



P.O. Box 1374 • Studio City, CA 91614 • Ph (818)509-0230 Fax (818)509-0260 • www.studiocityresidents.org

June 10, 2020

Senator bob Hertzberg
15643 Sherman Way, Ste. 130
Van Nuys CA 91406
United States of America

Via email: Robert.Hertzberg19@gmail.com
Barri.Girvan@Sen.CA.gov

Re: Senate Bills 899, 1120, 1085, 902

Studio City Residents Association Opposes Senate Bills 899, 1120, 1085, 902

Dear Senator Herzberg,

SB899 This bill would allow non-profits to build affordable housing on their properties.

If a religious organization wanted to develop family housing on its property, there is little reason to object. But as written, it would permit property geographically remote from the nonprofit to be made available for development such as a three-story apartment building in a single-family neighborhood. This bill could encourage institutions operating under a Conditional Use Permit to change their Conditional Use Permits to a 'by right' entitlement.

SB1120 A bill that contemplates use of commercial zones, open up school properties, and develop empty retail/commercial for housing is opposed by the Studio City Residents Association. SB 1120 does not protect single-family neighborhoods from density increases that are not justified and does not address the lack of affordable housing.

SCRA also opposes SB 1085 and SB 902 on similar basis on the issue of affordable housing.

SB1818 was enacted to provide more affordable housing. The increase did not happen in Studio City. Units were demolished for condominium development and notwithstanding that a few were allocated at below market rates, a net loss of affordable housing had discernable change in the local demographics especially among senior citizens.

This is no time to introduce more bills when it is not known what past housing bills were effective and what actions are needed to correct the consequences. Previous bills should be analyzed for effectiveness in increasing the affordable housing stock prior to adding more bills to override city's zoning laws.

Your leadership in the Senate is appreciated as this crisis continues.

Respectfully submitted

A handwritten signature in black ink that reads "Alan Dymond". The signature is written in a cursive style with a large initial 'A' and a distinct 'D'.

Alan Dymond, president
Studio City Residents Association
818-980-7645