



“Protecting the Integrity of our Community”

**W.H.H.O.**



**Woodland Hills Homeowners Organization**

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

[www.whho.com](http://www.whho.com)

March 11, 2019

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In Memoriam

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Founder Emeritus  
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**SENT VIA FAX AND REGULAR MAIL**

**TO:**

**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 50**

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

Dear Senator Beall, Senator Wiener and Senator Stern:

In the matter of the State Senate Bill 50 (which is merely the same as SB 827 submitted last year), the Woodland Hills Homeowners Organization, again 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 50 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 50 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 50 eliminates the density bonus and wage provisions of the JJJ TOC ordinance** which were recently enacted by the City of Los Angeles.

**SB 50 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

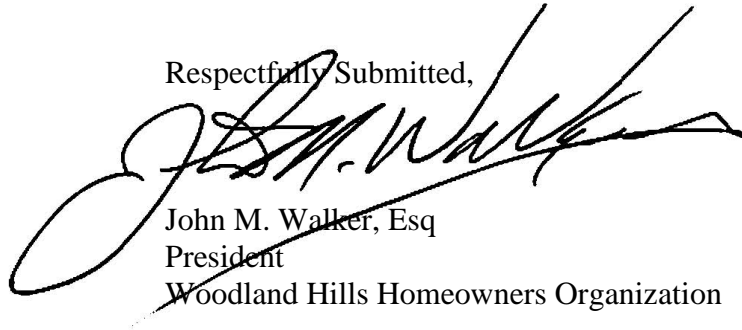
requirements, etc.).

**SB 50 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 50 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 this bill. If not withdrawn, we respectfully urge Senator Henry Stern to emphatically oppose the bill and encourage his colleagues, Senator James Beal and others 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 50 or any bill that undermines the local planning process and zoning laws.

Respectfully Submitted,



John M. Walker, Esq  
President  
Woodland Hills Homeowners Organization

EC: (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) <https://senate.ca.gov/sd15>

Senator Shannon Grove (Vice Chair) <https://senate.ca.gov/sd16>

Senator Bill Dodd <https://senate.ca.gov/sd03>

Senator Cathleen Galgiani <https://senate.ca.gov/sd05>

Senator Mike McGuire <https://senate.ca.gov/sd02>

Senator Mike Morrell <https://senate.ca.gov/sd23>

Senator Richard D. Roth <https://senate.ca.gov/sd31>

Senator Susan Rubio <https://senate.ca.gov/sd22>

Senator Nancy Skinner <https://senate.ca.gov/sd09>

Senator Jeff Stone <https://senate.ca.gov/sd28>

Senator Thomas J. Umberg <https://senate.ca.gov/sd34>

Senator Bob Wieckowski <https://senate.ca.gov/sd10>

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