

## Communication from Public

**Name:** Sherman Oaks Homeowners Association

**Date Submitted:** 07/14/2020 11:18 AM

**Council File No:** 20-0002-s101

**Comments for Public Posting:** The Sherman Oaks Homeowners Association is in support of David Ryu's resolution to oppose SB 1120. This bill will encourage land speculation because the more one can build on a property the more valuable that site becomes to a developer. This bill does not address the infrastructure pressure that each community will face when one lot with one house can now have 8 units of housing on the former lot. This does not address the real issue of affordable housing because it does not mandate any affordable units. Sacramento should not determine where we build our housing as long as we build housing. We are in support of more density for housing in our commercial and transit corridors but we see no purpose for this bill opening up single family neighborhoods except to aid land speculators and developers.

**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](http://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 Sogorian

Jay Weitzler

[www.facebook.com/soha914](http://www.facebook.com/soha914)

July 14, 2020

**Subject: SOHA Strongly Opposes Senate Bill 1120**

The Sherman Oaks Homeowners Association (SOHA), representing thousands of families in the San Fernando Valley, strongly objects to Senate Bill 1120 and is in support of Councilmember Ryu's resolution. SB 1120 would allow existing single-family lots to be subdivided into lots as small as 1,200 square feet, thus allowing 12-foot-wide lots to be sold. This bill will again encourage land speculation. The more one can build on a site the more valuable that site becomes to large land developers. The unintended consequences of this bill are that first time homebuyers will be out bid by developers that see a single home as a potential property for multiply housing units and thus a big income stream. Rather than adding affordable housing stock this again adds more market rate housing and adds significant infrastructure pressures with no means to offset this cost on communities. The impact of this bill can be significant to communities that will now have 8 units of housing where one existed. This would encourage land speculation and cause displacement to minority communities. Here again individual local jurisdictions should determine which communities would benefit from such lot splits. Sacramento should not allow open season on our many single-family neighborhoods.

SOHA does not oppose density. We support many bills currently working their way through the legislature that add housing density in commercial zones, on school properties, on church lots, and in multi-family neighborhoods. ( SB 1385, SB 1299, AB 3308)

**We support CM Ryu's resolution to oppose this bill.**

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

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Maria Pavlou Kalban". The signature is fluid and cursive, with the first name "Maria" being the most prominent.

Maria Pavlou Kalban, Board Member  
Chair, SOHA Legislative Committee  
Sherman Oaks Homeowners Association