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SHERMAN OAKS HOMEOWNERS ASSOCIATION

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Daily News Columnist And KABC & WABC Host Doug McIntyre
***Homeless, Traffic/Gridlock, Development, Coyotes**
***Quality Of Life In Los Angeles**

COMMUNITY MEETING
WEDNESDAY, FEBRUARY 20, 2019 - 7:15 PM
NOTRE DAME HIGH SCHOOL • RIVERSIDE & WOODMAN, SHERMAN OAKS

Our featured speaker at our February 20, 2019 Meeting will be Doug McIntyre. Doug is a well-known radio host, columnist and television writer-producer. After 22 years of being a radio host on KABC, he recently announced he was retiring to focus on his long-form writing. Doug got his start in the entertainment industry by writing for shows such as Married with Children, WKRP in Cincinnati and Full House. He also is a feature columnist for newspapers in Los Angeles County including writing over 500 articles for the Los Angeles Daily News. He is actively involved in local politics and has a love for jazz.

Even though it has only been a short time since he retired, this will be your opportunity to meet with Doug and hear his opinions, sometimes controversial, about subjects that the public is interested in. What are his views on the corruption scandals enveloping the City of Los Angeles? Are developers really involved in a Pay-To-Play conspiracy with City Officials? Don't miss out!

Jules Feir announces that Carnival will be the Restaurant of the Month.

Established in 1984 and located at 4356 Woodman Avenue in Sherman Oaks, this is a family owned and operated extremely popular Lebanese restaurant.

Both owners, Afif Hakim and Nabeel Halaby, take pride in a rich heritage in their cooking skills and whether it's lunch or dinner, a feast would not be an exaggeration when describing the delicious quality hearty meals they serve that has made this one of the most popular restaurants in Los Angeles.

Enjoy samples of their delicious food during our Social Hour starting at 6:15 pm.

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Bob Anderson reports: Coming soon, a 15-minute Metro subway ride from mid-Valley to the Westside Expo Line? The Los Angeles County Metropolitan Transit Authority (METRO) has finalized four concepts for their Sepulveda Transit Corridor Project from the Valley to the Westside. They will make their final selection this coming Fall.

SOHA welcomes rapid transit in Sherman Oaks and the Valley; however, we have concerns about which concept Metro selects and how Metro will mitigate serious near-term construction impacts on our community. Metro's current construction of the Purple Line subway on Wilshire Boulevard is a piece of cake compared to the construction and traffic nightmare during construction of an underground station with parking at either Sepulveda and Ventura Boulevards or Van Nuys and Ventura Boulevards.

Three of Metro's four concepts are heavy rail transit like the Red Line in North Hollywood. The fourth concept is either monorail like Disneyland or rubber-tired vehicles (think of a guided tram with tires). Metro is no longer considering light rail because of capacity concerns.

Two of the three heavy rail concepts are fully underground (which SOHA strongly prefers), but the third concept goes aerial on Sepulveda Boulevard in Sherman Oaks and Van Nuys, including a very high overpass above the 101 freeway. The fourth monorail/rubber-tire concept is underground on the Westside, at or above grade along the I-405 freeway, and again aerial in Sherman Oaks and Van Nuys.

Metro cleverly decided to extend all four concepts more than two miles north to the Metrolink station at Van Nuys Boulevard north of Saticoy Street (near Home Depot). Metro's earlier concepts ended at the Orange Line busway near Oxnard Street. The four concepts will provide 105,000 to 123,000 daily passenger trips through the Sepulveda Pass with an end-to-end travel time between 15 to 26 minutes.

Metro's next steps include determining the exact route, cost, schedule, construction mitigations, and parking for each of the four concepts. Their final selection decision is this Fall. Stay tuned!

Want to know more? Metro's Sepulveda Transit Corridor Project Manager, Cory Zelmer, will speak at SOHA's March meeting. Please come and bring questions.

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Tom Glick reports on our Homelessness Committee: Mercy Housing California, a Division of Mercy Housing, has officially started outreach on a proposal for a 100 percent affordable senior housing development at 14534-14536 West Burbank Boulevard on a site previously approved in May 2017 for a 58-room Eldercare Facility. The building plans will be the same as those in the May 2017 city approval.

Mercy Housing California is the largest regional division of Mercy Housing, Inc. with offices in Los Angeles, San Francisco and Sacramento, Mercy Housing California offers affordable low-income housing programs and Resident Services with the development of 132 properties across 36 California counties serving low- and very-low-income working poor families, seniors and individuals. Mercy Housing California has developed over 8,700 homes for more than 18,000 Californians. Mercy's website is mercyhousing.org.

* * *

Maria Kalban reports that our Committee on SB 50 has decided to vehemently oppose the bill because it would allow 4 to 5-story apartment buildings in single-family residential neighborhoods. The committee concluded that this bill is more punitive than its predecessor SB 827. Committee members agree that there are better ways to increase housing than destroying our neighborhoods forever.

SOHA's SB 50 Committee therefore sent letters opposing the bill to every state senator that sits on the two senate committees evaluating the bill – the Housing Committee and the Governance and Finance Committee. Our own Senator, Bob Hertzberg, is majority leader of the state senate and sits on the Governance and Finance Committee.

SOHA has sent letters to additional elected officials and is working with other homeowner groups in the Valley to oppose this bill. A copy of our letter is available to you by emailing us at: soha914@gmail.com.

We encourage everyone to send their own letter of concern and opposition to Senator Hertzberg at senator.hertzberg@senate.ca.gov. Our Senator needs to hear directly from you. We cannot allow our neighborhoods to be destroyed by this bill. Every neighborhood in Sherman Oaks is vulnerable.

* * *

The owners of the Sherman Oaks Square property located between Van Nuys Boulevard and Sylmar Avenue on the west and east and Moorpark and Milbank Streets on the south and north, are planning on upgrading their property. The property is probably better known as the site which includes In-N-Out Burger on its southwest corner. The restaurant will remain unchanged.

The plan was presented to the SOHA committee of Marshall Long, Bob Anderson, and to Councilman David Ryu's Deputy Renée Weitzer by the Blue Max Partners Managing Partner Daniel Gryczman and David Rand.

The current Square includes 75,000 feet of existing stores and restaurants. The plan is to add another 40,000 feet of buildings plus a 434-space parking garage on the east side of the property adjacent to Sylmar Avenue. The goal of the upgrade is to improve the tenant quality and to add additional parking to the site. The project complies with the Ventura Boulevard Specific Plan. The additional square footage would be primarily used as office space and would add one story to the existing buildings on the site. The current movie theaters would be removed and replaced. The plans will add a more modern unified appearance to the site. The committee requested that the developers reduce the size of the signage and keeping it below the roof line of the new buildings. Ingress and egress onto Van Nuys Blvd. needs to be addressed.

* * *

We have been notified by the Los Angeles County Department of Children & Family Services that we collected and contributed 1,500 toys valued at \$37,500 at our Annual Toy Drive. As the County said in their letter to us, the Department "was able to distributed needed items to many families who may not otherwise have the means to provide for the children in their care. You truly exemplify the gift of caring by giving to others less fortunate."

* * *

Our Assemblyman Adrin Nazarian is hosting a Community Coffee at the Sherman Oaks Library on March 2, 2019 from 12:00 p.m. to 2:00 p.m. Meet with him to discuss the new legislative session.

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On the first day of the Los Angeles City Council in the New Year, Councilman Ryu reintroduced a motion to limit the types of contributions developers can make in local city elections. The motion, which seeks to prohibit contributions to elected city officials from restricted developers, as well as ban developers from making behested payments at the request of an elected City official, was co-introduced by five other Councilmembers, and seconded by Council President Herb Wesson.

The Motion goes to the Rules Committee of the City Council, where it will be heard and voted on before moving to full City Council.

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SOHA needs your support! In order to continue SOHA's work of advocating on behalf our community, it is VITAL that each of you take an active role in speaking to friends and neighbors about the great work we do and the importance of joining SOHA. Since it is critically important to grow our membership, we are calling on all members to "Tell a Friend, Bring a Neighbor" as a Guest to our monthly meetings! SOHA is a non-profit, 100% member-supported organization, but we are only as strong as our community support. SOHA works tirelessly to protect, preserve and enhance the quality of life for ALL Sherman Oaks residents, whether homeowners or not.

Very truly yours,



Richard H. Close, President