



W.H.H.O.



Woodland Hills Homeowners Organization

P.O. Box 6368, Woodland Hills, CA 91365

www.whho.com

April 9, 2018

EXECUTIVES DIRECTORS

SENT VIA FAX AND REGULAR MAIL

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**The Honorable Senator
Jim Beall**
Chair, State Senate
Transportation and
Housing Committee
California State Senate
Room 2082
State Capitol
Sacramento, CA 95814

**The Honorable Senator
Scott Weiner**
California State Senate
Room 5100
State Capitol
Sacramento, CA 95814

**The Honorable Senator
Henry Stern**
California State Senate
Room 3070
State Capitol
Sacramento, CA 95814

RE: WHHO Opposition to SB 827

[And Any Bill That Undermines the Local Planning Process and Zoning Laws]

DIRECTORS AT LARGE

Shirley Blessing

Martin Lipkin

Stephen Naczinski

Pat Patton

Richard Sheinberg

Gina K. Thornburg

Robert Veeck

* Founder -
In Memoriam

Dear Senator Beall, Senator Wiener and Senator Stern:

In the matter of the State Senate Bill 827, the Woodland Hills Homeowners Organization, in the interest of its members and the community it represents at large, has taken a position to strongly OPPOSE the bill for the following reasons:

SB 827 is fundamentally in opposition to sound, grass roots neighborhood empowerment whereupon stakeholders have an opportunity to affect decisions that impact their lives. Instead of empowerment, SB 827 completely removes land use and planning authority within one half mile of high quality transit from local jurisdictions and charter cities. This is a misguided attempt by the State to preempt the right of our local community to decide what is best for our residents.

SB 827 eliminates the density bonus and wage provisions of the JJJ TOC ordinance which were recently enacted by the City of Los Angeles.

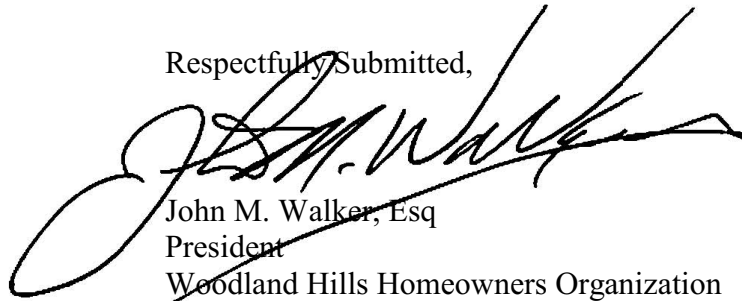
SB 827 nullifies the long term efforts of the Woodland Hills Homeowners Organization and the area's multiple Neighborhood Councils work related to the Canoga Park-Winnetka-West Hills- Woodland Hills Community Plan and the community's four Specific Plans (removing the critical controls on FAR, height restrictions, parking requirements, etc.)

SB 827 would cause Los Angeles to be substantially rezoned under this bill. Some argue that more than 40% of L.A. would be upzoned. It effectively will eliminate the ability to enforce Planning Code standards or other adopted Design Standards that are the backbone of livability, walkability and urban design quality. **SB 827 would have devastating effects on large urban communities** such as the West San Fernando Valley and the Ventura Boulevard Corridor if outside investors/ developers are given carte blanche to completely remove land use and planning authority within one half mile of high quality transit from the local jurisdictions.

For these reasons, we respectfully urge Senator Scott Weiner and Senator Beall to completely withdraw the bill. If not withdrawn, we respectfully urge Senator Henry Stern to emphatically oppose the bill and encourage his colleagues, Senator James Beal to do the same.

Furthermore, the Woodland Hills Homeowner's Organization requests that in the future State leadership in Sacramento reject proposed legislation like SB 827 or any bill that undermines the local planning process and zoning laws.

Respectfully Submitted,



John M. Walker, Esq
President
Woodland Hills Homeowners Organization

CC: (via Fax or Email only):

Los Angeles Mayor Eric Garcetti - Email Only

Los Angeles Council Members - Email Only

State Senate Transportation and Housing Committee:

- Senator Jim Beall (Chair) - Fax: (916) 651-4915
- Senator Anthony Cannella (Vice Chair) - Fax: (916) 651-4912
- Senator Benjamin Allen - Fax: (916) 651-4926
- Senator Bill Dodd - Fax: (916) 651-4903
- Senator Ted Gaines - Fax: (916) 651-4901
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