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## SHERMAN OAKS HOMEOWNERS ASSOCIATION

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## Zev Yaroslavsky

Supervisor, Los Angeles County (Ret.), Los Angeles City Council (Ret.)

## Why Is Sacramento Trying To Destroy Our Single Family Neighborhoods?

COMMUNITY MEETING  
WEDNESDAY, OCTOBER 23, 2019 - 7:15 PM  
NOTRE DAME HIGH SCHOOL • RIVERSIDE & WOODMAN, SHERMAN OAKS

Zev Yaroslavsky, retired Board of Supervisor and City Councilman for Sherman Oaks, will be our guest speaker on Wednesday evening, October 23, 2019. He will discuss one of the most controversial actions affecting Sherman Oaks and the City.

The State of California is proposing laws shifting control of housing development from local communities to Sacramento. Our Councilman, David Ryu, and the Los Angeles City Council would no longer control what is built in our neighborhoods. Proposals pending in Sacramento are to allow six-story apartment buildings in most of the single-family neighborhoods in Sherman Oaks (only possible exception would be neighborhoods adjacent to Mullholland Drive).

Find out from Zev Yaroslavsky why this is taking place. Will this really help the housing shortage? Why is Sacramento trying to eliminate single-family neighborhoods? What can be done?

Jules Feir announces that Mendocino Farms will be our Restaurant of the Month. Located on Ventura Boulevard in the heart of Sherman Oaks this extremely popular restaurant and now a chain of numerous locations in Southern California was established in 2003 and is owned by husband and wife team Mario Del Pero and Ellen Chen.

Mendocino Farms has earned the reputation as one of the best loved eateries in town and deservedly so. We look forward to enjoying their great food during our Social Hour starting at 6:15 pm.

Maria Kalban, Chair of SOHA's legislative committee, states that the news out of Sacramento is mixed. Senate Bill 50 (SB 50), the bill that would allow multi-family housing in single-family neighborhoods statewide, was suspended from consideration this legislative year. It will be reintroduced. Our thanks go out to Senator Robert Hertzberg who voted no on this bill when it came before his committee.

However, SB 330 the bill that limits community input over housing developments by greatly limiting community hearings and allows developers to sue local government with fines of \$50,000 per unit for slowing down or rejecting housing projects has passed both the Senate and the Assembly and is awaiting the Governor Gavin Newsom's signature. To our disappointment, our Assemblyman, Adrin Nazarian, abstained from voting and Senator Hertzberg supported the bill.

The Sherman Oaks Homeowners Association opposed these bills because limiting community input, imposing fines for delaying projects, and increasing density in single-family neighborhoods, do not address the real problem which is affordable housing. These bills open up unlimited and uncontrolled development which only benefits developers. We will continue to work toward a solution for our housing crisis, but not at the expense of our homeowners and renters. Thank you for your continued support.

A lot is happening with Metro's Sepulveda Boulevard Transit Corridor Project. Metro is completing its feasibility study of four transit concepts from the Valley to Westside through the Sepulveda Pass. The study report will be available this year. Metro has begun its public-private partnership (PPP) program and will soon request industry to submit their proposed transit concepts through the Pass. Metro will finish evaluating industry concepts in early 2020 and has very sensibly delayed the Metro Board's concept selection decisions until April 2020. This allows Metro to evaluate all available concepts – their own four concepts plus viable industry-proposed concepts – and make the best decisions possible before proceeding into environmental studies.

SOHA continues to work with Metro and meet with elected officials to ensure they understand and support our recommendations for environmental analysis: the subway proposals, eliminate heavy rail and monorail above Sepulveda Boulevard and study public-private partnership proposals such as monorail above the 405 Freeway.

In October, Bob Anderson and Jeff Kalban presented our recommendations to Supervisor Kathryn Barger's Transportation Deputy, Mayor Eric Garcetti's Transportation Manager, and Councilman Paul Koretz and his Chief of Staff, Transportation Deputy, and Policy and Legislation Director. We are scheduling presentations to other elected officials to ensure that Sherman Oaks, the Valley, and Los Angeles County get the best possible project through the Sepulveda Pass.

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Please send your comments to Metro at [sepulvedatransit@metro.net](mailto:sepulvedatransit@metro.net). You can simply support SOHA's recommendations or get into more detail. For more information, see SOHA's website at [www.shermanoaks914.com/sepulveda-transit-corridor.html](http://www.shermanoaks914.com/sepulveda-transit-corridor.html). For questions, please contact SOHA's Bob Anderson at [BobHillsideOrdinance@roadrunner.com](mailto:BobHillsideOrdinance@roadrunner.com).

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SOHA Homelessness Committee reports that Councilman Ryu, as part of a continuing effort to locate homeless housing in his District, urged President Donald Trump to allow the City to study an underused lot for temporary bridge housing in a letter sent to the President dated September 26, 2019. The lot, located at 5161 Sepulveda Boulevard in Council District Four, was part of a proposal by his office last year for the study of this site for a temporary bridge housing project but the Councilman suspended this proposal because the site, owned by the United States Army Reserve, was not made available to City officials for access. Despite repeated letters and phone calls from Councilman Ryu and U.S. Senator Dianne Feinstein, the Army Reserve has refused to allow any City officials to visit or study the underused lot for temporary housing. Councilman Ryu stated in his letter to President Trump:

"President Trump says he wants to solve homelessness in Los Angeles, and yet federally-owned land that could hold temporary housing sits vacant in our City," Councilman Ryu said. "The Army Reserve has an empty lot in my district that we have been trying to access for over a year, and to this day, they haven't let a single City official set foot there. If the federal government is actually interested in helping us address homelessness, I can think of no easier way than 5161 Sepulveda Boulevard."

\* \* \*

SOHA members Maria Kalban, Jeff Kalban and John Isen volunteered on behalf of the Association at the South LA Churches Host Day Party for the Homeless held at McCoy Memorial Baptist Church in South Central Los Angeles. Two busloads of people living on Skid Row were treated to an afternoon of food and music, along with clothes shopping, haircuts and manicures. In addition, several homeless service providers had booths. Please contact the Association if you are interested in future volunteer opportunities or in joining our homeless committee.

\* \* \*

Regarding the Van Nuys Airport (VNY), a Citizens Advisory Council (CAC) was created in 1985 to review issues affecting the operation of the Airport and its impact on the surrounding neighbors and to provide advice and recommendations to the Board of Airport Commissioners (BOAC), Mayor's Office and City Council. The CAC was made up of representatives appointed by the BOAC, by Mayor of Los Angeles, and from each of the neighboring City Council Districts. Sherman Oaks was represented by appointees from our Council District until 2012, when we lost representation.

Our Van Nuys Airport Committee, headed by Jay Weitzler and Christine Kim, has been working to remedy this absurd situation. We have support from Councilman Ryu. Both the Council office and SOHA will ask for a voluntary curfew to restrict flights at night and early on weekend mornings.

\* \* \*

Gelson's on Van Nuys Boulevard will be having a re-opening ceremony for the remodeling of their store on Saturday, November 2, 2019 at 11:00 a.m. at the Sherman Oaks location. Everyone is invited!

Gelson's is important to the Association. Each year they allow us to use their front parking lot for our Annual Toy Drive (which this year will be held on Sunday, December 8, 2019). They provide food for the event and distribute flyers to their customers for a couple weeks before the Toy Drive.

The Association and the Dee Gelb were instrumental in bringing Gelson's to Sherman Oaks.

\* \* \*

The Sunkist Committee Co-chairs Nancy Sogoian and Blair Thompson, along with Wendy Brogin and Land Use Chair Marshall Long will attend the upcoming City Council PLUM Committee to support the revised Sunkist design and to finalize the last details on the project on October 24, 2019.

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Councilman Ryu has secured continued funding for regular street sweeping along Ventura Boulevard. In years back, the City failed to regularly clean Ventura Boulevard, despite its status as a commercial corridor and community hub. Councilman Ryu has now secured funding for weekly sweeping on Ventura Boulevard from Fulton Avenue to Sepulveda Boulevard through October 2021.

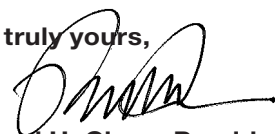
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The Village at Sherman Oaks BID announces the new owners of the Barrel, at 4547 Van Nuys Boulevard, are reopening this longstanding neighborhood bar. The Barrel first opened in the same spot in 1957! The Barrel will have flat-screen TV's and will feature televised sporting events in a friendly, comfortable, neighborhood bar with rich character and attention to the details that make a bar appealing and inviting.

\* \* \*

Look for the new Newsletter format coming in the near future. Although it will be our signature blue, the format will be much more interesting and informative.

Very truly yours,



Richard H. Close, President