21, 2021 will be Los Angeles County Assessor Jeff Prang. He has been the Los Angeles County Assessor since 2014. The Los Angeles County Assessor's office is the largest in the nation with 1,200 employees and oversees a property tax system that generates \$17,000,000,000 in taxes annually.

He was raised in Michigan and graduated from Michigan State University with a B.A. in International Relations. After graduation, Assessor Prang

began his career in Michigan as a Realtor then relocated to California. For 18 years he served as a councilmember for the City of West Hollywood, including four terms as Mayor, and also served as Assistant City Manager for the City of Pico Rivera. Currently, Assessor Prang lives in Baldwin Hills with his husband Ray Vizcarra, who is the instrumental music director at Redondo Union High School.

Assessor Prang will discuss Proposition 19 that was approved by the voters on November 3. It makes significant changes to Constitutional provisions regarding property tax rules. The Proposition impacts how California families can transfer wealth to their families and also expands the options for seniors and disabled to transfer their property tax basis (Prop 13 tax base) if they move. Learn your new options under Proposition 19 to transfer your house and to retain the Proposition 13 tax basis.

If you have a question for Los Angeles Assessor Jeff Prang, email it to us at SOHAZoomMtg@gmail.com on or before Monday, April 20, 2021.

To attend the virtual Zoom Meeting, the Meeting ID is 860 4836 5387 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.

SUPPORT OUR NEIGHBORHOOD RESTAURANTS

Limited indoor dining as well as outdoor dining is now open. This is welcome news, and Sherman Oaks restaurants are looking forward to the community visiting them once again.

These neighborhood restaurants have been struggling for over a year and for them to survive we urge you to visit them and enjoy a delicious meal. They need our support!



- ACTION NEEDED -

STOP THE END OF SINGLE-FAMILY NEIGHBORHOODS

The loss of single-family neighborhoods isn't the answer to our affordable housing crisis. Legislation that will end single-family neighborhoods as we know them is working its way through the State Senate. Senate Bill 10 would allow 10-unit apartments in single-family neighborhoods near transit bus lines or in job-rich areas which would include areas with good schools or communities in close proximity to jobs. SB 10 passed the Senate Housing Committee last month and advances for a hearing in the Governance/Finance committee on April 22, 2021. Our own Senator Robert "Bob" Hertzberg sits on that committee. Senate Bill 9 allows every lot in California to be split in half and further allows two housing units on each half – with no regulations. It will also be heard on April 22, 2021. We encourage all of you to write our Senator and ask him to vote NO on these bills.

Senate Bills 9 and 10 make no sense. They solve nothing. They add more market rate housing in our neighborhoods, but they do not force developers to improve the infrastructure or protect our environment. They let developers build "by-right" projects – meaning the community loses their rights to review or comment on what the developers build. The Mansionization ordinances we fought so hard for will no longer be applicable. All local zoning protections will be gone. The bills add density, but do not mandate that these units be affordable. Affordable housing is the problem in California.

These bills are written to favor land speculators and developers who will be free to build whatever they want. The bills specify minimal four-foot side and rear setbacks. Height is the only other restricting factor to what can be built. No community is exempt. NONE! We need our Senator Hertzberg, Assembly Adrin Nazarian, and Councilwoman Nithya Raman to explain to us why they are allowing these bills to pass when they simply add density, but offer NO SOLUTIONS to affordable housing. We need solutions – not land/density giveaways!

There are plenty of areas in our community where we can properly plan for more density. Sherman Oaks has a strong Vision Committee working to identify appropriate areas to add density. Opening up our single-family neighborhoods will not solve the affordable housing problem, but our legislators aren't listening. They want to end single-family neighborhoods and add more expensive, market rate housing to our communities.

Call or write Senator Hertzberg: senator.hertzberg@senate.ca.gov

Call or write Assemblyman Nazarian: assemblymember.nazarian@assembly.ca.gov

Call or write Councilwoman Raman: info@nithyaraman.com



Both our senator and councilmember favored a similar bill that was barely defeated last year. If you don't help stop these bills, they'll go through - destroying single-family neighborhoods!

A GROWING VOICE FOR REAL SOLUTIONS, AND AGAINST DESTROYING NEIGHBORHOODS

United Neighbors, an organization founded by SOHA Board member Maria Pavlou Kalban, is growing rapidly and has become statewide. In the three months since it has been founded, more than 150 neighborhood organizations have joined. Each organization represents hundreds and sometimes thousands of members. United Neighbors was the missing link for organizations that were already active but lacked a unifying umbrella to identify with. Communication and actions-taken are all coordinated among the member groups. As a result, we have become a force to be reckoned with. Representing large diverse organizations throughout California has added a unique perspective to United Neighbors.



United Neighbors' goal is not only giving a voice to the concerns of residents throughout the state but also ensuring that voice is present at the table when legislation is being considered. Too often large monied interest groups have a bigger sway in writing legislation than the people most affected by these bills. Homeowners and renters should not be victims because they are not represented in discussions. This lack of representation is what United Neighbors is working to change.

United Neighbors is also forming a Vision Committee open to anyone statewide who is interested in finding real solutions to our affordable housing crisis. This crisis cannot be seen solely through the lens of developers and land speculators. It also must be seen through the eyes of residents most affected by the crisis. Vision is determined to make a difference in the lives of all citizens – those needing help and those willing to give that help. The bills being introduced in California today are not even facing, let alone solving, the challenges of affordability, as we can see by bills like Senate Bills 9 and 10. These bills will only produce market-rate housing while they destroy our environment and infrastructure. United Neighbors Vision is studying real-world solutions to equitable and affordable housing.

After countless discussions and presentations with groups throughout California, it is obvious to United Neighbors that the “one-size-fits-all” approach of these Senate bills is terribly misguided and inappropriate for the diverse communities that make up California.

Let's not let legislators use neighborhoods as the low-lying fruit they can picked off. We have consistently offered true solutions to this crisis. Those solutions go largely ignored which make us believe that the true objective is to do away with single-family zoning even if there are other options. Maybe to find the answer to why these bills are being so relentlessly pushed is to follow the money.

METRO'S SEPULVEDA PASS MESS GETS WORSE

SOHA's Bob Anderson reports that the Valley will suffer for the next 100 years if Metro selects the wrong rapid transit concept through the Sepulveda Pass. Why? Because one possible concept will ruin Sherman Oaks as we know it. Our community will never recover.

On March 25, 2021, the Metro Board approved two industry-developed concepts for environmental impact studies. The first concept, developed by LA SkyRail Express, is a \$6 billion monorail running above the 405-freeway from Van Nuys near Sherman Way to the Westside near Pico Boulevard. It is viable and affordable and deserves further evaluation.



Metro Mess

The second concept, developed by a Bechtel consortium, is an \$11 billion subway on the Westside and under the Pass that becomes noisy elevated trains above Sepulveda Boulevard for five miles in Sherman Oaks and Van Nuys. It is not a real subway like we wanted. We call it the “HORRIBLE HALFWAY” – half subway and half elevated. It will destroy our community forever. SOHA vehemently opposes the HORRIBLE HALFWAY. It is unimaginable that Metro is even considering such a ridiculous concept. It doesn't come anywhere close to giving the Valley its fair share of this rapid transit project.

Metro has provided the public very little information about the two concepts. So, SOHA obtained the actual industry

proposals through the California Public Records Act – 1,500 pages of documents. We’re studying them and guess what we learned about Bechtel’s HALFWAY. It has noisy heavy-rail trains going in and out of a huge tunnel portal that Bechtel would bore into the hill above Sepulveda Boulevard at Valley Vista. This is urban blight in the making. Bechtel wants to split our community along Sepulveda Boulevard, blast our neighborhoods with train noise, ruin our privacy, and increase our traffic problems. The HALFWAY is indeed horrible!

SOHA is working closely with the Bel Air-Beverly Crest Neighborhood Council and the Bel Air Association, who are also concerned about the HORRIBLE HALFWAY. The Valley Industry and Commerce Association (VICA) and the Westwood community have both told Metro that the Valley deserves its fair share of this project. But what is our fair share?

There is still a chance that Metro may add one or two more concepts to be studied. These could be real subways either under Van Nuys or Sepulveda Boulevards in the Valley. We appreciate that Metro continues to consider these real subway concepts. But we also know that both are completely unaffordable unless Metro can magically find five or ten billion dollars. Good luck!

Metro knows SOHA’s position. We will call on you, our community members, to help when it’s time to fight. Soon, but not just yet.



THERE ARE 88 CITIES IN LOS ANGELES COUNTY. EVERY ONE OF THEM NEEDS TO BE INVOLVED IN SOLVING HOMELESSNESS.

**Commentary by Kevin James who served as President of the Board of Public Works
in the City of Los Angeles from 2013-2020:**

Homelessness requires a regional solution, but our region treats homelessness like a Los Angeles City problem. The other 87 cities in LA County must be brought into the solution.

While encampments are growing exponentially throughout Los Angeles, that is not happening in the County’s other cities. So, why Los Angeles and not the others?

Because, for 18 years, our City settled homelessness-related lawsuits brought against it. By settling, the City does two things – intentionally. First, it agrees to restrictions on managing the public right-of-way. Second, the City avoids a court order that it argues would be against the City.

The problem with the City’s strategy of avoiding a court order is that any court order – even one against the City – applies equally throughout the County. So, by avoiding a court order, Los Angeles is placing restrictions only on itself and letting other cities off the hook.

To solve this, lawsuits challenging the City’s ability to regulate the public right-of-way should be fought to a resolution of the case that applies to all cities. If LA wins, it can continue to seek compliance with public health and safety ordinances. But even if LA loses, the results of that loss apply to all of the cities in LA County.

If other cities must allow their public right-of-way to be used the same way LA’s is, they will have the same incentive LA does to provide housing and services (including mental health, addiction, and job placement services).

APPEAL FEES MAY GO FROM \$100 TO OVER \$16,000

The Los Angeles City Council is considering an increase in Appeal fees on all Planning actions. The current Appeal fee is about \$100 with a proposal by City Planning and the City Administrator Officer (CAO) to increase it to more than \$16,000.

Our Councilwoman, Nithya Raman, has yet to decide how she will vote and says she is still studying this issue. If the fee increase takes effect, the ability to file an appeal will be effectively denied to Angelenos, except for affluent developers, corporations and persons. Councilwoman Raman clearly knows this. She knows that if residents of a neighborhood feel they are damaged by a Planning Department decision in favor of a project developer, they will not be able to afford to object, present their concerns and ask for a re-consideration. She also knows that without the threat of the community filing an appeal, a developer may not work in good faith to improve their developments in response to local concerns. SOHA asks that our Councilmember quickly decide not to support this, or any, increase in the cost of an appeal.

THE NEW TASTE OF THE TOWN - HANK'S BAGELS -

What makes Sherman Oaks newcomer Hank's Bagels so popular? Is it the flavors? The textures? The friendly customer service? The answer is all of the above.

According to owner and co-founder Trevor Kelley, "We make bagels the traditional way," he says. "Not many places do the hand-rolled, boiled, and baked thing anymore."

In addition, Kelley says that Hank's uses carefully chosen, high-quality ingredients, organic seeds and flours, and a natural sourdough starter. This special combination of ingredients and process has led to Hank's selling out multiple items every day.

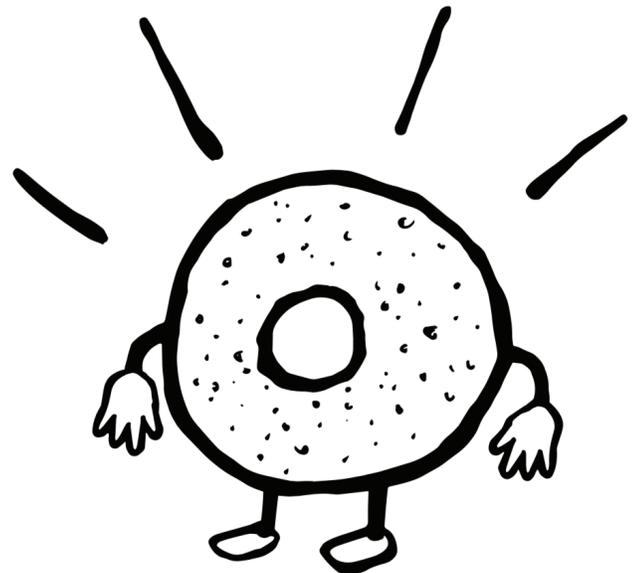
Their best-seller, the "No. 1", a classic bacon, egg, and cheese sandwich, uses sharp cheddar, maple glazed bacon accented with chili flakes, a homemade aioli, and a slice of tomato with salt and olive oil.

"We use simple ingredients in thoughtful ways," says Kelley.

One hallmark of Hank's is the fresh herbs and seasoned vegetables incorporated into their original menu items. Another customer favorite is the "No. 3," a gravlax-centered sandwich topped with scallion cream cheese, watermelon radish, pickled onions, sprouts, and garnished with fresh dill.

Hank's original location in Burbank opened its doors in November of 2019 just before the pandemic hit. However, the brand-new Sherman Oaks location was introduced this January on the North side of Ventura Boulevard at Allott Avenue. While there is currently no available indoor or outdoor dining, online orders keep Hank's busy during breakfast and lunch hours.

If you are a serious bagel eater, Hank's might be for you! Give it a try. "It's not just a bagel," says Kelley, "it's a little piece of artisan bread."



hank's
... a deli of sorts

Hank's Bagels:
13545 Ventura Boulevard, Sherman Oaks
(818) 588-3693
Open every day 8am to 2pm.
www.hanksbagels.com

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Very truly yours,



Richard H. Close, President

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

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