



“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)

July 24, 2020

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**THE HONORABLE SENATOR SCOTT D. WIENER**  
**(Chair) - California Senate Housing Committee**  
**State Capitol, Room 2209**  
**Sacramento, CA 95814**

**SUBMITTED BY POSITION LETTER PORTAL ONLY**

**RE: AB 3308**

**Woodland Hills Homeowners Organization**  
**Strong Opposition to AB 3308 unless Amended.**

Dear Senator Scott D. Wiener:

**Assembly Bill 3308:** The Woodland Hills Homeowners Organization (WHHO), in the interest of its members and our community, **cannot support the Bill unless amended to enable proper planning and protect appropriate school properties for educational purposes.**

While there is always a need for affordable housing, the use of educational properties paid for by taxpayers is not the answer. This Bill again is another attempt to solve a problem with “one size fits all”. In assessing the school sites within the Woodland Hills area that would be available for the uses proposed in AB 3308, some have the potential to be used for such purposes and some are wholly inappropriate.

Quite simply, for example, the OSO School site is within one mile of Warner Center, an area by design that’s deemed to have growth for as much as 19,000 living units by the year 2035. We are already witnessing the growth, and although the schools that exist today have currently been able to handle the changes, future growth needs to be provided for as the current schools will not be able to handle the influx of anticipated students. Some sites need to be assessed as being saved and deemed only to be used for the education of our children.

**REASONABLE AMENDMENTS:**

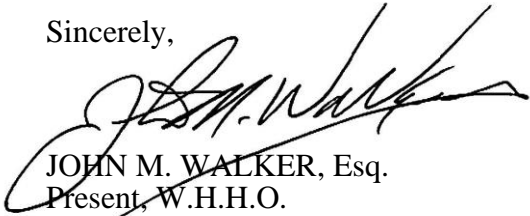
1. Any potential site must **be formally assessed for its most appropriate use and also that standards be adopted to ensure that the housing is both needed and a welcome addition to a specific community.**

2. Only sites along a main boulevard, or in a commercial district, and not located and embedded in a single-family neighborhood should be considered.
3. Requiring reasonable restrictions relating to the density, height, how it relates to the street, visual aesthetics consistent with the surrounding area, building massing, continuity of building setbacks, improvements to the public way, traffic patterns, parking, provisions for open space, security, signage, and the other quality of life issues affecting the users of the property and the community at large.

Attached are examples of the types of items that would need to be part of AB 3308 and should be used as a guide to begin the process of amending the proposal.

In conclusion, we hope your actions in this era of an affordable housing crisis will provide carefully crafted legislation that will protect the school properties for educational purposes and benefit our students and our community.

Sincerely,



JOHN M. WALKER, Esq.  
Present, W.H.H.O.  
Woodland Hills Homeowners Organization.

Email CC:

Senator Scott Weiner (Chair)  
Senator Mike Morrell (Vice Chair)  
Senator Patricia C. Bates  
Senator Anna M. Caballero  
Senator Maria Elena Durazo  
Senator Mike McGuire  
Senator John M. W. Moorlach  
Senator Richard D. Roth  
Senator Nancy Skinner  
Senator Thomas J. Umberg  
Senator Bob Wieckowski

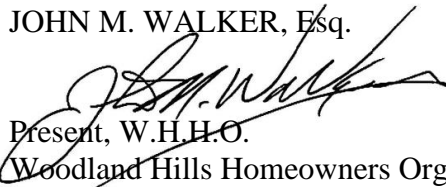
Senator Henry Stern  
Assemblymember Jesse Gabriel

**ATTACHMENT TO WHHO POSITION LETTER**  
**July 24, 2020**

**Proposed criteria for appropriately located projects under AB 3308**

1. No school property located in a single-family zone that is not immediately adjacent to and abutting a major thoroughfare or mass transportation system, shall not be used for anything other than educational purposes
2. A project's height may be no higher than 30'-0" within 100' of any R zone
3. The pattern of development must be consistent with the adjacent uses as follows:
  - When single family uses occur on all sides and the project is located immediately adjacent to and abutting a major thoroughfare or mass transportation system, development must meet the existing single-family zoning requirements. The projects density (DU/Acre) must be consistent with the average density which exists in the neighborhood within a 500' radius of the property lines of the subject property.
4. When proposed structures are higher than 20'-0", a 30' setback is required adjacent to neighboring single family uses. No structure can be higher than 30'-0" regardless of the setback provided. Adjacent uses include uses on properties across a street or public way from the subject school property.
5. Architectural style of the project must be consistent with the neighboring context.
6. Usable contiguous open space for use by the residents of the property shall be provided meeting the criteria for multifamily dwellings per any local codes.
7. Parking shall be provided at a ratio of 2 spaces per unit, plus .25 spaces per unit for visitors unless the property is located within ¼ mile of a rail line or bus stop and then the parking may be reduced by 50%.
8. Ground floor living units located along the streets with adjacent single family uses shall have their main entries oriented toward the street unless safety requires otherwise.
9. Streetscape for all sides of a project shall continue the existing pattern that exists on the street, but in no instance shall a sidewalk not be provided or provided with less than a 4'-0" wide clear access between all barriers including but not limited to utility poles, fire hydrants, benches, bus stops etc. If a parkway is provided on the existing street, the parkway shall continue along the project site and be sized to be consistent with the existing conditions.
10. Minimum setbacks along public streets shall be consistent with the prevailing setbacks of adjacent properties.

JOHN M. WALKER, Esq.



Present, W.H.H.O.  
Woodland Hills Homeowners Organization.