

"Together we have clout!"

★ **LIVE COMMUNITY MEETING – NEW LOCATION** ★

WEDNESDAY, JUNE 21, 2023 - 7:15 PM

SHERMAN OAKS EAST VALLEY ADULT CENTER • 5056 VAN NUYS BLVD, 91403

ALSO STREAMED ON ZOOM

AN INSIDER'S LOOK AT HOW SACRAMENTO POLITICS REALLY WORKS

BUDGETING, WRITING LEGISLATION, SPECIAL INTEREST INFLUENCE, ...

Adrin Nazarian immigrated with his family from Iran to the San Fernando Valley at age 8. He studied part-time at Pierce College and Cal State University Northridge and graduated from UCLA with an Economics degree in 1996. In 1997, he served as an aide to Congressman Brad Sherman, assisting him with business and labor community issues. In 1999, as Special Assistant to the California Trade and Commerce Agency, he helped establish a new division focused on creating and maintaining technology-based jobs in California.



He next served as chief of staff to then-Assemblymember Paul Krekorian from 2006 until Krekorian was elected to City Council District 2 in 2010, where Adrin served as chief of staff. Adrin was elected to the California State Assembly in 2012, where he served as the Chair of the Committee on Aging and Long-Term Care and successfully fought for protections for seniors and renters. Adrin retired from the Assembly in 2022. In 2023, he was appointed to the California Public Employment Relations Board.

Email your questions to SOHAZoomMtg@gmail.com by Tuesday June 20th. This is a live meeting, but we will also stream it via Zoom. We email the link to our members, and you can always find it on SOHA914.com. The Zoom ID is 850 9608 9963 with passcode SOHA914. Streaming starts at 7:15 pm.

RESTAURANT OF THE MONTH

THE SHERMAN

by Jules Feir, Community Liaison Chair

We are happy to announce that The Sherman is our Restaurant of the Month. Located at 14633 Ventura Boulevard in the heart of Sherman Oaks, this upscale eatery offers the finest American cuisine with a focus on fresh and sustainable ingredients.

Some of their popular menu items are braised short ribs, steak frites, a variety of chicken dishes, salads, fish & chips, cioppino, and more.

We thank owner Theo Mavro for his support of our community and look forward to enjoying a sampling of their delicious food. Join us for dinner with The Sherman (www.theshermanla.com) at our Social Hour beginning at 6:15.



WALKING THE WALK ON HOMELESSNESS

by Larry Slade, Homelessness Committee Chair

Heroes come in many shapes and sizes. Often, they display their heroism in the shadows, late at night, toiling in LA's most challenging and dangerous places as they work to help the down and out and deeply afflicted. I am talking about the hundreds of professionals, civil servants, and volunteers that labor to help some of the neediest among us – those brave caring souls who commit to helping the homeless who suffer from significant mental illness or drug addiction.

Let's be clear. Most of us, me included, have an interest in this issue only insofar as it impacts us, our families, and our way of life. No, we are not uncaring, narcissistic monsters only worried about ourselves. But as they say in LA "enough about me ... What do you think about me?" Kidding aside, we all care. We all want to help people (at least most of us understand why this is important).

But there exists another breed of person operating at a different level and coming from a different place. The person who puts into action the values and beliefs that inspire them to help other people. Their work is certainly not glamorous nor prestigious. It's largely anonymous. No kudos or "attaboys". And no one is in it for the money. Nay, they are just committed to helping, to making a difference, and to (though none would admit this out loud) "walking the walk."

On the evening of May 17th, SOHA's Homelessness Committee hosted a roundtable discussion about how best to deal with this segment of the homeless population – yes, the same ones I have been writing about for months. Our guests were four extraordinary people who are indeed "walking the walk". After leading this discussion at the meeting with more than 100 Sherman Oakians in attendance, I was left in awe and possessed by respect for our speakers. They came at night and volunteered their time to help educate our community. Commander Billy Brockway from LAPD, LaTina Jackson from the County Department of Mental Health, Amy Perkins from Supervisor Lindsey Horvath's office, and Hayes Davenport from Councilmember Nithya Raman's office. All four work full time on the front lines fighting homelessness – meaning hustling to help get people a roof over their heads, providing a host of needed services, and removing them from the street if they present a danger to themselves or others.

We rightly express criticism about how LA handles this crisis. We complain that no matter how much we spend or who gets elected, conditions worsen for the homeless and for our community. While I have criticism of "the system" to be sure, I have nothing but admiration and respect for the "heroes" that gave Sherman Oaks a peek at what they do, explained how important their work is, and provided an active example of what it looks like not to just "talk the talk" but "walk the walk".

DUMBER THAN DIRT!

by Maria Pavlou Kalban, Legislative Committee Chair

We need affordable housing, but current housing policies have not produced the affordable housing we need. You have all heard the mantra: build more housing and housing will become more affordable. The problem is private developers don't build more houses to bring down housing prices. The business model they live by is building houses to make profit. Our current housing policies depend on developers to build affordable housing, but developers can only build a very small portion (10 to 15 percent) of affordable units and still make a profit. Even adding state-legislated incentives like more height, more density, and zero required parking have not made new developments more affordable nor produced the number of affordable units needed. In fact, state incentives have encouraged more market-rate housing than we need. Overbuilding market-rate housing actually makes living in a community less affordable because the community's cost of living goes up.

To build significant amounts of affordable housing, we need to subsidize or properly incentivize such housing. The state used to grant cities large annual subsidies for affordable housing – but that stopped in 2008. Current state incentives help, but not to the degree needed. Building more affordable housing along commercial corridors is our best hope. But instead of incentivizing developers to build housing along commercial corridors, the LA Planning Department is supporting the old mantra of "build more anywhere". They propose rezoning LA to allow 1.4 million new housing units – five times more than required to meet the state mandate. "More" won't bring down housing prices or add enough affordable housing. Even worse, to get enough sites for 1.4 million units, the Planning Department has proposed rezoning many of our neigh-

borhoods. If the city removed all their proposed rezoning from all our neighborhoods, they still would have identified three times more zoning capacity than the state requires.

Several of our Sherman Oaks neighborhoods have been targeted. We have presented solutions that incentivize building on commercial corridors where there is plenty of space and infrastructure to build more affordable units and create new single-family attached housing – while leaving existing single-family and older more affordable multi-family neighborhoods alone. We have presented our concerns and findings to Councilmember Raman who can tell the Planning Department not to rezone our neighborhoods. She told us she will protect our neighborhoods.

In our United Neighbors group, we have engaged neighborhoods throughout the city to work together and find solutions for more affordable housing. We have also met with many councilmembers. Together, we will push for sensible planning solutions. We must hold the city accountable to produce the housing we need while not needlessly dismantling neighborhoods. Changing the city's mind will not be easy, but we need to fight “dumber-than-dirt” ideas!

\$4.5 BILLION A YEAR FROM OUR SALES TAX AND METRO KEEPS FAILING

by Bob Anderson, Transportation Committee Chair

LA County gives two cents of all sales taxes to the Metropolitan Transportation Authority for transit and transportation. In 2022, this totaled \$4.5 billion. How did it get so high? In 2016, voters approved Measure M which added a one-half-cent sales tax for Metro. But voters also approved Measure R in 2008, Proposition C in 1990, and Proposition A in 1980. Each added its own one-half-cent sales tax – so we now pay Metro two cents in sales tax every time we buy anything. It's \$4.5 billion a year today and inflates higher and higher each year – forever – because these sales taxes never expire!

For this huge public investment, we are supposed to get more modern and safe transit and transportation. Measure M alone lists 39 major projects to be completed by 2067. But the \$4.5 billion annual sales tax receipts fund less than half the projects' estimated costs – the rest must come from even more federal, state, county, and local city funding – taken from the federal and state income taxes we pay. So, these Metro projects are costing us more than \$9 billion each year out of our public pockets.

But that's only if Metro can plan, build, and safely operate the projects within their Measure M cost estimates. Right now, they are not doing this very well. Metro's public transit is unsafe – with attacks, deaths, and drug overdoses increasing every month. Metro overruns their cost estimates on every transit and transportation project. The East San Fernando Valley Transit Corridor project along Van Nuys Boulevard will cost more than twice its estimate. The Sepulveda Transit Corridor Project may cost more than three times its estimate if Metro selects the wrong technology. The West Santa Ana Branch Transit project in southeast LA County will cost more than twice its estimate.

Metro is out of control. Their mismanagement is costing taxpayers a fortune. Metro is also facing a fiscal cliff – because they can't build and safely operate their transit system with their current budget – even with the more than \$9 billion they take out of our pockets every year. The Metro Board must get Metro under control – or face every project being unfinished or delayed for years and years. It's now or never to fix Metro for the public good.

HAD YOUR FILL OF DISGUSTING TRASH RECEPTACLES?

by Jules Feir, Community Liaison Chair

Our Sherman Oaks trash receptacles are old, disgusting, covered with graffiti, and too-often overflowing with garbage. They need to be replaced with equivalent or better ones – and emptied more often.

We're working with our CD4 office to get trash receptacles replaced and their service improved. Next time you see a disgusting or overflowing trash receptacle, send the Council Office a photo at ContactCD4@lacity.org and let them know it's time to replace them all and improve Sherman Oaks' service.



AIRPORTS UPDATE

by Nancy Sogioan and Jay Weitzler, Airport Committee Co-Chairs

Van Nuys Airport Update by Nancy Sogioan – As discussed in recent newsletters, the current Bonseph Helinet proposal's lease language – ostensibly rebuilding a new helicopter hanger and facilities to replace an old helicopter hanger – does NOT specifically prevent the rebuilt site from the addition of more jet flights from Van Nuys Airport. This lease omission represents permission and is seen as a backdoor loophole to more flight expansion. In addition to SOHA's opposition to Bonseph Helinet's lease as written, VNY apparently also seeks to utilize its off-site airport-owned property as additional locations for flight expansion.



In 2021, VNY expanded jet flights via building a new facility, and SOHA represents Sherman Oaks in opposing MORE noise and pollution via Bonseph Helinet and/or the utilization of off-site, airport-adjacent property for purposes of increased harm to our community via increased flights. Bonseph Helinet is due to be presented to the LA City Council soon, and SOHA will urge the Council NOT to approve the lease as currently written.

Burbank Airport Update by Jay Weitzler – As previously noted, expansion and remodeling of the Burbank Terminal has been sent back to the airport and their contractors to change some items preparatory to a satisfactory Environmental Impact Report. This will probably delay the actual expansion but not eliminate it.

There are, however, two FAA Reviews now open for comment – Noise Policy and Advanced Air Mobility. We encourage you to go to www.studiocityforquietskies.com for details and sign up for their newsletters as there will be a number of updates coming soon. We must continue to resist expansion because of both safety – there were near misses in both February and March of this year – and unremitting noise to our neighborhoods.

REGULATING HOMESHARING

by Councilmember Nithya Raman, Council District 4

Congratulations to our CD4 graduates in Sherman Oaks and happy summer to all! This month, I'd love to share some recent developments about a hot topic in our district and across the city: homesharing and short-term rentals.

In a well-regulated system, short-term rentals can provide options for temporary visitors and income for hosts without creating issues in the surrounding community. However, without strong regulation, homesharing can have severely negative impacts – including noise, safety issues, and loss of affordable and rent-controlled housing stock. As homesharing has proliferated, LA elected officials have attempted to add guardrails to the market. One notable effort was the City Council's Homesharing Ordinance in 2018, which limits rentals to a host's primary residence for only part of the year and prohibits listing any rent-stabilized unit.

In practice, however, enforcement has been lacking. Studies show that illegal short-term rentals have actually grown in recent years, while fewer citations have been issued. The Homesharing Ordinance offers a lesson in lawmaking – our policies don't have much meaning without the capacity to enforce violations. Many CD4 neighborhoods have high concentrations of short-term rentals, both legally and illegally operated – so my office has worked to lead on stopping illegal rentals and ameliorating any problems created by homesharing.

My Planning and Legislative teams have developed several motions that, when fully implemented by city departments, should have a real impact. Last year, we developed and passed a motion for multiple departments to adopt a comprehensive enforcement strategy – identifying illegal listings, citing violators, and creating a dedicated unit to do the work. These departments are expected to submit their plan of action and launch a publicly accessible database for residents imminently. More recently, I co-presented a motion last month with Councilmembers Blumenfield, McOsker, and Yaroslavsky to place more power in the hands of residents to address illegal rentals – developing a private right-of-action for neighbors and creating a better system to allow residents to report violations.

In the meantime, my office has also taken steps to share and receive more information about homesharing. We have a dedicated resource page on our district website at councildistrict4.lacity.gov/illegal-homesharing – that page also contains resources for reporting illegal rentals, including the 24/7 homesharing hotline at (213) 267-7788. As always, you can also reach out to our office at ContactCD4@lacity.org to report illegal rentals or for help with any other city services!

NEIGHBORHOOD COMINGS AND GOINGS

by Matt Epstein, President

As a born and bred resident of Sherman Oaks, I am a Sherman Okian and intimately familiar with the area where Rive Gauche operated at Ventura and Hazeltine until its closure in 2018. The owners decided to return to France to indulge in wine, escargot, and relaxation on the French Riviera. Excitingly, there is now a new establishment in the courtyard where Rive Gauche used to be – Bacari Sherman Oaks – a Mediterranean restaurant specializing in small plates, craft drinks, and esoteric wines. This is the Bacari group's sixth location. On Fridays and Saturdays, patrons can enjoy live entertainment in their parlor. The space looks fantastic, and I personally can't wait to visit. (<https://www.eatwithbacari.com>)

Another notable addition in the same courtyard is Schatzki's Bakery. This charming bakery has been attracting a crowd, and when I visited today, the courtyard was filled with both sunlight and people enjoying coffee and baked goods. It's truly revitalizing to see the area come alive once again. (<https://www.schatzisbakery.com>)

A unique store called Dresscue is set to open in Studio City for those of us who have garments that we no longer wear but are too good to simply give away. You rent a rack and sell your preloved clothing, while making some extra money. This concept aligns with the principles of sustainability, which I find incredibly appealing. You can reserve a rack and price your items online. It's a fantastic idea, and I'm particularly excited because my wife loves it too. Dresscue is something to look forward to in Studio City. (<https://www.dresscueco.com>)

In my column, I often report businesses closing or owners retiring, leaving behind a void in the community. Sometimes, businesses simply move to new locations. However, when an unforeseen event disrupts the status quo, it's a different story. A few weeks ago, tragedy struck Augustine Wine Bar in Sherman Oaks as a fire broke out in their kitchen, resulting in the destruction of the kitchen, roof, and a portion of their wine collection. Augustine will not reopen for at least a year, and we'll greatly miss this beloved neighborhood spot. To support their staff during rebuilding, they have established a GoFundMe campaign. While we bid farewell to Augustine for now, the community eagerly awaits their rebuilding and the reopening of their doors. We look forward to raising a glass of their amazing wine in celebration when they're back in business. (<https://www.augustinewinebar.com>)

PLEASE JOIN SOHA AND RENEW EACH YEAR

by Nancy Sogoian, Membership Chair

SOHA is the ONLY non-profit, member-supported, volunteer-run community organization dedicated to preserving and protecting your quality of life in Sherman Oaks. We are funded by your memberships. Please join to help us preserve and protect your community. It's only \$45 per year and members enjoy our monthly newsletters, community meetings, and more. Go to SOHA914.com, click on JOIN SOHA, select your membership level, and join via credit card or PayPal. You can also join by mailing a check to SOHA MEMBERSHIP at PO Box 5223, Sherman Oaks, CA 91413-5223. Your support is vital – thank you!

SHERMAN OAKS NEIGHBORHOOD COUNCIL (SONC)

ELECTIONS

Seats in SONC Areas 2, 4, and 6 are up for election. In-person voting is at the Sherman Oaks Adult Center, 5056 Van Nuys Boulevard, on Thursday, June 22, 2:00 to 8:00 pm. Learn more at: www.tinyurl.com/msepppy3

FREE SUMMER MOVIES IN THE PARK

The SONC Summer Series free movies:

Jun 24 – Guardians of the Galaxy / Jul 22 – Mama Mia!
Aug 26 – The Super Mario Brothers Movie

Movies start at dusk. Bring the family, friends, and picnic dinner – and enjoy. More information at: bit.ly/3N91CWT

SHERMAN OAKS HOMEOWNERS ASSOCIATION

The **ONLY** member-supported,
volunteer-run, non-profit
community organization
dedicated to preserving and protecting
the quality of life here in Sherman Oaks.

★ **BECOME A MEMBER** —  **STAY INFORMED** —  **MAKE A DIFFERENCE**

IT'S EASY! SIMPLY GO TO www.SOHA914.com AND CLICK "JOIN SOHA"



SHERMAN OAKS HOMEOWNERS ASSOCIATION

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IN THIS ISSUE OF SOHA NEWS

Community Meeting - Get the Inside Scoop from Adrin Nazarian	1
SOHA Social Hour - Dinner is Served from The Sherman	1
Walking the Walk on Homelessness	2
Dumber Than Dirt!	2
Metro Burns Billions	3
Regulating Homesharing	4
Neighborhood Comings and Goings	5