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**SHERMAN OAKS HOMEOWNERS ASSOCIATION**

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**State Senator Robert Hertzberg:**

**\*Solving California’s Housing Crisis With Innovative Solutions**

**\*Sheltering People And Their Pets**

**\*Safe Parking Lots**

COMMUNITY MEETING  
WEDNESDAY, JUNE 19, 2019 - 7:15 PM  
NOTRE DAME HIGH SCHOOL • RIVERSIDE & WOODMAN, SHERMAN OAKS

Our State Senator Bob Hertzberg will be speaking at the Association’s Wednesday, June 19<sup>th</sup> Meeting. Prior to being elected to the State Senate in 2014, he represented Sherman Oaks in the California State Assembly and served as the 64<sup>th</sup> Assembly Speaker. Before entering into politics, he had a career as a full time attorney and coauthored a manual on real estate law.

During our Meeting, he will discuss affordable housing legislation pending in Sacramento and how it could affect our community. In particular, the Legislature is trying to pass Statewide laws to force higher density and affordable housing. As discussed below and relevant to SB 50, Statewide solutions are not helpful to preserve single family neighborhoods while maximizing high density developments.

What are your ideas to preserving our neighborhoods? What should Bob Hertzberg be working on to protect and enhance our community? This will be our opportunity to get all of your questions answered.

Jules Feir announces that Costco will be our Restaurant of the Month. Each year they prepare delicious sandwiches, salads, cake and cookies for us to enjoy during our social hour which starts at 6:15 p.m. We look forward to once again enjoying their generosity and thank them for their continued community support.

Want to See What a Monorail Running Down the Middle of the 405 Would Really Be Like? BYD SkyRail – the biggest electric car manufacturer in the world – will be at our Social Hour starting at 6:15 p.m. to show us the monorail concept (above the 405 rather than above Sepulveda Blvd.). They will be bidding to Metro to build and finance the project. Their experts can explain the proposal to you and answer your questions. Don’t Miss This Opportunity! Arrive Early!

Bob Anderson reports that in December 2019, the Los Angeles County Metropolitan Transit Authority (Metro) will select finalist concepts for their Sepulveda Transit Corridor Project from the Valley to the Westside. All Metro’s concepts operate between the Metrolink station at Van Nuys Boulevard and Raymer Street in the Valley and the Expo Line station near Sepulveda and Pico Boulevards on the Westside.

Metro is studying four concepts. There are three heavy rail transit (HRT) concepts like the Red Line in North Hollywood. Metro’s HRT 1 and HRT 2 concepts are very acceptable fully underground subways. Sadly, Metro’s HRT 3 concept inequitably operates on elevated tracks above Sepulveda Boulevard in Sherman Oaks and Van Nuys – but underground on the Westside. Metro’s one monorail transit concept called MRT 1 would be a good idea if it didn’t also inequitably operate on elevated tracks above Sepulveda Boulevard – but underground on the Westside. Metro’s HRT 3 and MRT 1 elevated concepts are COMPLETELY UNACCEPTABLE! The Valley is not going to get the short end of the stick again.

But Metro’s worst nightmare is that ALL FOUR METRO CONCEPTS ARE UNAFFORDABLE! Metro has only \$6.5 billion available from voter-approved Measure M. The cheapest Metro concept will cost at least \$8 billion and the best as much as \$17 billion – and possibly more. Metro will cheapen their worst concepts to make them affordable and the Valley will get an even shorter end of the stick.

The Sherman Oaks Homeowners Association (SOHA) thinks that private industry may offer the only equitable, acceptable, and affordable rapid transit solutions through the Sepulveda Pass under Metro’s Public-Private Partnership Program. Why? In March 2019, SOHA learned that a private company, BYD SkyRail, has been working for two years on a monorail concept that operates above the 405 freeway from the Valley to LAX, can be complete before the 2028 LA Olympics, and costs less than the \$6.5 billion available from Measure M. This is wonderful news for the future of the entire San Fernando Valley.

Good news: Senate Bill 50 was stopped from advancing to a full Senate vote by Senator Portantino, Chairman of the Appropriations Committee. Senate Bill 50, if passed, would have allowed 4-5 story apartment buildings in single-family neighborhoods and turn over local land use decisions to Sacramento. The bill was amended several times and each time more Northern California areas were exempt and more Southern California areas were impacted. Communities throughout the Southland were outraged and have vowed to continue fighting. The bill now in "suspense" which means it will not be considered for a vote in Portantino's committee until January of next year, if ever. The efforts of SOHA's SB 50 Committee and all the residents and groups that took the time to call or write Senator Portantino, jamming his phone lines, certainly worked.

The Bad news is that nothing is ever really dead in Sacramento. Huge lobbying groups are in support of this bill and want it passed. The YIMBY lobby (YES-IN-MY-BACKYARD) is one such group that is well funded by developers and very upset that the bill was placed in suspense. We, at SOHA, along with many other statewide groups need to keep fighting back. It is important for all of us to stay engaged and fight this bill whenever it reappears.

It is important to note that SB 50 is not the only bill currently in the Senate and Assembly that if passed would start upzoning our neighborhoods. These pro-developer bills are numerous, well-funded and will take a lot of effort to stop them. The assault on single family neighborhoods keeps coming.

Maria Kalban and her SB 50 Committee are staying actively involved and will continue to inform you through email blasts the appropriate time to write or call your representatives. She encourages all to contact friends and family throughout the state to reach out to their representatives. It will take a strong unified effort to stop SB 50 and all the other similar housing bills.

There are better ways to solve the housing crisis without destroying our single-family neighborhoods. SOHA's Committee has worked hard at finding appropriate solutions and will continue to meet with Senator Hertzberg, Assemblyman Adrin Nazarian and Councilman David Ryu to present them.

If you are not on our email blast list, please be sure to email Maria Kalban at mpkalban@gmail.com. The more people responding to our email blasts, the better our results will be.

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Marshall Long and Vivian Gumbiner, Chair of the SOHA Buckley Committee, attended a Planning and Land Use Committee (PLUM) meeting of the Los Angeles City Council where an appeal of the Buckley School's request to eliminate their required compliance with their conditional use permit for ongoing use of the campus facility.

The school had been required to prepare a yearly report on the effects of the school activities on the neighbors. The neighbors felt this was an important communication method to keep the community informed on the current condition and future plans at the Buckley School. The school felt it was a burden on the school and requested that it be eliminated from their CUP condition. The City Planning Department proposed to eliminate the yearly report and SOHA appealed that decision.

The PLUM committee voted to support the school and to reject SOHA's appeal. Recent surveys of the school activities have demonstrated that on 74 of the 75 days surveyed, the school had activities on campus beyond the time of the normal school day. These create traffic and other burdens on the community in the area.

Our own City Councilman, David Ryu, supported the position of the school to eliminate the yearly report to the City and community.

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Councilman Ryu's updates from City Hall over the past month. First, the Los Angeles City Council unanimously approved a motion co-introduced by Councilman Ryu to reform campaign finance laws in the City, including a ban on campaign contributions and behested payments from developers with business before the City. This is an issue that Councilman Ryu ran on and has been pushing forward in City Council since first taking office.

Additionally, the City Council approved the final budget for the 2019-2020 fiscal year which addresses a number of local issues important for Sherman Oaks, such as investing additional dollars in the Los Angeles Police Department (hopefully a fair share of the funds will be used in Sherman Oaks) and more funding to reconstruct failed streets.

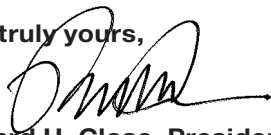
Councilman Ryu's priority for more proactive tree care also received more investment. There will be additional dollars for tree planting and increased staff to provide maintenance and care, including a Chief Forest Officer to develop long-term and proactive care strategies for the City's urban forest. SOHA has worked hard to beautify our neighborhood with more public trees (most of the trees on Ventura Boulevard were planted by SOHA), and this funding will strengthen that effort.

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As is normally the case, there will be no July Meeting or Newsletter. We look forward to seeing you on June 19, 2019 and, thereafter, at the August 21, 2019 Meeting (the third Wednesday of the month).

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

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 speakers and enjoy delicious food from a different local restaurant every month!

Very truly yours,  
  
Richard H. Close, President