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**SHERMAN OAKS HOMEOWNERS ASSOCIATION**

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**Jill Stewart**

**Coalition to Preserve LA:**

**\* Sacramento's Unprecedented War On Single-Family Homes**

**\*How The Valley Can Fight SB 50 And Bring Back Sanity**

COMMUNITY MEETING  
WEDNESDAY, APRIL 17, 2019 - 7:15 PM  
NOTRE DAME HIGH SCHOOL • RIVERSIDE & WOODMAN, SHERMAN OAKS

The guest speaker at our April 17 Meeting will be Jill Stewart, Executive Director of the Coalition to Preserve LA. Preserve LA is a well-known citywide organization focused on protecting neighborhoods from inappropriate developments and providing for affordable housing. Jill Stewart was the Managing Editor of the LA Weekly, a well-known reporter for the Los Angeles Times, and a television commentator for KCET Public TV, KTTV FOX 11 and many others programs. Her political analysis and commentary has made her a very popular speaker at our meetings.

She will discuss what needs to be done to stop SB 50. As discussed below, the Bill eliminates zoning for single family neighborhoods. Why? You will find out from Jill at the meeting.

Jules Feir is happy to announce that Vitello's Supper Club will be our Restaurant of the Month. Located at 4349 Tujunga Boulevard in Studio City, established in 1964 and owned by Matt Epstein has become one of the premier Italian Restaurants and entertainment venues in Los Angeles.

From the freshest fish, produce and meats it all comes together as California inspired contemporary Italian cuisine. Serving classic Italian dishes such as picates, marsalas and parmigiana's as well as many seafood dishes their high quality food is so delicious. Upstairs at Vitellos Supper Club just above the restaurant features live performances nightly in an intimate 120 seat night club with top talent.

We look forward to enjoying a sample of their delicious food during our Social Hour starting at 6:30 p.m. rather than the normal 6:15 p.m. because of parking demand at the school.

On a sad note, after 25 years Café Bizou known as one of the best and most popular restaurants in Los Angeles closed their doors on March 31, 2019. However, they still have a location in Agoura Hills.

Owner Philippe Gris thanks all of us for the amazing support over the years. We will definitely miss Café Bizou.

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Bob Anderson reports that the Valley – and especially Sherman Oaks and Van Nuys – are again getting the short end of the stick – this time from LA Metro on the Sepulveda Transit Corridor Project. SOHA thinks Metro's heavy rail subway concepts through the Sepulveda Pass are terrific. They would travel 14 miles fully underground from the Van Nuys Metrolink station to the Expo Line in 15 minutes.

There's just one problem – they cost at least twice as much as Metro's available funding from Measure M – at least \$6 billion funding shortfall.

Metro's solution are two less-expensive concepts – one heavy rail and one monorail – that travel five miles through Sherman Oaks and Van Nuys on huge elevated tracks 20 feet above Sepulveda Boulevard. We lose traffic lanes, parking, light, privacy, and peace and quiet. Worse yet – these two concepts are also unaffordable with available Measure M funding.

In response to this funding dilemma, SOHA's Bob Anderson and Marshall Long and the Sherman Oaks Neighborhood Council's Jeff Kalban jointly developed an alternative monorail concept called MRT 2 that runs from the Van Nuys Metrolink station to LAX above the I-405 freeway median. It has high capacity, a little longer travel time, a better view, and the lowest cost that is actually affordable with available Measure M funding. It's quicker to build – and could be ready from the Valley to LAX for the 2028 Olympics. What's not to like!

Bob, Jeff, and Marshall have presented the MRT 2 concept to Metro's Sepulveda Transit Corridor Project senior staff, Metro's Chief Innovation Officer, Councilman David Ryu and his senior staff (CD4), Councilman Paul Krekorian's Chief of Staff and Transportation Director (CD2), Councilman Bob Blumenfield's Transportation Deputy (CD3), Councilman Paul Koretz's Chief Transportation Deputy (CD5), Councilwoman Nury Martinez's Planning-Transportation Director (CD6), Mayor Eric Garcetti's Chief Valley Representative, Supervisor Sheila Kuehl's District Director and Planning-Transportation Deputy, Senator Bob Hertzberg's District Director, Assemblyman Adrin Nazarian's Sherman Oaks Field Deputy, the Village at Sherman Oaks Business Improvement District (BID) Board, and the Sherman Oaks Neighborhood Council Transportation and Vision Committees and Board. More presentations are being planned.

Everyone loves MRT 2 – except Metro who wants to add toll lanes on the 405. What makes sense is making the toll lanes and monorail work together – we hope our membership feels the same. Metro should figure a way to keep all concept options available for the most important transit project in the history of Los Angeles.

\* \* \*

Maria Kalban, Chair of the SOHA Committee against SB 50, wants the community to understand that Senate Bill (SB) 50 is an attack on all single family zoning throughout California. Senator Scott Wiener's Bill will allow apartment buildings to be built in any part of a community that has rail or high capacity bus transit, is job rich, has a higher than average income or good public schools...that is all of Sherman Oaks including the hillsides. If SB 50 becomes law then any house can be torn down and replaced with an apartment building that is 4-5 stories high with minimal setbacks, no open space criteria, no design criteria and parking for one car for every two units. No city planning or local zoning can stop this development.

Our SOHA Committee has coordinated outreach efforts with other Valley Homeowner groups and stays in contact with Jill Stewart of Preserve LA. Maria Kalban has personally communicated with Scott Wiener numerous times and expressed SOHA's opposition to this bill.

The SOHA Committee has sent letters of opposition to every senator that sits on the two state committees hearing the Bill. Our Committee also continues to meet with Councilman Ryu and his staff, with Senator Hertzberg and his staff, and Assemblyman Nazarian's staff to make SOHA's position and concerns known. All our elected officials have taken the same position on this bill which is "against this Bill as currently written." SOHA's position is NO to SB 50 because it upzones single family neighborhoods and removes local control.

Single-family neighborhoods must be protected. Please take the time to inform your neighbors to write to Councilman Ryu and State Senator Hertzberg to urge them to vote NO on SB 50. Their addresses are: david.ryu@lacity.org and senator.hertzberg@senate.ca.gov.

\* \* \*

Since first taking on the Federal Aviation Administration's (FAA) change in flight paths at both Burbank and Van Nuys airports in August 2018, Councilman Ryu and other elected officials have been fighting for the FAA to engage with the community. Councilman Ryu has introduced legislation in City Hall, officially opposing the FAA's proposed changes and instructing the city-owned Van Nuys airport to request changes in the flight departure paths at that airport. Most recently, Councilman Ryu was in Washington, D.C. and met with officials from the FAA. Councilman Ryu advocated for changes to the implemented NextGen flight departures.

\* \* \*

**Pizza Wagon of Brooklyn is coming to the Village at Sherman Oaks in April!**

Phillip Zingaro is bringing his New York-based family-owned business, established in 1966, to 14522 Ventura Boulevard, offering customers an authentic Brooklyn style pizza dining experience. Now a resident of Sherman Oaks, Zingaro is looking forward to carrying on the family tradition when the restaurant officially opens its doors in April. Pizza Wagon of Brooklyn will operate seven days a week, from 10:30 a.m. to 11:00 p.m., serving delicious pizza featuring dough made fresh daily.

\* \* \*

In the last Newsletter, we advised people to report A-Frame signs on sidewalks in Sherman Oaks. They should be reported to City Council Deputy Daniel Eyal at daniel.eyal@lacity.com or (818) 728-9924. Pictures are fantastic.

There has been a significant decrease in the number of A-Frame signs, especially on Ventura Boulevard in the Business Improvement District.

However, other areas of Sherman Oaks may have not received the message. It's not fair to business that comply with the rules. The A-Frame signs are illegal, create safety problems and with your help will be removed.

\* \* \*

We need your help to keep SOHA strong: Tell a Friend, Bring a Neighbor! As a non-profit, 100% member-supported organization, SOHA is as strong as its support from our community. All residents of Sherman Oaks, whether homeowners or not, benefit from a strong Sherman Oaks Homeowners Association.

Why? Because SOHA works tirelessly to protect, preserve and enhance the quality of life for all Sherman Oaks residents! If you are not a member, please join! Your \$30 annual membership is an important and vital investment in your community! Please share our new membership flyer with your neighbors (available at SOHA meetings), encourage neighbors to join and bring them to a meeting where they can learn what's happening in Sherman Oaks, speak one-on-one with our illustrious speakers and enjoy delicious food from a different local restaurant every month!

Very truly yours,  
  
Richard H. Close, President