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★ ★ ★ ★ ★ COMMUNITY MEETING ★ ★ ★ ★ ★

WEDNESDAY, NOVEMBER 18, 2026 - 7:00 PM — SOCIAL HOUR/DINNER - 6:15 PM

SHERMAN OAKS EAST VALLEY ADULT CENTER • 5056 VAN NUYS BLVD

CRITICAL POST-ELECTION UPDATE FROM OUR ASSEMBLYMEMBER NICK SCHULTZ



- **$10 million post-production film tax credits to keep jobs in LA**
- **Funding to reinforce emergency response, cleanup, and infrastructure resilience**
- **California Ratepayer Protection Act to tackle rising utility costs**
- **Progressive criminal justice reform package to strengthen due process**

First elected in 2024, Assemblymember Schultz proudly represents California's 44th Assembly District which includes the LA communities of Sherman Oaks, Studio City, Toluca Lake, Valley Village, La Crescenta, Sunland Tujunga, and North Hollywood, plus Burbank and Glendale. Nick chairs the Assembly Public Safety Committee and is focusing on increasing safety for all California communities and building a more equitable criminal justice system. He also serves on the Assembly Committees for Budget, Natural Resources, and Utilities and Energy.

▶ VISIT SOHA'S NEW WEBSITE AT WWW.SOHA914.COM ◀

Streaming begins at 7:00 pm – Click the "Stream November 18 SOHA Meeting" button on our website homepage. Meeting video available next day – Click "SOHA Meeting Videos" button on homepage. Email your questions to SOHA914@gmail.com no later than Monday, November 16.



RESTAURANT OF THE MONTH

Sharky's

FIND OUT MORE ON PAGE 3

SOHA SOCIAL HOUR @ 6:15 PM

SHERMAN OAKS HOMEOWNERS ASSOCIATION - President: Matt Epstein **Vice Presidents:** Bob Anderson, Maria Pavlou Kalban **Treasurer:** John Isen **Secretary:** Jay Weitzler **Board:** Bob Anderson, Matt Epstein, Tom Glick, John Isen, Howard Jaffe, Maria Pavlou Kalban, Kelly Lynch, Joan Pelico, Tammy Scher, Larry Slade, Jay Weitzler. Emeritus: Jules Feir Richard Close, *President 1977-2022*

CITY PLANNING'S VENTURA BLVD PRIORITIES AN EV FACILITY INSTEAD OF HOUSING

by Tom Glick, SOHA Planning and Land Committee Co-Chair

The LA City Planning Department regularly promotes more housing, walkable neighborhoods, and better use of valuable urban land. Yet a proposal at 15027 Ventura Blvd in Sherman Oaks raises an obvious question: Why is an electric-vehicle charging facility being considered on a site where an approved housing project never materialized? The property is within a designated Pedestrian-Oriented Area under the Ventura-Cahuenga Boulevard Corridor Specific Plan, intended to encourage active storefronts and pedestrian-friendly commercial development. The plan restricts certain automobile-related uses and requires qualifying ground-floor frontage to serve retail or other specified pedestrian-oriented uses. Whether the proposed facility complies with applicable requirements deserves a clear public explanation. Electric vehicles may be better for the environment, but charging infrastructure does not automatically advance the goal of creating walkable commercial streets.

An Approved Housing Project That Disappeared **– In 2020, the City Planning Commission approved a 33-unit mixed-use residential project for this property. It included ~2,300 square feet of commercial space and four apartments reserved for very-low-income households. The project never moved forward. Reportedly, the developer concluded that city requirements, delays, and costs made it infeasible. The precise reasons deserve verification, but the result is clear – Sherman Oaks lost an approved opportunity to add affordable housing. Why did this happen? Were there unnecessary obstacles? Could the city have addressed them? What lessons has Planning learned before considering a different use?**

Where Was Nithya Raman? **– Councilmember Nithya Raman has made housing a central part of her political agenda. But supporting housing policies is not the same as helping preserve a specific housing opportunity. There is no suggestion that Raman could force a private developer to proceed. However, residents deserve to know whether her office investigated the problems, pressed city departments for answers, or explored ways to keep the project viable. Ms Raman should explain what efforts, if any, her office made.**

Sherman Oaks Deserves Answers **– This is not an argument against EV charging stations. It is an argument for consistent planning and accountability. Why should a vehicle-oriented facility take precedence over housing and commercial space on a site designated for pedestrian-oriented development? What alternatives were considered, and how does the proposal advance the Specific Plan's goals?**

By the time you read this article, Raman might already be mayor. But even if her political future takes her beyond District 4, Sherman Oaks will still live with the consequences of her decisions – housing opportunities lost. The City Planning Department should explain why this proposal makes sense for this location. Sherman Oaks deserves more than a decision based solely on whether a development can be approved.

MORE ZONING WON'T FIX LA'S AFFORDABLE HOUSING CRISIS

by Maria Kalban, SOHA Legislative Committee Chair

We recently wrote about Los Angeles' proposed Missing Middle Ordinance which aims to increase neighborhood density through zoning changes. While its intent might sound good on paper, it targets a problem that simply doesn't exist. LA already has enough zoning capacity to house about nine million people – more than double our current population of about four million. We do not have a zoning shortage. What we lack is affordable housing for middle- and working-class families.

The real roadblocks slowing down housing construction in LA aren't zoning laws, but economic and bureaucratic hurdles – high interest rates that raise borrowing costs, ULA transfer taxes, and bureaucratic bottlenecks that drag out development timelines. Rather than constantly upzoning, LA needs better, faster city processes to get approvals moving. We need guidelines that encourage housing where it's genuinely needed, while still protecting the livability of existing neighborhoods.

Why is the city pushing for unnecessary density, more than even California state law requires? The answer likely comes down to money – California's ProHousing Designation Fund. This state program awards millions of dollars in grant fund-

ing to cities that enact policies exceeding state housing mandates. To earn the designation, a city must score 30 points across various housing policies. Instead of aiming for the required 30 points, LA is chasing 77 points by approving excessive density, broad exemptions, and developer incentives. We don't need 77 points to qualify as a ProHousing city. By chasing maximum points for state grant money, the city is putting revenue ahead of thoughtful community planning. LA should focus on long-term growth that protects the safety, well-being, and unique fabric of our neighborhoods – not just chasing state funding at any cost for a problem we don't have.

THE NEW BURBANK AIRPORT TERMINAL

by Jay Weitzler, SOHA Airport Committee Chair

Hollywood Burbank's new terminal offers travelers improved safety, space, modern amenities, and technology. Recently opened, the $1.3 billion project replaces the aging 1930s terminal. An important benefit of the new terminal is improved safety. The old one did not meet current seismic standards or distances between buildings and runways. The new one, located farther from the runways, complies with standards and provides a safer environment.

The new terminal has 53% more space than before with wider corridors, larger waiting areas, and improved security checkpoints. The airport now has eight TSA screening lines instead of five, making the walk to the gates much shorter. It also has better facilities and technology. There are modern restrooms, an indoor baggage claim, phone charging ports, new restaurants, and shops. The new parking structure includes electric-vehicle charging. Modern design and public artwork give the terminal an attractive appearance, although the intimacy and friendliness of the old one is missed.

The new terminal may disappoint those who value the old airport's historic charm and simple atmosphere. While the new building offers more amenities, it certainly does not guarantee shorter waits or better service during busy travel periods. Aircraft noise and pollution still remain issues for local residents. Airport activity will affect the community and continued attention to noise management, traffic flow, and environmental responsibility is critical.

The new terminal is an important investment in local air travel. Nevertheless, construction costs, changes to airport access, loss of some historic charm, and ongoing community concerns are potential challenges. Ultimately, the success of the airport depends on whether it delivers a safer, more comfortable, and more convenient experience while respecting the needs of the surrounding community.

RESTAURANT OF THE MONTH

SHARKY'S

by Jane Kaplan, SOHA Restaurant Chair – Sharky's Woodfired Mexican Grill on the corner of Coldwater and Ventura Blvds is popular health-conscious fast-casual Mexican and will be our November Restaurant of the Month. People love Sharky's and praise their fresh ingredients and delicious healthy options. Interestingly enough, Sharky's started right here in Sherman Oaks in 1992! It's founder Steve Paperno had traveled through Mexico where he developed an appreciation for Mexican flavors and wood-fired cooking. He also had a passion for healthy eating and felt that most fast-food restaurants were serving too much processed food. He decided to create a Mexican restaurant that offered flavorful food using fresher, healthier ingredients. Sharky's has now grown into a regional chain of restaurants throughout Southern California and other states. What began as a small Sherman Oaks restaurant now has 21 locations.

CELEBRATING 100 YEARS OF SHERMAN OAKS!

by Tammy Scher, SOHA Business Liaison

Sherman Oaks was developed and subdivided in 1927, and throughout 2027 we'll be celebrating our community's 100th anniversary! Sherman Oaks has a remarkable story, beginning as open farmland and a real estate development in the 1920s and growing into one of the Valley's most beloved communities, known for Ventura Blvd, beautiful residential neighborhoods, thriving local businesses, and strong community spirit.

Our community takes its name from General Moses Hazeltine Sherman, a prominent businessman/developer who helped shape LA's and the Valley's early growth. In 1927, Sherman subdivided about 1,000 acres of land and began selling parcels for $780/acre, marking Sherman Oaks as we know it. Imagine standing on Ventura Blvd in 1927 – you wouldn't see today's traffic, boutiques, restaurants, or apartments. The surrounding landscape was still open and the roads far less developed.

Yet one thing has remained constant – the community spirit that makes Sherman Oaks special. For generations, residents

have opened businesses, raised families, organized community events, preserved our neighborhood's character, and helped shape its future. Our centennial is an opportunity to celebrate not only Sherman Oaks' history, but also the people who have made it the wonderful community it is today. Visit https://ShermanOaks100.com to explore historic photographs, discover our community's rich history, and learn about upcoming centennial events.

COMINGS AND GOINGS

by Matt Epstein, SOHA President

A Changing Business Landscape, Holiday Traditions, and Reasons to Be Thankful – Thanksgiving is just around the corner. It seems that with each passing year, time moves a little faster. As we approach the holidays, we have much to be grateful for in Sherman Oaks. And with Election Day, I, for one, am hopeful that the outcome has been positive for Sherman Oaks and our city's future.

A Year of Change in Sherman Oaks – If there's one thing we've learned this past year, it's that Sherman Oaks' businesses are constantly evolving. We've witnessed a remarkable number of businesses closing, relocating, and opening their doors for the first time. I've reported the closures of familiar neighborhood establishments, including Boneyard Bistro, Santino's, Samos, Tony's Liquor Store, Arte Fina, Gracefully Fed, Billa Indian Cuisine, San Sai Japanese Grill, The Sherman, On The Thirty, and Pineapple Hill Saloon & Grill. That's quite a list that sadly represents losing part of Sherman Oaks' fabric.

Welcoming Exciting New Businesses – Among newcomers are Burger She Wrote, the new Mistral, Greco's NY Pizzeria, Kreation Organic, Jawny's, The Honey Baked Ham Company, and Gilbert Perez Bar. And there's more on the horizon – a new sandwich concept at Ventura and Woodman from celebrated chef Ludo Lefebvre, Escuela Taqueria on Ventura Blvd, Cornichon, two new sushi restaurants, and several other exciting concepts.

What Does All This Mean for Sherman Oaks? – One trend that concerns me is the disappearance of long-established, independently owned businesses – like Boneyard Bistro, Santino's, and Tony's Liquor Store. When businesses like these close, we lose a little bit of the character and personality that make Sherman Oaks special. I've observed that nearly all recent activity revolves around food and beverages – restaurants, coffee shops, bakeries, quick-service establishments, and specialty dining concepts. I'm not seeing as many new boutiques, retail shops, salons, banks, or service-oriented businesses. I'd love to see a greater variety of businesses opening along our commercial corridors. Nevertheless, Sherman Oaks remains a strong, desirable, and vibrant business community. Despite the challenges of doing business in LA, people still believe in Sherman Oaks, and that's something worth celebrating.

A Sherman Oaks Tradition: Tina's Trees – For nearly 50 years, Tina's Trees has been helping generations of Valley families celebrate the holidays. The story began in 1977 when Tina and her husband, Steve, opened their first tree lot, beginning what would become a wonderful tradition and a beloved local business. Today, Tina's children and grandchildren are involved in the operation, carrying on the family's commitment to quality, service, and the holiday spirit. And fortunately, Tina's Trees isn't going anywhere! They remain a wonderful part of our community, bringing joy to families year after year. Thank you, Tina, Steve, and the entire family, for everything you've contributed to Sherman Oaks.

Looking Ahead – As we enter the holiday season, I encourage everyone to make an extra effort to support local businesses. Whether it's dining at a neighborhood restaurant, shopping at an independently owned store, or picking up your holiday decorations from a longtime family business, every dollar we spend locally helps keep Sherman Oaks strong. Businesses will continue to come and go. But what makes Sherman Oaks special isn't just the businesses themselves – it's the people behind them – the families who have invested their lives here – the neighbors who continue to support them. Let's do our part to make sure Sherman Oaks remains a community where businesses, both old and new, can succeed.

Wishing Everyone a Wonderful Thanksgiving!

ASSEMBLYMEMBER SCHULTZ FOOD DRIVE

Nov 18 – 5 to 7 pm – East Valley Adult Center parking lot – Right before our SOHA Meeting

The Assemblymember invites all community members to stop by and donate non-perishable food items to support the North Hollywood Interfaith Food Pantry and help support local families in need. Donations can include items such as cereal, canned soups/vegetables/fruits, peanut butter, macaroni and cheese, pasta, baby wipes, etc.

28th ANNUAL

soha TOY DRIVE





COUNTY OF LOS ANGELES - DEPARTMENT OF CHILDREN AND FAMILY SERVICES

SHERMAN OAKS HOMEOWNERS ASSOCIATION

Sunday, December 6th
10:00am - Noon

Gelson's

on Van Nuys Blvd, next to Best Buy

IF RAINING, USE DRIVE-UP TOY DROP OFF ON VAN NUYS BLVD – 10:00 TO NOON

SOHA is again joining the LA County Department of Children and Family Services to collect toys for young children who truly deserve them. Join your friends, family, and neighbors at Gelson's Market on Van Nuys Blvd for free coffee and snacks when you drop off **NEW UNWRAPPED TOYS** that will put a smile on a young child's face. Every year for 27 years, SOHA has collected toys for children – some of them have never received a holiday toy before!

HOLIDAY TOY SUGGESTION LIST

Infant to Age 5 – Stuffed animals, pull toys, building blocks (Lego, Duplo), ...
Ages 6 to 10 – Dolls, trucks, action figures, playdough, puzzles, books, ...
Ages 11 to 13 – Watch, radio, board/computer game, jewelry, music, books, ...
All Ages – Gift certificates

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.

Learn more about SOHA on our website at www.SOHA914.com

☆ BECOME A MEMBER — STAY INFORMED — ♡ MAKE A DIFFERENCE

Only $45 a year including our monthly newsletter, community meetings, public service emails, and more. Go to www.SOHA914.com, click "Join or Renew" to pay by credit card subscription that auto-renews each year. Or mail name, address, email, and check to SOHA Membership, PO Box 5223, Sherman Oaks, CA 91413-5223

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Also: An EV facility instead of housing?
Bemoaning more zoning; new Burbank Airport terminal;
28th Annual Toy Drive; and Sherman Oaks is 100!