

January 31, 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 827 – Mandating Denser & Taller Zoning Near Transit**

Dear Senator Hertzberg,

The Board of the Studio City Residents Association on Jan 16<sup>th</sup> 2018 voted unanimously to oppose Senate Bill 827, “Mandating Denser & Taller Zoning Near Transit” presently under consideration.

Statewide mandated zoning that overrides municipal zoning laws does not work absent careful consideration and public input before any such bill is drafted and presented to the house and senate. One example is SB1818 that was imposed on Studio City. Older buildings were demolished and replaced by larger expensive apartments with only two affordable units provided which were mandated as a trade-off for allowing larger higher buildings with higher rents. The result was net loss of affordable housing in Studio City.

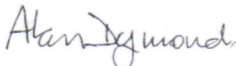
The current zoning for height of buildings along the Ventura Blvd. corridor in Studio City allow for 30 ft. on the Southside and 45 ft. on the Northside. SB 827 would allow a minimum height limit of between 45 ft. to 85 ft. within one half mile of LA Metro stations. Studio City is home to the Redline station at Universal SB 827 would devastate the residential small home community to the north of the station and allow large high-rises to be built on hillsides, blocking views and stopping the air flow through the canyons that help keep temperature lower on the Valley floor.

Also “Transit-heavy corridors” have not been defined nor identified. The concern is all east west and north south streets, which are already heavily impacted would allow for more density in Studio City with few roads leading out of the area over the Santa Monica’s. There are many streets entering Studio City from the north but only three corridors exiting to the south. (Coldwater Canyon, Laurel Canyon and Cahuenga Pass -101Fwy) Greater density as envisioned as a result of the passage of SB 827 would create a major commuter gridlock

The “No Parking Minimums” is not conducive to good planning. There are many people who work from home but need to drive to appointments. Cars are a necessary evil in Studio City as there is no public transit to take us to hillside communities nor convenient ways to reach destination north into the Valley: and that would include getting to your Valley office, located in the State Building on Van Nuys. .

The SCRA urges you to not support SB 827 as proposed. 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.

Very truly yours,



Alan Dymond, president  
Studio City Residents Association  
Cell 818-399-2343

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