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April 24, 2018

Senator Bob Hertzberg
State Capitol, Room 4038
Sacramento, CA 95814

District Office
6150 Van Nuys Blvd., #400
Van Nuys, CA 91401

RE: Opposition to **SB 828 – Land use: housing element & School finance: education omnibus trailer bill**

Dear Senator Hertzberg,

The Board of the Studio City Residents Association on April 17th, 2018 voted unanimously to oppose Senate Bill 828, “Land use: housing element & School fiancé: education omnibus trailer bill”

Senate Bill 828, from state Sen. Scott Wiener (D-San Francisco), would require cities and counties to comply with the state mandate and rezone land in their communities that would permit many more homes than are currently zoned in LA City’s zoning plans.

Under SB 828 local governments would be required to double the amount of land intended to house very low- and low-income residents by setting aside more properties for apartments and condominiums..

Statewide mandated zoning that overrides municipal zoning laws has proven a disaster. In the past such bills have eliminated many affordable apartments and condos in Studio City. The beneficiaries are developers who demolished and replaced smaller affordable apartments with larger expensive apartments with only two affordable units provided. Studio City has suffered from a net loss of affordable housing.

California is so diverse that one zoning law for the entire state is not practical and past statewide zoning laws have not created affordable housing nor been flexible enough to work within local communities. The SCRA urges you to not support SB 828 as proposed.

Finally, although the trailer bill may have some merit, it does not comport with the original intent of SB828 and does not belong there. Unfortunately it places SCRA in a position opposing SB828 in total.

Very truly yours,

Alan Dymond, president
Studio City Residents Association

cc: Assembly member Adrin Nazerian
Mayor Eric Garcetti
Councilmembers Paul Krekorian
Studio City Neighborhood Council