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SHERMAN OAKS HOMEOWNERS ASSOCIATION

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City Attorney
Michael Feuer

Los Angeles City Attorney To Discuss:

- Improving The Quality Of Life In L A
- Expanding The Neighborhood Prosecutor Program

COMMUNITY MEETING
WEDNESDAY, MARCH 19, 2014 - 7:15 PM
NOTRE DAME HIGH SCHOOL
RIVERSIDE & WOODMAN, SHERMAN OAKS

Los Angeles City Attorney Michael Feuer will be the featured speaker at our Wednesday, March 19, 2014 Meeting. Previously, City Attorney Feuer represented Sherman Oaks in the Los Angeles City Council and in the California State Assembly. He has had a longstanding relationship with the Association and is very familiar with the needs of our community. Prior to his political career, he served as executive director of Bet Tzedek Legal Services – The House of Justice and was a lawyer in private practice. The City Attorney has one of the most important positions at City Hall. Since he has a large staff of attorneys, he is able to take action on issues of importance to the community.

There will be several topics City Attorney Feuer will discuss, but the main one will be increasing the size of the Neighborhood Prosecutor program. Through this program, Assistant City Attorneys have offices located in the Los Angeles Police Department Division Stations e.g., the Van Nuys Division for Sherman Oaks. They work directly with the police department to solve community problems. Our Neighborhood Prosecutor, Tamar Galatzan, deals with individual problems in our community.

This will be your opportunity to discuss issues that City Attorney Feuer should focus on. What quality of life problems should be addressed in your neighborhood?

Jules Feir is proud to announce that Mistral will be our Restaurant of the Month. They are located at 13422 Ventura Boulevard. This exceptional true French Bistro was established in 1988 and has consistently received the highest ratings from Zagat, the Diners choice and other restaurant reviews.

Diners enjoy menu items such as prime steaks, steak Tatar, great onion soup, a delicious seafood selection and chocolate soufflé all served in a luxurious setting with gracious personalized service.

Mistral is truly one of the areas finest dining establishments. We thank owner Henri Abergel for his community support. We look forward to enjoying a sampling of their food during our Social Hour starting at 6:15 p.m.

* * *

At the meeting, John Amato from Harvard-Westlake school will explain the proposed parking structure and overpass to be built on the west side of Coldwater Canyon. Previously, we had representatives that were opposed to the project. This is your opportunity to learn more about the proposal directly from Harvard-Westlake school representatives.

* * *

Marshall Long (SOHA's Land Use Chair) and Kimberlee Gerston (SOHA's Sunkist Chair) met with the representatives of IMT, David Tedesco and Jeremy Byk, along with their architectural team of Johnson Fain, regarding the proposed development of the Sunkist property on the corner of Riverside Drive and Hazeltine Avenue.

IMT indicated that the project would preserve and rehabilitate the iconic Sunkist office building. The project would include: development of 298 apartment units in three residential buildings along the perimeter of the property (based on RAS3 density); approximately 40,000 square feet of commercial use at the corner of Riverside Drive and Hazeltine Avenue, anchored by a specialty grocery store; and parking in excess of City Code requirements for residential, retail and office use. A public "river greenway" area will be provided in the rear of the property as a benefit to local residents. Approximate heights of proposed structures (as measured from the first floor slab to top of parapet) are: Residential/Commercial Building A (corner of Hazeltine and Riverside) – 63'; Residential Building B (corner of Riverside and Calhoun) – 56'; Residential Building C (fronting Calhoun) 43'6" (ground floor townhomes and building step backs to provide massing relief); and office parking structure (fronting Hazeltine) - 45'9."

They will be requesting the following entitlements from the City: (1) Zone Changes to allow construction of a new parking structure for the Sunkist office building and to allow development of

residential units and ground floor commercial/retail uses. No General Plan Amendment is required; (2) Vesting Parcel Map to subdivide the RAS3 residential/commercial portion of the project from the C2 office building and parking structure; and (3) Conditional Use Permit for Alcohol (for specialty grocery store and commercial use in Building A). They will be preparing an Environmental Impact Report.

The project will require an extensive environmental review including a detailed traffic study. Homeowners have voiced concern over the density and significant increase in traffic congestion at the nearby intersections of Riverside and Hazeltine, Riverside and Van Nuys, Riverside and Woodman, Hazeltine and Ventura. Please contact Kimberlee at KimGerston@gmail.com if you would like to get involved.

* * *

Our Buckley School Committee reports that the \$70 million Buckley School expansion is 40% complete, yet the school wants a CUP revision giving them an indefinite amount of time to finish the project. This places an undue burden on neighbors who have to put up with the noise and traffic of building six-days a week. SOHA has asked for continued traffic monitoring reports until the project is complete; however, Buckley declined. SOHA has asked for the rusted chain link fence on Camino de la Cumbre to be replaced with a wrought iron fence which would complement the existing properties; however, Buckley declined. The hillside property of the school collapsed four years ago and the school has declined to address the problem. SOHA asked for no outdoor Saturday construction; however, this was too declined by Buckley. So the school is asking neighbors to be inconvenienced for an eternity, and yet Buckley does not want to implement what our Councilman Tom LaBonge said are reasonable requests.

A hearing was held in January and Councilman LaBonge's office recommended a 25-year limit on the building process; however, his office did not present the remainder of our requests to the hearing officer. It seems like once again, Buckley is being given a hall pass by City Hall. We await the hearing results and will file an appeal if necessary.

* * *

Council District 4's new Sherman Oaks District Office is officially open! The office will be open Monday through Friday. It will be staffed by three full-time staffers, Alice Roth, Deputy District Director, Tommy Newman, Field Deputy for Sherman Oaks north and, Jonathan Brand, Chief of Land Use Planning. Community groups who would like to meet in the conference room at the new Sherman Oaks District Office can contact Anna Nunez at (818) 755-7630. The new office is located at 13907 Ventura Boulevard, Suite 104, Sherman Oaks, CA 91423 (second floor).

* * *

The Los Angeles Riverfront Park Phase II in Sherman Oaks between Sepulveda Boulevard and Kester Avenue is well underway. This Proposition K funded project cost \$4,000,000 and is expected to finish on August 1, 2015. As described in the Proposition K Bond measure, this project will "provide for a new multi-purpose (pedestrian/bike) path along the bank of the Los Angeles River." Adjacent to the river, improvements will be made such as irrigation, planting, paving, ramps, signage, fencing and a small community "greenbelt" park. The project is now 47% complete. New retaining walls and light poles have also been installed. These lights will line the path and make it safer than it was before. When finished, the project will include new native plantings, a bike path and a small community park.

In our last Newsletter, we asked members to identify their number one problem in Sherman Oaks. We received a great response. The number one problem identified was overdevelopment and traffic problems. This should not be surprising especially when the City and the City Councilmembers permit greater development than is allowed in our Community Plan.

The second most identified problem was Ventura Boulevard, the vacant stores and marijuana shops. We realize there needs to be an effort made to bring in more merchants that cater to the community, especially restaurants. (The first step is for you to shop and eat at the existing stores and restaurants.)

The third most identified problem was butchered trees along the Boulevard. Members of the public contributed funds to plant trees on Ventura Boulevard from Sepulveda Boulevard to Coldwater Canyon. Unfortunately, some merchants do not like the trees in front of their businesses and have had them butchered. The police have investigated when this occurred in the past and will continue to investigate. In addition, improper trimming of the trees creates even more problems for the merchants. We continue to request that residents notify us when they see trees on the Boulevard being butchered.

* * *

SOHA is proud to support a beautiful mural along the L.A. Riverwalk at Valleyheart Drive and Ethel Avenue. The Mosaic made of natural pebbles and stones depicts the Steelhead Trout, an endangered California native. The mural is designed by artist Kevin Carman and the project is organized by The Village Gardeners.

The Association congratulates Notre Dame for the opening of their new beautiful state of the art baseball stadium. The opening ceremony was very successful and well attended. It was definitely a treat to see Neil Diamond singing one of his hit songs, Sweet Caroline.

We would like to thank our Councilman Tom LaBonge for his surprise visit at our February meeting which featured Mayor Eric Garcetti. Councilman LaBonge was able to give us insight into projects of importance to Sherman Oaks and his efforts to assist residents with problems in their neighborhoods.

Very truly yours,

Richard H. Close, President