

"Together we have clout!"

**CONFIRMED**



**US Congresswoman  
KAREN BASS**

**CONFIRMED**



**LA City Councilman  
JOE BUSCAINO**

**ZOOM COMMUNITY MEETING**

**WEDNESDAY, MAY 18, 2022 - 7:15 PM**

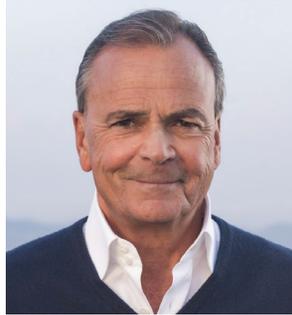
JOIN FROM ANYWHERE - VIA COMPUTER, TABLET, SMARTPHONE OR TELEPHONE

## THE DEBATE FOR MAYOR

**LA RESIDENTS WILL VOTE IN A TOP-TWO  
LA MAYOR PRIMARY ELECTION ON JUNE 7TH**

### SOHA INVITED THE FIVE LEADING CANDIDATES TO OUR DEBATE

**UNCONFIRMED**



**LA Developer  
RICK CARUSO**

**CONFIRMED**



**LA City Councilman  
KEVIN DE LEÓN**

This is the most critical LA Mayoral election in decades. Our city is facing a worsening homelessness crisis exacerbated by unavailable and unaffordable housing. Our Community Meeting addresses the critical concerns facing LA's new mayor and how each candidate proposes to solve them.

Our debate moderator is Phil Shuman, a Fox11 News anchor and reporter.

Please email your questions to [SOHAZoomMtg@gmail.com](mailto:SOHAZoomMtg@gmail.com) on or before noon on Tuesday May 17th. This is your opportunity to ask the potential new mayor a question!

**CONFIRMED**



**LA City Attorney  
MIKE FEUER**

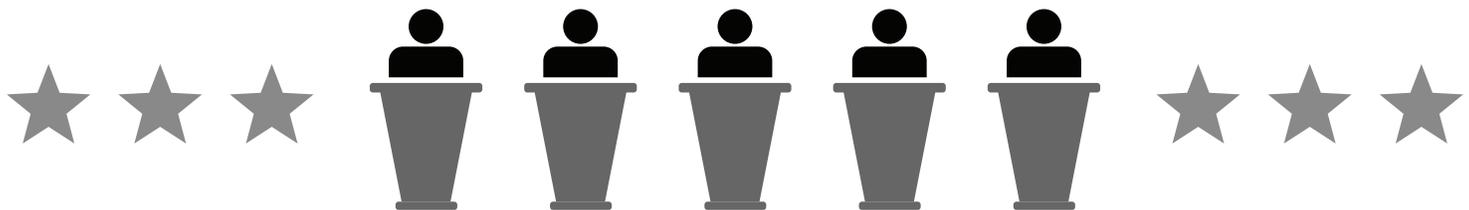


**Debate Moderator  
PHIL SHUMAN**

SOHA's virtual Zoom meeting ID is 822 0653 9930 and the passcode is SOHA914. Please sign in between 7:00 and 7:10. The Meeting starts promptly at 7:15. If you need help signing into our Zoom meeting, please email us at [SOHAZoomMtg@gmail.com](mailto:SOHAZoomMtg@gmail.com).

**DON'T MISS THIS  
IMPORTANT DEBATE**

It's your chance to get to  
know the leading candidates



**! You can find our virtual meeting Zoom link on SOHA's website - SOHA914.com**

# BUILD HOUSING WHERE OUR COMMUNITIES WILL THRIVE

Maria Kalban, Chair of SOHA's Legislative Committee, is looking for answers to the critical question – Why don't we have enough affordable housing? Housing prices used to be tied to wages, typically using a ratio of three times wages to determine what someone could afford. The more money one made, the more house one could afford. If houses became too expensive, they stopped selling and prices came down.

Today, housing prices are no longer tied to wages but instead are being driven by investors with “non-wage” capital. Such money is not connected to someone's wages but rather to large pools of money backed by institutional investors. As California continues to allow more housing to be built on a piece of property, the more valuable that property becomes. Land investors now find single-family homes to be great investments because they can buy one house and build four in its place while using their financial power to outbid individual single-family owners. Today's ratio of housing price to wages is outrageously fourteen, which makes it impossible for many people to afford a home.

How do we actually get affordable housing? Building housing is expensive. Building in single-family neighborhoods only produces more expensive market-rate housing. This will continue, unless the city mandates that at least one housing unit be affordable if more than one unit on a lot is allowed. But our city isn't going to mandate this. So, developers continue to build expensive houses because the land value makes these houses great speculative investments.

What is the answer? Affordable housing could be built on our commercial corridors where private developers are already being given incentives to build affordable units. However, even with these incentives, developers cannot profitably build all the affordable units that communities need. The state needs to reintroduce redevelopment funding to cities, so they can build affordable housing on our commercial corridors, public parking lots, and excess public property.

SOHA supports more affordable housing, but we also respect all our single-family neighborhoods. Let's put our attention to developing thriving commercial corridors that can add the affordable, mixed-income housing we need. All it takes is the political will to do it right. Sacramento wants to end single-family neighborhoods and our City Council is not standing up against this. We don't have to end our single-family neighborhoods to get the affordable housing we need.



## UPZONING OUR NEIGHBORHOODS IS NOT THE SOLUTION

Tom Glick and Marshall Long, co-chairs of SOHA's Planning and Land Use Committee report that the committee is monitoring the City's 2021-29 Housing Element's progress related to the state telling the city that they needed to update the Housing Element to provide for more up-zoning to accommodate for more housing. Many feel the city overreached on up-zonings proposed in the first Housing Element, adopted by the City Council in 2021, with much of the work done under COVID restrictions with limited public input and review. This next iteration of the Housing Element will be much different with high public involvement, and we urge our members to get involved. We will keep you posted on how to do this.

**SHERMAN OAKS HOMEOWNERS ASSOCIATION - President:** Matt Epstein **Vice President:** Bob Anderson **Treasurer:** John Isen **Secretary:** Jay Weitzler **Board of Directors:** Bob Anderson, Matt Epstein, Jules Feir, Tom Glick, John Isen, Maria Pavlou Kalban, Marshall Long, Nancy Sogoian, Jay Weitzler. *Richard Close, President 1977-2022*

# A NEW DRIVE-THROUGH RESTAURANT FOR SHERMAN OAKS?

Tom Glick and Marshall Long also report on what's happening with the Corky's restaurant site at 5043 Van Nuys Boulevard. When Corky's closed its doors for the last time in December 2019, many speculated on what would replace it. This location had been a restaurant icon in the community for more than 60 years – first as the Lamplighter and more recently as Corky's. Since its closing, the Corky's building has received some historic protections from the city and a proposal from Chick-fil-A to develop it as a Sherman Oaks location with a drive-through.

While a Chick-fil-A restaurant is a permitted use under the zoning, the drive-through use is not. Chick-fil-A must secure a Conditional Use approval from the city. As such, Chick-fil-A began their public outreach by presenting their initial concept at a Sherman Oaks Neighborhood Council Planning and Land Use (PLUM) Committee on March 21, 2021 and showed the committee a preservation/restoration of the old Corky's Restaurant. This included a proposed circulation diagram and initial proposed traffic mitigation plan. Many residents from surrounding neighborhoods attended the PLUM meeting with concerns about traffic, noise, private use of a public alley, and littering/loitering from the new restaurant. Since then, the surrounding neighborhoods who will be impacted by this development (mostly west of Van Nuys Boulevard between Magnolia Avenue, Kester Avenue, and the LA River channel) have formed a coalition against the drive-through use and have hired an attorney to represent them. Chick-fil-A will return with a more refined proposal for approval by the Neighborhood Council's PLUM Committee this month at their May 19th meeting (6:30 pm virtual). If you have concerns, we urge you to attend.



## STICKER BLIGHT AND UNUSABLE PARKING METERS

Jules Feir wonders if you've noticed the stickers that are plastered on street signs, lighting poles, and just about everywhere else on Ventura Boulevard? They are a blight, and the city has done nothing to remove them. If they are not removed quickly, they become very challenging to remove and that just adds to the graffiti problem we already have in Sherman Oaks.

And the city ignores our parking meters just like they ignore the stickers. Try to park at a meter in Sherman Oaks. It's impossible to read the instructions or see how much time is left because the plastic covers have been so burned by the sun through years of neglect. The only thing the city does is send out collectors to remove the coins. The city installed these electronic meters about 20 years ago and never had a plan to maintain them. SOHA's Jules Feir is working with our Council office to get these problems corrected. We will keep you informed on his progress.

## OSTERIA LA BUCA – FESTIVE AND FUN DINING

*Each month, Jules Feir and Jane Sacon report on an interesting Sherman Oaks restaurant. This month the restaurant is Osteria La Buca.*

At the forefront of Osteria La Buca's mission is their dedication to both their staff and their customers' culinary experience. The grassroots neighborhood restaurant recently expanded, opening a new location in Sherman Oaks, a spot co-owner Stephen Sakulsky used to visit in his childhood. While putting emphasis on their locally sourced produce and organic products, Osteria La Buca's top priority is creating a festive and fun dining environment for both their team and patrons.



After running Osteria La Buca on Melrose Avenue for 15 years, Sakulsky decided to open a new location in Sherman Oaks, as he sees in the community "a perfect combination of youth, family and people" that can appreciate the quality of dining his restaurant has to offer. Sakulsky can even remember "skating the streets of Sherman Oaks" as a child, making this location even more special.

While Osteria La Buca's menu plays on the idea of Italian country food, it takes a more simplistic, yet tasteful, approach. Rather than serving heavily embellished and complicated food, Osteria La Buca prefers a meal that allows for high-quality organic ingredients to shine. Such items on the menu include Crispy Brussels Sprouts, Housemade Ricotta Rigatoni Bolognese, Cacio Pepe, and Chicken Parmesan.

Open seven days a week, from 11:30 am to 10:30 pm, Osteria La Buca is a fresh new culinary face in the Sherman Oaks community. "Our roots are grounded in the people that dine here on the daily" says Sakulsky.

Osteria La Buca // 14235 Ventura Blvd, Sherman Oaks, CA 91423 // (818) 456-1216

*The above article is not an advertisement. SOHA does not accept payment for articles.*

## AN EXPERTISE IN CITY PLANNING

### SOHA Volunteer Board Profile: Tom Glick



When Richard Close sat down with him at Nate's Early Bite in 2017, Tom Glick walked away so impressed at the SOHA President's long and legendary commitment to Sherman Oaks that he was thrilled to be offered a SOHA Board seat two weeks later.

An employee with LA's Department of City Planning for 33 years, Tom had worked in the Valley office focusing on large-scale projects such as the Ventura-Cahuenga Boulevard Corridor Specific Plan and the Mulholland Scenic Parkway Specific Plan. He was also well-acquainted with SOHA – "the elite of the community organizations," he says.

Having attended Brandeis University in Massachusetts, Tom moved west in the mid-80s and immediately started work in Los Angeles's Community Development department. He also enrolled in USC's Master of Planning program and spent the next three decades working for the city with various communities. "I felt my career with the city was defined by my work with the communities I served in a collaborative way."

With the reshuffling of SOHA Board responsibilities in the wake of Richard Close's passing, Tom now co-chairs the Homeless Committee, co-chairs the Planning and Land Use Committee, and helps on the Legislative Committee. He, along with all our volunteer SOHA Board members, are committed to maintaining the organization's influence that Richard Close built over decades.

But mostly, Tom is committed to Sherman Oaks and leaving behind for his children a community that's as beautiful as the one they grew up in. "Sherman Oaks is rich in good schools, parks, a library, vibrant restaurants and businesses, and strong neighborhoods" he says. "My hope is that my kids get to enjoy that too."

## NEIGHBORHOOD COMINGS AND GOINGS

SOHA President Matt Epstein notes that Sherman Oaks residents no longer need to go to New Orleans when they get a hankering for Creole. Mardi Gras Tuesday "A Taste of New Orleans" recently opened at 14543 Ventura Boulevard – pretty close to Van Nuys Boulevard. This is a family-owned business with Louisiana-inspired family recipes. So, if you're craving Jambalaya or Gumbo and red beans with rice, head over to Mardi Gras Tuesday. No need to wait for Fat Tuesday!

And if you're looking for a complete Japanese experience, check out La Mer, Studio City's newest sushi restaurant. Their Omakase, a traditional seven-to nine-course Japanese set meal is fantastic, ranging from \$32 to \$37 per person.

On a completely different note, check out UOVO at the Shops at Sportsmen's Lodge. UOVO is a fast casual Italian restaurant created by the owners of Sugarfish! The menu includes Italian classics such as Cacio e pepe, homemade tonnamarelli, and pasta carbonara.

And we've been told by a reliable source that HomeState should finally be opening in the month of May! This Tex-Mex restaurant is opening in Sherman Oaks right next to Mistral.

New Orleans, Japan, Italy and Texas – we're getting lots of fun new eating adventures right here in our community!



# WHY BECOME A SOHA MEMBER?

Nancy Sogoian, SOHA Board Member and Membership Chair, reminds everyone that SOHA is the only member-supported, volunteer-run, non-profit community organization dedicated to improving and protecting our quality of life in Sherman Oaks. Instead of telling you why you should join, we asked a long-time SOHA member, Ann O'Connor:

## Why do you enjoy being a member?

“I’ve been a SOHA member for 13 years because I enjoy attending the monthly meetings where I learn what new issues our community is facing and how SOHA proposes to remedy the issues. SOHA Board leadership is involved in most every issue that affects our quality of life in Sherman Oaks, including the redistricting of our locally elected official’s district maps every ten years after the national census, widening of the 405 freeway, beautification of the community, enhancing the Vision Plan for Sherman Oaks, creating a solution for homelessness, fighting to protect our residential neighborhoods from re-zoning, and keeping tabs on airplane noise and Metro’s rapid transit projects. I am also very proud of the caliber of professionals who serve on the SOHA Board and volunteer their valuable expertise and time. We are lucky to have them serving on SOHA and indebted to them for their service to Sherman Oaks.”

## What do you think are the most important benefits of being a SOHA member?

“We are fortunate to have a politically active homeowners association interested in continual advocacy of legislation and policy that will benefit our lives in Sherman Oaks. It is so important to engage in dialogue and to build relationships with our civic leaders, so that the relationships of trust are in place for when we really need the help of our elected officials. Richard Close was an astute civic leader who understood this and I’m glad to know the new Board will continue this all-important role of advocacy for Sherman Oaks. Governmental Relations is also an area of interest for me since I spent 31 years mostly in this arena with Universal Studios and GE.”

## What is SOHA’s most important recent accomplishment for our community?

“I had the great pleasure of working with SOHA’s VP Bob Anderson for an entire year in both 2021 and in 2011 on redistricting of the Congressional, State Senate, State Assembly, County, and City district maps. This is an intense effort every ten years to re-balance populations in California and within each of the elected representatives’ district. I believe redistricting the maps was SOHA’s most important recent accomplishment for our community. Bob and I worked every day submitting comments and rallying residents’ comments, testifying before three Commissions (CA Commission, County Commission, and City Commission), and submitting draft maps that made the strong argument that the Valley’s population had grown to 5.7 districts – which ultimately strengthens the Valley’s voice and political clout within the 15 City Council Districts. There was no other organization pushing as hard as SOHA in making this argument to the three commissions. And it worked!”

Please join SOHA and support our Sherman Oaks community. SOHA’s basic membership is just \$45 annually and includes our monthly newsletter, monthly meetings with consequential speakers, and much more. If you can join at the \$75 Silver or \$125 Gold levels, it gives us additional resources for our work.

To join online, go to [SOHA914.com](http://SOHA914.com), click on Join SOHA, and become a member via credit card or PayPal. Or simply mail your name, mailing address, email address, and a check payable to SOHA to Sherman Oaks Homeowners Association, PO Box 5223, Sherman Oaks, CA 91423-5223.

If you have questions about membership, please email Nancy Sogoian at [JoinSOHA@gmail.com](mailto:JoinSOHA@gmail.com).

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**Please share this newsletter with friends and neighbors and encourage them to join! Thanks!**  
.....

## HELP SOHA UPDATE OUR EMAIL LIST

Please be sure we have your latest email address. Email your full name and mailing address (as they appear on your SOHA Newsletter mailing label) and your preferred email address to [SOHA914@gmail.com](mailto:SOHA914@gmail.com). Thanks!

# 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**



**SHERMAN OAKS HOMEOWNERS ASSOCIATION**

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