



“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)

November 7, 2020

SENT VIA EMAIL ONLY

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**TO: THE HONORABLE BOARD MEMBERS OF THE LOS ANGELES UNIFIED SCHOL DISTRICT:**

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**RE: FILE #105-20/21 Version1, Version2, - Employee Housing Initiative**

**WOODLAND HILLS HOMEOWNERS ORGANIZATION ADAMANTLY OPPOSES EMPLOYEE HOUSING INITIATIVE UNLESS AMENDED**

Dear Honorable Board Members:

On behalf of the thousands of homeowners, property owners and concerned families with school-age children in the neighborhoods surrounding the targeted properties that formerly held Oso Street Elementary, Collins Street Elementary and Highlander Elementary schools, the Woodland Hills Homeowners Association (WHHO) adamantly opposes the proposed Employee Housing Initiative as currently presented. The WHHO, in the interest of its members and our community, cannot support this proposal unless it is amended to enable proper planning and protect appropriate school properties for future educational purposes only.

While there is always a need for affordable housing, the use of these educational properties located in the middle of single family home neighborhoods and paid for by taxpayers is not the answer. In addressing the school sites within the Woodland Hills area that would be available for the proposed uses or exchanges, some have the potential to be used and while most others are wholly inappropriate.

Quite simply, the Oso School site is an unacceptable option and should be removed from this proposal. The Oso School site is within one mile of the Warner Center, an area by design that is deemed to have growth by as much as 20,000 living units by 2035. This growth is estimated to result in the addition of 3,000 plus new LAUSD students. We are already witnessing the start of that 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 safely or adequately handle the influx of the expected 3,000-4,000 new students.

In 2019, The Save Our School Coalition submitted to the board a petition signed by 1,200 community members requesting that the Board preserve the school sites in Woodland Hills, for educational use only. The majority of the signatures, that were collected in just 2 days, were from the Oso School neighborhood. The WHHO and members of the Save Our Schools Coalition had several meetings with Mr. Melvoin, Mr. Schmerelson, Councilman Blumenfield and other LAUSD representatives and we were assured that they understood the needs of the community and would support the preservation of the school properties for educational use only.

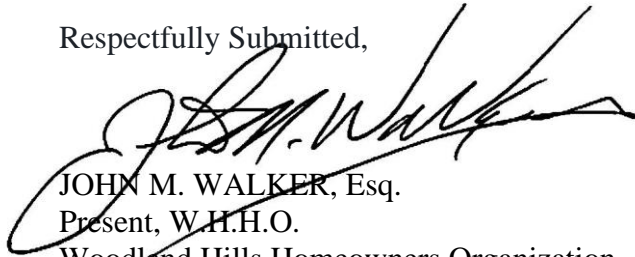
The WHHO requests that the Oso School and Collins School properties be removed from this proposal and be preserved for the future educational needs of this rapidly growing area. We also request that the following modifications be made to the proposal to help identify which LAUSD owned properties are appropriate for housing development:

1. Any potential site must be formally assessed for its most appropriate use and also standards must be adopted to ensure that the housing is both needed and a welcome addition to a specific community
2. Any school property located in a single-family zone that is not immediately adjacent to and abutting a major thoroughfare or major mass transit route shall NOT be used for anything other than student educational purposes.
3. Requiring reasonable restrictions relating to: the density; height; compatibility as to how it relates to the street; its visual aesthetics in relation to the surrounding area; the building massing; the continuity of building setbacks; the necessary improvements to the public way; the traffic patterns, parking impacts; provisions for open space; the signage; and other quality of life issues affecting the users of the property and the community at large.

Each of your targeted sites has unique topographical and neighborhood aspects that must be considered. For instance, the Oso School site is located in a hilly, completely residential neighborhood with limited street parking and no access to mass transit, shopping, parks or retail establishments. It is therefore an unacceptable option for work force housing construction.

In conclusion, we hope your actions in this era of seeking to find a quick, unthinking and questionable partial solution to an affordable housing crisis will result in the selection of LAUSD properties that are far more appropriate for development and will result in the protection of the targeted Woodland Hills and West Hills school properties for educational purposes that benefit our students and families, and our community.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "John M. Walker". The signature is fluid and cursive, with a large loop at the beginning and end.

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

Xcc:

Austin Buetner.  
Mark Hovatter

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