

**Officers****President**

Richard H. Close

**Vice President**

Matt Epstein

**Vice President**

Jules Feir

**Treasurer**

Chuck Betz

**Secretary**

John Isen

Founded in 1964

**SHERMAN OAKS HOMEOWNERS ASSOCIATION**

POST OFFICE BOX 5223  
 SHERMAN OAKS, CALIFORNIA 91413  
 Information: (818) 377-4590  
 www.shermanoaks914.com

**Board of Directors**

Bob Anderson

Chuck Betz

Richard H. Close

Matt Epstein

Jules Feir

Tom Glick

John Isen

Maria Pavlou Kalban

Marshall Long

Nancy Sogoian

Jay Weitzler



www.facebook.com/soha914

February 14, 2018

Councilmember David Ryu  
 Los Angeles Council District 4  
 200 North Spring Street, Room 425  
 Los Angeles, CA 90012  
[david.ryu@lacity.org](mailto:david.ryu@lacity.org)

**Subject: SOHA Opposition to Senate Bill 827**

The Sherman Oaks Homeowners Association (SOHA) is opposed to SB 827 because of the threat it poses to single-family residential areas. For years Los Angeles has pushed for community-based smart planning. Our community, Sherman Oaks, supports high-density housing near high-transit corridors. Increased density, however, brings added responsibilities for safeguarding existing neighborhoods and creating equitable livability standards for all. We do not feel that the need for high-density housing has to come at the expense of erasing zoning restrictions and wiping out the homes of hundreds of families that have worked hard and long to own their own homes. People from all socio-economic and racial backgrounds long for the American dream of owning a home. A vibrant community is a well-planned mix of single family and multifamily units surrounding open space and other amenities.

Exempting projects from existing zoning regulations and CEQA requirements hurts every community. It encourages developers to build as cheaply and densely as possible because the State will have removed all the benefits and safeguards that communities have fought for. This is never a formula for good planning or social success. Residents all stand to lose when there is no regard for density, traffic, air quality, noise, shade, shadow or privacy impacts.

SOHA supports high-density housing but with careful consideration for where it is allowed and what is appropriate. We feel that Senator Wiener should not impose his own subjective opinions on the residents of an entire state.

We are emphatically opposed to this bill and recommend that our lawmakers begin to resolve housing issues by working with each community to reach community-based solutions for high-density/low-income housing in high transit corridors. We also fault SB 827's definition of high-transit corridors. We feel that below-grade subways and even dedicated busways deserve to be called high-transit corridors, but certainly not buses that crawl alongside cars in stop-and-go traffic and happen to have 15-minute service intervals during peak commute hours.

**SOHA Opposition to Senate Bill 827**

SOHA has already begun to work with community-based groups that are focused on finding local solutions. We invite our elected officials to join us.

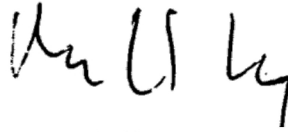
Please direct questions to Maria Kalban at [tailfeathersmpk@gmail.com](mailto:tailfeathersmpk@gmail.com) or (818) 469-4796.

Thank you.

Sincerely,



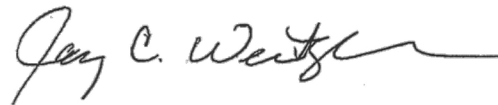
Maria Pavlou Kalban, Board Member  
Chair, SB 827 Committee  
Sherman Oaks Homeowners Association



Marshall Long, Board Member  
Chair, Planning and Land Use Committee  
Sherman Oaks Homeowners Association



Bob Anderson, Board Member  
Chair, Transportation Committee  
Sherman Oaks Homeowners Association



Jay Weitzler, Board Member  
Sherman Oaks Homeowners Association

cc: Sarah Dusseault  
Adeena Bleich