

VALLEY VILLAGE HOMEOWNERS ASSOCIATION

P.O. Box 4916, Valley Village, CA 91617 • (818) 506-5158

Serving the Valley Village Community located in the City of Los Angeles, bounded by Burbank Blvd., on the North, Ventura Fwy. on the South, Tujunga Wash on the West and the Hollywood Fwy. on the East.



February 2, 2018

The Honorable Robert M. Hertzberg
6150 Van Nuys Boulevard #400
Van Nuys, CA 91401

Dear Senator Hertzberg:

The Valley Village Homeowners Association is strongly opposed to SB 827: The Transit-Rich Housing Bonus.

This bill, if passed, would severely undermine the Valley Village Specific Plan. At a minimum, it would allow density and height exceeding the Plan within a quarter- to a half-mile of the Orange Line, potentially affecting a significant portion of Valley Village.

The impact may even increase over time if the frequency of bus service along Laurel Canyon and other major streets is accelerated.

The Specific Plan, which was approved by the City of Los Angeles in 1993 under its Charter, would be effectively gutted. It is bad enough that the State of California has weakened it with the allowance of density bonuses for so-called affordable housing, which is arguably affordable.

Another undesirable effect of the bill would be the elimination of minimum automobile parking requirements. Residents of these higher-density complexes would be forced to park vehicles on residential streets adjacent to single-family homes.

Overall, zoning would cease to exist for all practical purposes for large swaths of the city, but a relatively larger segment of Valley Village could be subject.

You have experienced the character and appeal of our community first-hand as a guest at our July 4th Parade. Few neighborhoods in the Valley can match our small-town atmosphere. We want to preserve it, but higher-density complexes will serve as walls which will disrupt the contiguous livable texture that defines Valley Village.

We urge you to oppose this bill and to ask your colleagues to do the same.

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Please let us know if you will be proactive in fighting it.

We look forward to your reply.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul S. Hatfield". The signature is fluid and cursive, with a large initial "P" and a long horizontal stroke.

Paul S. Hatfield, CPA, MBA
President

PSH:emw

Cc: The Honorable Senator Henry Stern
The Honorable Assembly Member Adrin Nazarian