

Officers

President

Richard H. Close

Vice President

Matt Epstein

Vice President

Jules Feir

Treasurer

Chuck Betz

Secretary

John Isen

Founded in
1964



SHERMAN OAKS HOMEOWNERS ASSOCIATION

POST OFFICE BOX 5223

SHERMAN OAKS, CALIFORNIA 91413

Information: (818) 377-4590

www.shermanoaks914.com

Board of Directors

Bob Anderson

Chuck Betz

Richard H. Close

Matt Epstein

Jules Feir

Elke Heitmeyer

John Isen

Marshall Long

Jay Weitzler



www.facebook.com/soha914



David Ryu
Our Councilman

- * The "State of Sherman Oaks"**
- * How to Restore Trust in Local Government**
- * Development Projects in Sherman Oaks**

COMMUNITY MEETING
 WEDNESDAY, NOVEMBER 16, 2016 - 7:15 PM
 NOTRE DAME HIGH SCHOOL
 RIVERSIDE & WOODMAN, SHERMAN OAKS

Our Councilman David Ryu will be our featured speaker at the November Meeting. This will be your opportunity to hear directly from your Councilman about the Sunkist development project, a new proposed supermarket at the northeast corner of Ventura Boulevard and Beverly Glen Boulevard and traffic mitigation and problems created by Waze i.e., traffic in the residential communities.

Councilman Ryu will also discuss his temporary rules enacted by the Los Angeles City Council to prevent McMansions in areas that are incompatible with area homes (height, lot line to lot line development and related problems).

This is your chance to find out what Councilman Ryu's goals are to help our community and for you to explain to him what issues need to be addressed.

Jules Feir is happy to announce the opening of Te'kila, a new Mexican Restaurant in Sherman Oaks. Te'kila is located at the former location of Stanley's Restaurant. This attractive Mexican eatery should be visited to appreciate the beautiful decor and great menu that makes for a pleasurable dining experience. They even have a private room for parties and special events.

Owner Kevin Zadoyan has done an exceptional job of immersing guests in an authentic Mexican Cantina fitted with antique fixtures, rustic woodwork and a beautiful outdoor patio. There is something for everyone looking to experience casual and authentic Mexican cuisine, quality cocktails and a unique venue.

We look forward to enjoying a sample of their delicious food during our Social Hour starting at 6:15 p.m.

* * *

As mentioned above, an Application has been filed with the City to build a supermarket on the northeast corner of Ventura Boulevard and Beverly Glen Boulevard. As everyone knows, this intersection has heavy traffic congestion morning, noon and night because it is a main route to and from the San Fernando Valley and the Westside.

The proposed project needs various zone changes, Condition Use Permits, a Condition Use Beverage Permit, exceptions from the Ventura Boulevard Specific Plan for greater than permitted lot coverage and exemptions from the Specific Plan's height limit.

This is another example of a developer wanting to build a project larger than city regulations allow. Why? Because in Los Angeles often maximum height and density regulations are merely a minimum for development – not the maximum!!

Marshall Long, Chair of our Land Use Committee, is forming a Committee to examine the project and its implications to the Sherman Oaks community. If you would like to participate, please email us at soha914@gmail.com. In addition, if you would like a copy of the developer's Application, send us an email and we will email it to you.

* * *

Blair Thompson, who Chairs our Sunkist Development Committee, reports: IMT, the owner/developer of the Sunkist Property, is seeking to build a large Multi-Use Project; Apartments, Restaurants, and Retail on the open spaces that now exist, adding over 359,000 square feet, 3 times the existing size. Because of the size and type of the development, they need to change the City rules that other residents and developers abide by with 7 major zoning changes, various waivers, exceptions and exemptions.

Current residents and neighboring businesses by law are supposed to have input into these changes to determine what is compatible with their community. Developers, through donations, backdoor meetings, and other dirty tricks are thwarting the system and railroading their projects through approval.

The Sunkist, IMT ICON project is transitioning from one phase (the Draft EIR) to the next (Final EIR). The Draft Environmental Impact Report (DEIR) has now been issued and the public comment period has closed. The authors of the DEIR now must consider the community comments that were submitted and revise or supplement the Final EIR.

It is hard to predict when this will happen. It took over 2 years for them to put the 2,000 plus page DEIR together. Suspicions are that they want to move it along quickly to beat the possible passage of the Neighborhood Integrity Initiative in March. Passage of this initiative could create significant difficulties and delays for the project.

Now is the time to put together as many concerned neighbors as possible so that when the project is submitted to the Planning Commission we will have our army ready to fight. This huge, dense, urban development is wrong for the location and will create a 5-story behemoth on Hazeltine Avenue, and Riverside Drive. It will dwarf the existing buildings on Riverside Drive with minimal 8' setbacks from the street. Their idea of retaining the iconic Sunkist Building Architecture is a driveway which provides a limited Peek-Abu-View. It needs to be redesigned to fit the neighborhood.

* * *

On Sunday, December 11, 2016 from 11:00 a.m. to 2:00 p.m. SOHA will have hosting its 18th annual Toy Drive in the parking lot of Gelson's Market at 4520 Van Nuys Boulevard next to Best Buy. Gelson's will provide delicious snacks and desserts as they do each year.

We invite everyone to stop by, bring an unwrapped toy, visit with Santa Claus and speak with many of our local officials who will be in attendance. Our local Police and Fire Departments will have some of their vehicles on display. The toys collected will be distributed to children that are in the care of the Los Angeles County Department of Children & Family Services. These toys are probably the only gifts they receive for the holidays.

* * *

Jay Beeber reports that the October 22, 2016 Valley Town Hall featuring the Neighborhood Integrity Initiative attracted twice as many Valley community leaders as anticipated a total of 120 people. Speakers included Richard Close, Jill Stewart, Jay Beeber, Blair Thompson and Jill Croce. Activists warned of proposed mega-developments that ignore zoning, jam streets and destroy communities, including a 15,000-seat Westfield "arena" in Woodland Hills as big as the Hollywood Bowl, and a dozen other far-too-big projects.

The Coalition to Preserve LA asks Valley residents to sign up to fight this undue developer influence at City Hall by joining up at www.2PreserveLA.org. The next Town Hall is November 19, 2016 in the Wilshire/Hollywood/Koreatown area. A North Valley Town Hall is set for later.

* * *

The Sherman Oaks Business Improvement District (BID) has begun the process of further beautifying the Village on Ventura Boulevard by creating small gardens within the tree wells. Two sets of these beautiful "curblets" have been installed, each with four unique tree well plantings. One set is in front of 4525 Van Nuys Boulevard and one set is in front of 14551 Ventura Boulevard. The BID will be trying out an additional type of planting soon with red ivy geraniums planted en masse with a complementary type of flowering plant. The BID is testing the hardiness and aesthetics of different kinds of plants and flowers and then will expand this project to all of the tree wells in the Village. The BID welcomes visitors to come see their lovely tree well plantings and give feedback to info@villageatshermanoaks.com.

* * *

Councilman David Ryu has identified money for public art throughout Council District 4. He is seeking input on how these dollars should be spent. Please submit your public art proposals for Sherman Oaks to Councilman Ryu by emailing cd4.funding@lacity.org.

* * *


At the end of each year the Board of Directors of the Association considers adding individuals to its Board of Directors. The normal criteria is chairing a Committee and/or researching and implementing solutions to area problems. John Isen is in charge of the process. If you have any questions, please see him during the Social Hour at our November Meeting.

* * *

There will be no Newsletter or Meeting in December. We look forward to seeing you at our November 16, 2016 Meeting, the Sunday, December 11, 2016 Toy Drive (11:00 a.m. to 2:00 p.m.) and then at our January 18, 2017 Meeting.

Do you receive our email updates? If not, we do not have your email address. Email it to us at soha914@gmail.com.

Please visit the Association's Website at www.shermanoaks914.com. Obtain information about our next Meeting, read Newsletters, learn about attractions in the area, and find out how to contact elected officials and City Departments for services. If you have items that should be linked to the website, email us the information at soha914@gmail.com.

Very truly yours,

Richard H. Close, President