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**SHERMAN OAKS HOMEOWNERS ASSOCIATION**

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January 28, 2019

Senator Bob Hertzberg  
18<sup>th</sup> California Senate District  
State Capitol, Room 4038  
Sacramento, CA 95814  
[senator.hertzberg@sen.ca.gov](mailto:senator.hertzberg@sen.ca.gov)

**Subject: SOHA Vehemently Opposes Senate Bill SB 50**

Dear Senator Hertzberg,

Senate Bill SB 50 is yet another legislative assault on residential communities with little rational basis. It is unnecessary and irresponsible on the part of our elected officials to precipitate the demise of cohesive single-family residential communities by incentivizing the worst possible mix of housing – four- to five-story apartments adjacent to single-family homes with minimum parking and open space.

The Sherman Oaks Homeowners Association represents 2,400 families, both owners and renters, and is actively working with our state senator, Bob Hertzberg, to develop solutions. We acknowledge California's housing and affordable housing crises. However, we simply reject another convoluted one-size-fits-all legislation that forces multi-story apartments into single-family residential communities. Without proper analysis and study, no one knows if SB 50's methods are viable or even necessary or if its impacts will be effective or destructive.

Legislation to address the housing shortage is already in place. The state has enacted SB 1818 to incentivize affordable housing statewide, and substantial progress has been made. Adding an additional layer of legislative complication through SB 50 is untimely, unnecessary, and self-defeating. The state has also encouraged Accessory Dwelling Units (ADUs) to quickly increase housing stock. On a local level, the City of Los Angeles has additionally introduced Transit-Oriented Communities (TOC) guidelines to substantially increase density along transit corridors. Legislative efforts would be better directed to evaluating the effectiveness of SB 1818, ADU, and TOC, and to refocusing them if necessary to optimize their effectiveness.

SB 50 broadens LA's in-place TOC guidelines through its "transit-rich housing projects" incentives, further expanding TOC into residential communities for no apparent reason. SB 50 further legislates residential development in ill-defined "job-rich areas" based on indicators such as proximity to jobs, high median income, and high-quality schools. To address displacement and gentrification concerns, SB 50 excludes apartment buildings occupied for the last seven years from being replaced by new apartments. The job-rich criteria focus multi-family development in owner-occupied single-family residential communities with absolutely no protections for existing neighborhoods.

## SOHA Vehemently Opposes SB 50

Most importantly, in developing SB 50, California legislators have ignored the historic development of cities throughout the state. Cities developed their current land use patterns almost 80 years ago and concurrently developed the infrastructure necessary to support this land use, e.g., water, sewer, storm water, electricity, gas, solid waste, roads, transit, parks, and police/fire support. SB 50 ignores the undeniable fact that existing infrastructure in most California cities can only currently support single-family zoning. So, while we understand our legislators' desire to rapidly build more housing, any legislation needs to account for both the lead time and trillions of dollars needed to upgrade infrastructure to meet increased density and protect the quality of life for all residents.

Legislators first need to appropriate funding for infrastructure improvements, while allowing cities and counties to evaluate the effectiveness of SB 1818, ADU, TOC, and other housing incentives/mandates, determine how much housing stock can be increased under in-place zoning and planning rules, and consider how to most effectively meet state-mandated housing goals. This approach makes considerably more sense than SB 50 which we oppose in any form.

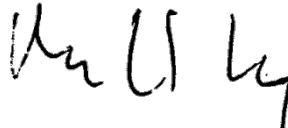
Please direct questions to Maria Kalban at [mpkalban@gmail.com](mailto:mpkalban@gmail.com) or (818) 469-4796.

Thank you.

Sincerely,



Maria Pavlou Kalban, Board Member  
Chair, SOHA SB 50 Committee  
Sherman Oaks Homeowners Association



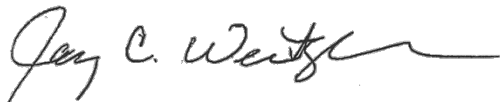
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Jay Weitzler, Board Member  
Sherman Oaks Homeowners Association

cc: Raj Dhillon  
Barri Girvan