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we have  
clout!"

**soha**news

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IN 1964

JUNE 2020

**SHERMAN OAKS HOMEOWNERS ASSOCIATION**

ShermanOaks914.com

## SOHA FORMS COALITION TO HELP LOCAL BUSINESSES

The Association has formed C.O.B.R.A. (Coalition of Business / Residents Associations). The purpose of the coalition is to prevent the boarding up of Ventura Boulevard – Our Main Street. The coalition is composed of the Sherman Oaks Homeowners Association (SOHA), the Sherman Oaks Chamber of Commerce, Sherman Oaks BID, the Studio City Residents Association, the Studio City Chamber of Commerce, the Studio City BID and Farmer's Market and in collaboration with the Sherman Oaks Neighborhood Council and the Studio City Neighborhood Council. The purpose is to make sure our local businesses can survive based upon rules of the City that are practical and medically sound.

Councilman David Ryu has named Adeena Bleich, his Assistant Chief of Staff, as the contact person for our local businesses. Matt Epstein, Vice President of the Association, is our lead person.



## SHERMAN OAKS S.O.S. – HELP US SAVE OUR COMMUNITY!

As we take stock of our nation and our community in this time of crisis, we are aware of our critical role in maintaining not only the well-being of ourselves and our families, but also in restoring our community and quality of life.

SOHA is aware of the critical work ahead to preserve our community in the wake of the significant economic toll caused by Covid-19 on our local businesses, restaurants and retail. Specifically, we're concerned that without strong action, Sherman Oaks may never be the same: Imagine the grim (but real) possibility of one boarded up business or restaurant after another along Ventura Boulevard.

Since 1964, SOHA (non-profit, 100% member-supported and independent of City influence) has been at the forefront of preserving and protecting Sherman Oaks – and we have always been a leader in times of crisis. Your membership at any level is appreciated. Given the enormous challenges we now face, we are asking that if possible you renew your membership at a higher level to provide SOHA the critical resources needed to help us revitalize our community. Please consider renewing your membership at our Gold \$100 level or Silver at \$50.

To help us grow our membership, please share this Newsletter with a neighbor – and request more copies to share, contact us at ShermanOaks914@gmail.com. A strong SOHA is a vibrant Sherman Oaks!

Thanks for your support! We are grateful for wonderful friends and neighbors in Sherman Oaks who, like you, value our quality of life and make a commitment to helping us preserve it. Sending you and your family our heartfelt good wishes and we look forward to seeing you at a SOHA meeting soon!

## VIRTUAL SOHA MEETINGS COMING!

We all miss our monthly SOHA meetings at Notre Dame High School. But such large gatherings will be among the last things returning during the COVID pandemic. So, SOHA is working to temporarily bring virtual meetings to our members and friends in the community. All you will need is a smartphone, smart tablet, computer, or landline telephone. We can all see and hear each other again while getting important community information and hearing from interesting elected officials and speakers. We will keep you posted and promise to give you well-organized meetings and easy-to-understand instructions. If we could only figure out how to provide a virtual social hour!!

## SOHA CONTINUES TO MONITOR BUSY STATE LEGISLATURE

The State Legislature has been busy moving new housing bills through the Assembly and the Senate. This pandemic has added new urgency in California to add affordable housing. The new housing bills attempt to add density in all areas of our communities. Adding density to our commercial areas can take the form of larger apartment developments, repurposed retail space for housing, and allowing schools to use their property to build housing for their employees.

SOHA's focus remains on fighting the bills that would add density to single-family neighborhoods. Some of these legislative bills would allow up to 10 units on a single residential lot if local governments agree to rezone the area. Some bills would allow any property owner the right to build fourplexes on their property without approvals and some would allow a homeowner the right to split their lot and sell off the other half portion as long as the split lots are at least 1200 square feet e.g., 30 feet x 40 feet.

Maria Kalban reports that her legislative committee has voiced their concerns and sent position papers on several of these bills. The committee will continue to engage with Senator Robert Hertzberg and Assemblyman Adrin Nazarian and numerous other elected officials in an attempt to add amendments to the most worrisome of these bills. Your help will be needed as these bills move forward. Keep an eye out for our email blasts.

## SEPULVEDA TRANSIT CORRIDOR PROJECT DEFERRED

The Los Angeles County Metropolitan Transportation Authority has serious budget problems due to COVID-19. Metro fare revenue was down 95% in the last two weeks of March and fare per boarding fell from 69 cents to 9 cents. Metro projects sales tax revenues will decline \$1.2 billion compared to budget and \$1.5 billion compared to recent trend. They expect a \$1.8 billion funding gap from the combined pandemic impacts to fare revenue, sales tax, toll revenue, and operation expenses. In response, Metro is working with city, county, state, and federal officials to hopefully secure financial support for both current transportation operations and new projects.

Phil Washington, Metro's CEO, has issued a call for action to reduce expenses and Metro has started MAP – their Mobility and Affordability Plan.

Will MAP impact Sherman Oaks? Yes, and in a big way. MAP divides Metro expenses into two buckets. The first bucket is work that continues, including bus/rail operations, additional COVID-19 expenses (protective equipment, cleaning, etc.), key infrastructure projects, and projects under executed construction/manufacturing contracts.

The second bucket includes all other projects/programs, which are deferred for three to six months. Guess what? The Valley-to-Westside-to-LAX Sepulveda Transit Corridor Project is in the second bucket – the deferred bucket. Metro must not consider the Sepulveda Pass a key infrastructure project, especially since they recently again delayed industry proposals for innovative Sepulveda Pass concepts – like a monorail above the 405 freeway – for seven more weeks until August 5, 2020. We have no idea how this delay fits into Metro's public outreach plan. The Valley's fair share of transit is slipping away!

## LAND USE AND DEVELOPMENT UPDATE

Renee Weitzer, Senior Advisor for Land Use & Development for Councilman David Ryu, reports:

1. Sunkist (Citrus Commons) received final entitlement approvals in February, 2020. The building plans have been submitted to the City for review and approval. Construction was slated for 3rd quarter 2020, but due to Covid-19 impacts, the new start date has not been determined.
2. Via Avanti (AKA IVT and Il Villagio Toscano) is in the process of completing building plans, clearing conditions, and the City's plan check process. Due to Covid-19 impacts, a start date has not yet been determined.
3. The proposed small lot subdivision at 14545 Killion Street. The applicant attempted to get a public hearing on February 11, 2020. The Zoning administrator told the applicant to work with the community.

## CITY SETS UP 24 TEMPORARY HOMELESS SHELTERS

In an effort to stop the spread of COVID-19 among our vulnerable homeless population, the City has set up 24 temporary shelters at recreation centers throughout Los Angeles, including Sherman Oaks, Cheviot Hills, Westwood and more. These shelters are not quarantine sites, and they are not meant for individuals with COVID-19. Instead, they are meant to serve as a refuge for those who are most vulnerable to contract the virus.

The Sherman Oaks shelter site is currently hosting around 30 homeless individuals from the surrounding area, with an additional six people using the parking lot to safely sleep in their vehicles. Hope of the Valley, a respected homeless services nonprofit based in the Valley, is operating the shelter site in conjunction with the City, the County and the Homeless Services Authority (LAHSA). Like other shelter sites, the Sherman Oaks location has 24/7 on-site security and nurses to monitor residents' health and temperatures; they also provide masks and three meals a day to the clients. Ultimately, the goal is to place these residents in regular housing after this program has lapsed, so that they do not return to the streets.

As Councilman David Ryu has explained to SOHA membership in the past, he is committed to opening more homeless housing and services in his District, in addition to the 8 housing centers and safe parking sites open or underway. Homelessness is only solved with homes and services – and those are the solutions the City continues to actively pursue.

## MEET MILENE MINASSIANS SHERMAN OAKS FIELD DEPUTY



Milene Minassians has served as the Sherman Oaks Field Deputy with the Office of Councilman David Ryu since May 2019. Milene graduated from the University of California, Berkeley with a Bachelor of Arts degree in Political Science, specializing in international relations, and served as a JusticeCorps member with the Los Angeles Superior Court. She is furthering her education this fall at the University of California, Davis School of Law.

As Field Deputy, Milene provides direct constituent services to residents, businesses, neighborhood associations and community stakeholders in Sherman Oaks. As an active liaison between constituents and city departments, she facilitates the delivery of city services ranging from infrastructure improvements to beautification projects. Milene represents Council District Four in the community and informs constituents on Councilman Ryu's legislative priorities while addressing community issues at events and meetings, including SOHA and Sherman Oaks Neighborhood Council meetings.

Milene can be reached by email at [milene.minassians@lacity.org](mailto:milene.minassians@lacity.org) or by calling (818) 728-9924.

## COUNCIL DISTRICT RUNOFF ELECTION

Council District 4 incumbent Councilman David Ryu will be facing a runoff in the November 3 General Election with Nithya Raman. Ms. Raman forced a run-off for the Council District 4 seat by receiving 41% of the vote in the Primary Election to the Councilman's 45%. The third candidate in the Primary field, Sarah Kate Levy, gathered about 14% of the vote. Sherman Oaks is a key part of Council District 4 and we can expect heavy campaigning in the late Summer and early Fall. As a result of the COVID crisis, election strategies may be less in person and more through the mail and social media. Good luck to both Ms. Raman and Councilman Ryu.

Do you receive our email updates?

If not, we do not have your email address. Email it to us at [soha914@gmail.com](mailto:soha914@gmail.com).

As in past elections, SOHA is preparing a brief election questionnaire for the candidates that addresses the key concerns of our community. If you have a question that you think is critical for candidates to answer, please send it to SOHA Board Member Bob Anderson at [BobHillsideOrdinance@roadrunner.com](mailto:BobHillsideOrdinance@roadrunner.com) before June 30, 2020. Thank you.

Very truly yours,



Richard H. Close, President

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VISIT OUR ASSOCIATION'S WEBSITE - [WWW.SHERMANOAKS914.COM](http://WWW.SHERMANOAKS914.COM) - FOR HELPFUL RESOURCES AND INFORMATION!

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**SHERMAN OAKS HOMEOWNERS ASSOCIATION**

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