



“Protecting the Integrity of our Community”

W.H.H.O.



Woodland Hills Homeowners Organization

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www.whho.com

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TO: THE HONORABLE ASSEMBLY MEMBER GABRIEL
California State Assembly

RE: WHHO Opposition to SB 1120 and SB 902

Dear Assembly Member Gabriel,

The Woodland Hills Homeowners Organization (WHHO) strongly opposes Senate Bill 1120 and thus, respectfully calls on you to oppose SB 1120 in the Assembly. SB 1120 crushes single-family zoning in California as it 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.

As an Assembly Member who represents such a prime a speculation area as Walnut Acres in Woodland Hills, it is your duty to protect your constituents from ill-conceived legislation. SB 1120 encourages land speculation as the more homes that can be built on a site, the more valuable that site becomes to large land developers. Rather than adding affordable housing stock this bill adds more market rate housing and adds significant infrastructure problems on communities. Clearly this bill opens up all of California to a speculation frenzy.

Further, State Senate Bill 1120:

- Eliminates public hearings and public notice and only require administrative, ministerial review;
- Provides ministerial approval of a parcel map of four or fewer parcels;
- Undermines the Subdivision Map Act which now vests the authority to regulate and control the design and improvement of subdivisions by the legislative body of a local agency;
- Exempts projects from environmental review, undermining community participation and vetting by local legislative bodies;
- Overrides local zoning, in effect eliminating single-family zoning in the city and statewide;
- Disregards the zoning limitations that homeowners statewide relied upon when making their home purchase decision;
- Reduces parking requirements and eliminate parking within ½ mile of transit; and
- Does not require that any of the units created be affordable, so fails to address the City’s and the State’s most pressing need for low and very low-income housing.

Communities across L.A. City and L.A. County lack affordable, subsidized, housing, yet this bill doesn’t solve that problem at all. It is a purely market-rate solution. This bill is a catalyst to further gentrification as many residents currently facing displacement pressure will not be able to benefit from this trickle-down housing approach. When you allow for only market rate and luxury housing to be built the surrounding housing cost goes up, not the other way around.

LA City Councilmembers have said this about SB 1120:

Councilmember Herb Wesson

“SB 1120 is one of the biggest insults and slaps in the face to our community that I can remember. It is as bad as SB50 and we could go on and on. This is in bad form.”¹

Biggest attack on the residential integrity in our community that I can remember plus by the passage of this [SB 1120] it will introduce additional pathways to gentrification and also it’s saying local control be damned.”²

“So many people in our community have saved every dime and every quarter because they fell in love with an area and that’s where they wanted to live, raise their family and that’s where they wanted to die. All of that is in jeopardy at this point in time.”³

Councilmember Paul Koretz:

“It’s [SB 1120] based on trickle-down economics, if you build enough luxury housing, somehow that will make all housing more affordable. The actual experience is the opposite. When you build luxury housing the other housing surrounding it tends to go up in cost, rather than the other way around.”⁴

“Sacramento is trying to revive SB50, but they’re doing it with 9 bad bills.

“It [SB 1120] crushes single family zoning. It’s a threat to 8 million homeowners at all income levels. It allows 4 market rate homes to be built where one stands now. And cities that have accessory dwelling units rules like Los Angeles it would allow 8 units to replace a single family home. It requires no affordability. It opens California to a speculation frenzy. It weakens or eliminates parking requirements.”⁵

“This [SB 1120] is an all market rate luxury housing proposal. And as we see with 60,000 homeless in L.A. County our need is not for more luxury housing to be created, it’s for more affordable housing and this eliminates affordable housing rather than adds to it.”⁶

And your esteemed colleague, California Assembly Member Sydney Kamlager, representing the 54th District who said of SB 1120:

“I am not going to be voting for this bill [SB 1120].”⁷

“Building actually used to happen at the Federal level. It was called public housing. People bought homes in neighborhoods not because they necessarily fell in love with those neighborhoods on their own, they had no other choice. The history in California includes restrictive covenants and deeds that precluded

¹ https://www.youtube.com/watch?v=LT23b50d_hY&t=8487s (32:19)

² https://www.youtube.com/watch?v=LT23b50d_hY&t=8487s (34:04)

³ https://www.youtube.com/watch?v=LT23b50d_hY&t=8487s (37:25)

⁴ https://www.youtube.com/watch?v=LT23b50d_hY&t=8487s (41:31)

⁵ https://www.youtube.com/watch?v=LT23b50d_hY&t=8487s (42:04)

⁶ https://www.youtube.com/watch?v=LT23b50d_hY&t=8487s (44:41)

⁷ https://www.youtube.com/watch?v=LT23b50d_hY&t=8487s (55:28)

WHHO Opposition to SB 1120 and SB 902

Formal Comments

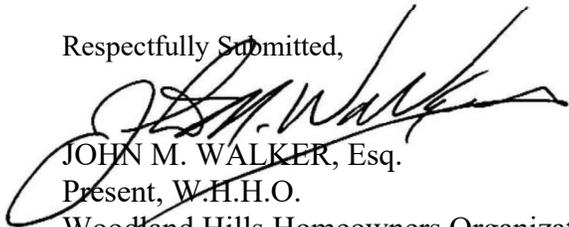
Woodland Hills Homeowner’s Organization

African Americans from owning homes where they wanted to. We were relegated to certain communities that at the time were undesirable. We found a way to make them desirable. We found ways in spite of how the Federal Government and how some States treated us, to build families and to build a little bit of generational wealth from our property. I would argue, that this is an attack on what middle and working class African Americans and other ethnic groups have been able to achieve in spite of how we've been treated. So how dare you now snatch away, using law, which has been systematically used against us for generations, to deprive us of the small amount of wealth and stability that we've been able to achieve, by using these kinds of laws to once again denigrate or dismantle communities.”⁸

Assembly Member Gabriel, bills like SB 1120 and SB 902 are a State overreach. It's Sacramento putting Wall Street and the Real Estate Industry in control of our housing policy which is like putting Philip Morris in charge of our tobacco policy. To solve affordable housing we believe anti-speculation policies would be a much better approach than development bills disguised as affordable housing bills.

In closing, it is communities, not corporations that make the State of California great and our communities are the solution - not the problem. For all these reasons and more, we oppose SB 1120 and SB 902 and we hope you will stand up in the Assembly and oppose them as well.

Respectfully Submitted,



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Woodland Hills Homeowners Organization.

⁸ https://www.youtube.com/watch?v=LT23b50d_hY&t=8487s (59:50)