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SHERMAN OAKS HOMEOWNERS ASSOCIATION

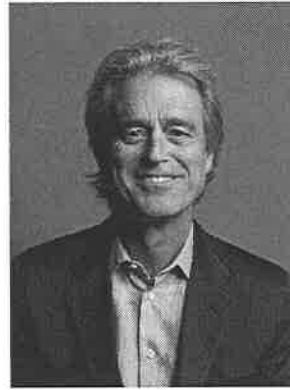
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Founded in
1964



Sheila Kuehl



Bobby Shriver

The Debate: Who Will Be Our Next County Board Of Supervisors Member?

Supervisor Zev Yaroslavsky cannot run for reelection.
On June 3rd you will vote for his replacement.

COMMUNITY MEETING
WEDNESDAY, APRIL 16, 2014 - 7:15 PM
NOTRE DAME HIGH SCHOOL
RIVERSIDE & WOODMAN, SHERMAN OAKS

Due to term limits later this year our Los Angeles County Board Supervisor, Zev Yaroslavsky, will be retiring. Our April 16, 2014 Meeting will feature a debate between two of the candidates in the race to replace him. The election takes place on June 3, 2014.

The two candidates are former State Senator Sheila Kuehl and former Santa Monica Councilman Bobby Shriver. The Debate Moderator will be Dave Bryan, Political Reporter for CBS2/KCAL9-TV News.

The Board of Supervisors oversees Los Angeles County services, including Family and Children Services, the Courts, and health services. All of these services have a direct impact to Sherman Oaks.

Our new Supervisor will also be a Member of the Metro Board of Directors. Metro determines where and how much money is spent for rapid transit and improvements to our Freeway system.

Jules Feir announces that Whole Foods will be our Restaurant of the Month. Whole Foods is the leading natural and organic food retailer in the country. Their busy markets in Sherman Oaks have an amazing following of loyal shoppers.

We look forward to enjoying a sampling of their delicious food during our Social Hour starting at 6:15 p.m. and we thank them for their community support.

Bob Anderson has researched how City Council Members use their influence to override the Planning Department and City Commissions:

Are you aware of Los Angeles City Charter Section 245? Its full name is "City Council Veto of Board Actions" and it enables City Council Members to bypass other City decision makers by overruling their decisions. How does this rule impact residents of Sherman Oaks and other parts of Los Angeles?

Let's say your neighbor builds an illegal structure. You complain to the City. The Zoning Administrator rules against your neighbor's structure. The Area Planning Commission also rules against it and says it must be removed. Then the City Council invokes Section 245 to overrule all these authoritative decisions, and your neighbor's structure remains. It happens more than you think.

Our former Councilman, Paul Koretz, used Section 245 at least four times in the last few years. You may remember the seven-foot wall at 3951 Deervale Drive in Sherman Oaks. The Zoning Administrator and South Valley Planning Commission ruled that the wall be torn down and re-built in compliance with City Codes. Councilman Koretz used Section 245 to overrule these decisions and the wall is still there. The Councilman also used Section 245 at 1100 Stearns Drive in Los Angeles (a lawsuit was filed against the 245 action and won), at 360 Stone Canyon Road in Bel Air (a lawsuit has been filed), and at 10550 Bellagio Road in Bel Air (a lawsuit may be filed).

There are many other 245 actions throughout the City. These actions cost taxpayers money, but worse they are systematically dismantling restrictions on development that we fought long and hard to implement. When you are wondering who to vote for as our next Sherman Oaks Councilmember, ask the candidates their position on City Charter Section 245.

Marshal Long, who Chairs our Committee that oversees development in our community, reports: When the Los Angeles City Council approved the massive Il Villaggio Toscano (IVT) project on Sepulveda Boulevard just south of the 101 Freeway in August 2013, the outcry from residents in Sherman Oaks, Encino and surrounding areas drowned out the din of the freeway noise under the intersection of the 101 and 405 freeways, where this enormous project would be built.

In response to our objections, Councilman Tom LaBonge curtly told the community at the final hearing: "You can't always get what you want."

So what did the community want? It was simple: The community wanted the City and developer to follow the law.

The community wanted a down-scaled project that would not cause significant, unmitigable traffic impacts to every intersection between Ventura Boulevard and the 101 Freeway.

The community wanted a project that would respect the height, massing and density requirements contained in our Specific Plan.

The community wanted a project that would not snarl our lives through construction and then operation of a massive, seven-story, 325-unit project with 50,000 square feet of retail. The City's own documents admitted this project would cause irreparable harm to the surrounding streets and neighborhoods.

After doing everything we were supposed to do at each level of the City planning and approval process, our concerns were almost entirely ignored. This resulted in the City's approval of the single most damaging project in the Sherman Oaks area in the last 20 plus years.

Recent successful lawsuits by community groups in Hollywood have proven that our City leaders are derelict in making sure the existing infrastructure (streets, police, fire, sewage capacity, etc.) can accommodate the massive new developments being approved.

The Sherman Oaks Homeowners Association, Homeowners of Encino, and Sherman Oaks Residents for a Safe Environment appealed the Il Villaggio project approvals throughout the City process. However, the Planning Department and Los Angeles City Council turned a deaf ear.

After approval of the project a lawsuit was filed. It is in the early stages, but we are encouraged by the important issues it raises. Those include focusing on City leaders' disregard for the law and for their constituents' rights.

The Il Villaggio project would harm our community. It should not go forward. If it does survive, it must be modified to make it far more appropriate in terms of scale and environmental impacts.

Councilman LaBonge reports that Mulholland Drive from Woodcliff Road to Mulholland Drive North, and from Beverly Glen east to Java Drive, as well as a large portion of the Library Square Neighborhood around our Library, are all scheduled to have the streets resurfaced in April.

Ventura Boulevard is looking better and better every day. Vacancies are being filled by new restaurant concepts that are wanted in Sherman Oaks and offer something new for the community. These new locations will be opening soon and will add to the revitalization of our Ventura Boulevard:

1. Public School 818 on the south-west corner of Ventura and Sepulveda Boulevards in the old Sicily space. Opened by the restaurateur who found the famous Grill on the Alley and the Daily Grill, Public School 818 will be the fourth installation of the successful Public School gourmet comfort food and craft beer concept. Their other locations are in Downtown Los Angeles, Downtown Culver City and Thousand Oaks;

2. MiDiCi restaurant soon will occupy the old Aahs site at the corner of Ventura Boulevard and Cedros Avenue. It is a specialty Neapolitan style pizza restaurant in a family friendly environment where customers will get to walk up to the centrally located open kitchen, choose their ingredients their toppings, and watch their pizza being made. The building will be altered and setback to offer a covered outdoor patio dining experience in addition to indoor seating;

3. Tipple and Brine oyster house with Tunnel Bar will be taking the place of the Spitting Chicken and will be providing a sophisticated oyster bar environment with a menu to match. In addition, the Tunnel Bar will pay homage to old 1920s New York and will be a component to Tipple and Brine;

4. Community Tavern will offer the ever popular gastro-pub environment with a world influenced culinary take on comfort food. The location will be at the old Mad Bull Tavern on Ventura Boulevard; and

5. The One Up currently under construction will be at the old Cecil's BBQ location on Ventura Boulevard just east of Woodman and intends to offer upscale cuisine and craft beverages.

Is the I-405 widening project almost done? Metro continues to estimate completion of all I-405 project activities in Sherman Oaks by the end of July 2014. There are currently two major activities on Sepulveda Boulevard that can back up traffic to and from Sherman Oaks. The first is the closure of one northbound lane (and sometimes all lanes at night) on Sepulveda Boulevard between Mountaingate Drive and Skirball Center Drive. This should be complete by the end of April. The second is major work on Sepulveda Boulevard between Montana Avenue and Church Lane. This should also be complete by the end of April. There is also one additional tentative operation on Sepulveda Boulevard between Getty Center Drive and the Getty ramps. The exact date is unknown, but it could be sometime toward the end of May and would last about three weeks. We can only hope that the I-405 schedule won't slip yet again. SOHA will keep you posted of any schedule updates.

SOHA has been meeting with the Los Angeles Police Department concerning helicopter noise in Sherman Oaks and other parts of the Valley. If you are concerned about helicopter noise and think it might be LAPD, they recommend you call the LAPD tower at (213) 485-2600. The tower is operational 24 hours per day and can provide information on any LAPD helicopter operations.

Sherman Oaks Beautification Committee (SOBC) will be teaming up with Big Sunday for the 8th year in a row on Saturday, May 17, 2014. Volunteers who would like to assist SOBC with our beautification project should sign up on the Big Sunday website at www.bigsunday.org. After enjoying refreshments at 8:30 a.m., we will be identifying news racks in need of attention or removal, along with other beautification projects along Ventura Boulevard. The event will conclude at 11:30 am.

Very truly yours,


Richard H. Close, President