

# VALLEY VILLAGE HOMEOWNERS ASSOCIATION

P.O. Box 4916, Volley 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 11, 2019

Assemblymember Adrin Nazarian  
6150 Van Nuys Blvd, Suite 300  
Van Nuys, CA 91401

Re: Senate Bill SB 50

Dear Assemblymember Nazarian:

The Valley Village Homeowners Association opposes Senate Bill SB 50. The bill would grant waivers from maximum density and parking requirements if the residential development is a "Transit-rich" housing project within a one-half mile radius of a major transit stop or a one-quarter mile radius of a stop on a "high-quality" bus corridor – with the definition of "high quality" being very loose.

California has already enacted SB 1818 designed to incentivize affordable housing statewide and encouraged Accessory Dwelling Units (ADUs). SB 50 would add another nail in the coffin of the desirable single-family home lifestyle our city is known for, and the decimation of older, affordable garden style apartments, particularly in the San Fernando Valley.

We do not have the infrastructure to support higher density projects and won't for decades, despite additional sales taxes. A case in point is the congestion along Magnolia Boulevard in Valley Village. Higher density will make it intolerable.

Because only a few destinations in Los Angeles are within reasonable walking distance of a rail transit station, the residents of higher density developments adjacent to the stations will only use rail transit for a portion of their trips; they will drive the rest. Therefore, higher density developments around rail transit stations will not necessarily result in reduced traffic congestion but will likely increase it.

Increases in density around stations should be limited and more should be done to enable potential riders to get to the stations by providing additional parking and good bus and shuttle bus service.

In the study of economics, there is the Law of Diminishing Returns. It applies to housing as well. More density will lead to poorer service and higher maintenance costs.

We ask that you not only oppose this bill, but use your influence to discourage your colleagues from supporting it.

Sincerely,

A handwritten signature in blue ink that reads 'Beth Fulton'.

Beth Fulton  
President

cc: Councilmember Paul Krekorian