



WHHO Newsletter

Nov.-Dec. 2020

Woodland Hills Homeowners Organization

P.O. Box 6368, Woodland Hills, CA 91365 | www.whho.com

WHHO General Meeting

Wednesday December 2,
7:30 PM

Webinar Virtual Meeting – Register to take part by going to [whho.com](http://www.whho.com)

Guest Speaker: Assemblyman Jesse Gabriel,
45th District Representative

Gabriel will discuss the attempts by the State Legislature to wrest local control of planning and building decisions away from us and put them in the hands of developers, and answer questions about his legislation allowing developers to build low-cost housing or possibly homeless shelters on LAUSD school properties on Oso St., Collins St. and Highlander Avenue.

We will also elect the WHHO Officers and Board Members at this meeting.

This Wednesday, 7:30 PM: Our Assemblyman Jesse Gabriel will be in the spotlight on his legislation allowing school districts like LAUSD to sell off properties to private developers.

This Wednesday, December 2, the WHHO has invited our Assemblyman Jesse Gabriel to get into the details of the legislation he co-authored giving the green light to LAUSD and other school districts

around the state to sell off school properties to private developers. The Assemblyman will also discuss the attempts by Sacramento legislators to take control of local planning and building decisions, and put developers in control, with few or no legal mandates to build affordable housing on the sites.

The WHHO General Meeting Zoom Webinar will start on-line at 7:30 PM, and you can pose questions to be asked by posting them on the WHHO website, or on the Q&A tabs of the Zoom Webinar link once the meeting starts. To gain access to the WHHO Webinar, go to the WHHO website (www.whho.com) and register there.

Assemblyman Gabriel authored the bill AB 3308 which the Governor signed into law in September. In its original form, the intent of AB 3308 was to utilize LAUSD sites not currently being used as a school or for school serving purposes, and allow the school districts to use the sites to “address the housing needs of teachers and school district employees” who are facing challenges securing affordable housing.

The original bill specifically stated it would allow rentals with restricted occupancy to school district teachers and employees. But that changed with an amendment.

Now, the law allows school districts to either develop the land for their- or any public - needed housing, or sell or swap the properties to outside developers. If the school district retains the land, they may now allow not only local employees to occupy housing created through the act but any member of the public at large. Or, school districts would be able to sell the

land to private developers who could build housing that would be far denser and taller than most of the housing surrounding the site. They also wouldn't be restricted to building affordable apartments or attached homes, and could even use the sites for building accommodations for the homeless.

That decision was originally scheduled to be discussed by the LAUSD Board on Tuesday, December 8th, but that meeting has now been postponed to a future date to be determined.

But, before the LAUSD Informational Meeting, the LAUSD is holding an Online Informational Community Meeting just before the WHHO Webinar on Wednesday evening, December 2 at 6 p.m. (See story below for details and access information)

During Wednesday night's WHHO meeting, we will also be discussing Sacramento's relentless push to remove local control of zoning and building restrictions with Assemblyman Gabriel. Over the past two years, the State legislature has considered passing a number of bills that could eliminate any planning and zoning controls in the hands of local governments like the LA City Council and Mayor, and give the final decisions to private developers—in many cases without restrictions and the type of housing, the size of the housing, the density or any requirements that it be designated for low income or workforce housing.

The list of ill-conceived legislation impacting local building controls included: SB 1120, SB 35, SB 330, AB 68, AB 725, AB 3107, and AB 1279. Assemblyman Gabriel did either did not cast a vote against any of them, was absent for the vote or was not yet a member of the State Assembly.

After much arguing and arm twisting, SB 1120, AB 3107 and AB 1279 were all killed. But two of the most onerous bills—SB 35 and SB 330—live on and grant huge, unchecked powers to developers and actually punish cities. Add to it continuing attempts by San Francisco State Senator Scott Weiner to pass legislation that completely renders all community,

city and county zoning restrictions mute, and bestows virtually unlimited powers of land decision-making to developers.

“I think tonight's discussion will open a lot of eyes to the thinking and actions of our Sacramento legislature,” emphasized WHHO President John Walker. “Our homes, our neighborhoods and our communities are being bombarded with legislation that could destroy our home values, our lifestyles and even threaten our safety and well-being. Every resident of Woodland Hills and the West Valley needs to register for Wednesday night's Webinar, because you need to know what pit-falls are ahead in the near future.”

Walker also noted that to gain access to WHHO Webinar, simply register on the WHHO website (www.whho.com). You can also leave questions to be asked to Assemblyman Gabriel, or you can use the Q&A tab on the Webinar site to ask questions of tonight's guest.

Before WHHO-at 6 p.m.

On Wednesday, Dec. 2, LAUSD holds an Online Informational Community Meeting at 6 p.m. on possible uses of vacant school sites.

Just before the WHHO Webinar meeting at 7:30 Wednesday night, the LAUSD will web-cast an “Employee Housing Initiative presentation that is intended to provide information on the issue that will be coming before the LAUSD Board on the afternoon of December 8th. Under consideration is LAUSD's plan to either build on or sell their school properties that include the former sites of Oso St. Elementary, Collins St. Elementary and Highlander Avenue Elementary.

The LAUSD informational presentation will begin at 6 p.m. To access that meeting by click on: <https://lausd.zoom.us/j/81092584009> Or you can phone in: 1-213-338-8477 ID# 810 9258 4009

At this Wednesday night's Meeting we will elect the WHHO Officers and Board Members

At the meeting we will be presented a slate of Officers and Board Members for election to the 2021 calendar year. The Slate will include the present Board Members plus 2 new members. We are also proud to announce that the long-standing members, Shirley Blessing and Pat Patten, are stepping down and will become Members Emeritus by your vote Wednesday. We all deeply appreciate their years of unselfish efforts to make Woodland Hills a better place to live, work and play.

WHHO supports Councilman Blumenfield's efforts to move homeless from freeway underpasses and into more permanent shelters.

In the October WHHO Newsletter, we reported that CD-3 Councilman Bob Blumenfield was working with the Federal Judge David Carter to at least take one step forward in trying to solve the City's mushrooming homeless crisis.

Specifically, the Councilman had introduced a motion in the City Council that was supported by a majority of the Council Members that would allow the City to "humanely relocate" people experiencing homelessness away from freeways across Los Angeles. The legislation was created because many of the encampments were comprised of tents and stacks of old furniture that completely blocked the sidewalks under the overpasses and forced ADA handicapped individuals, children and pedestrians to walk in some of the busiest streets in the West Valley to get through the underpasses.

However, two Council Members sought to amend the motion because they wanted to delay any action regarding the homeless until permanent housing

could be obtained for every homeless person throughout the City.

That's when the WHHO filed its letter, stating that, "Perfection is the enemy of progress. And while another substitute motion submitted to the City Council seeks such perfection, it is disingenuous as it knowingly delays any potential progress years down the road while Los Angeles falls further into decay and the most vulnerable are left to die waiting for the substitute motion's actual implementation.

"What seems to have been lost in the debate is that without housing options available - nothing in this motion could be enforced. WHHO understands that for any humane relocation to occur, there must be housing to relocate to; including permanent, supportive, bridge, senior, family, LGBTQ, female only and temporary cabin/pallet communities, as a necessary component and must be provided in every LA City community. And isn't that the goal?

The letter also stated that the WHHO believes that meaningful, interim steps must be taken immediately to begin addressing the health and safety of all Angelenos, while the City continues its pursuit of housing solutions.

The WHHO letter added that Councilman Blumenfield's motion is the right first step forward as it strikes a balance between homelessness, disabled people and public safety. "It is unsafe and unhealthy for *anyone* to sit, sleep and lie under or near freeways, ramps and tunnels. In Woodland Hills, these freeway passages provide a critical and active public corridor to commerce (such as grocery stores and essential goods), public services and schools. These public paths are now blocked and unsafe for pedestrians."

The letter also stated, "This motion balances the rights of the homeless with the rights of the general public's health and safety, and it keeps the promises made to the communities that if you allow a shelter in your area, the city will keep those areas safe and clean. It sends a strong message to all LA City residents that if they want clean streets devoid of

encampments, trash, urine, feces, and discarded drug paraphernalia then they must be a proponent for humane and safe housing options.”

The letter written and approved by the WHHO Board, stresses that “WHHO certainly advocates for the provision of appropriate housing in our community, with the provision that proper transparency at the City level must always occur and that full community input must always be heard and addressed.”

While Councilman Blumenfield’s motion has received a surge of support from most of the homeowners in the areas around the 101 Freeway underpasses and from area residents who have grown weary of complaining to the LAPD, LA Sanitation and the Mayor about the unsanitary encampments and the issues of confrontations from unstable homeless individuals, it has generated a lot of negative responses from several homeless advocate groups who claim that it “criminalizes the homeless.”

One highly vocal group—the West Valley Alliance—maintains that, “...the Councilmember has moved forward with a citywide motion to criminalize the homeless living near or under freeway under passes and ramps, yet still not providing enough beds, or storage space for the un-housed population, their pets and belongings.”

In one message sent to the Councilman and to the Woodland Hills-Warner Center Neighborhood Council, the writer penned, “...the ethical violations complaints will be pouring in, and there are more of us, than all of you. Furthermore, we are younger, stronger and smarter, and we are cleaning house and taking back our country, and our cities!!! The future is in the hands of the progressive youth including in the NIMBY West Valley!!!

At the most recent virtual Neighborhood Council meeting, over two hours of dissenting protest and arguments were aired when a motion to support the Councilman’s position was presented. When the dust finally settled and the protesting ceased, the

Neighborhood Council Board eventually voted to support Councilman Blumenfiend’s efforts.

It has been reported that numerous other Neighborhood Council meeting and City meetings have been targets of protests when any discussion of the City Council motion has come up.

The WHHO needs You to be part of us and share your ideas.

The Woodland Hills Homeowners Organization holds forums on critical issues impacting your home, your lifestyle, your neighborhood and this community. We actively lobby City and State decision makers on your behalf. Our in-person meetings are free and open to all and during the pandemic we’ve made our virtual meetings available to everyone. But, it does cost money to run Zoom meetings during the pandemic and file paperwork on behalf of the community.

So, if you believe that the WHHO is providing a valuable public service in addressing some of the most critical issues impacting you and your neighborhood, and hosting the City and State officials who answer your most pressing questions, then we invite you to step up and become an *official* member of the Woodland Hills Homeowner Organization.

It is only \$25 a year for an *entire household* to belong, and your membership goes helps cover Zoom meeting expenses, as well as for taxes, insurance and other legally required fees. There are no paid positions on the WHHO. So, please become an official WHHO member today. You’ll find an Application on our web site, www.whho.com. We look forward to having you part of our family. An Application is available at www.whho.com.

WHHO Officers & Directors for 2020:

President: John Walker - (818) 719-9181
Vice-President: Dennis DiBiase - (818) 346-9567
Vice-President: Marty Lipkin - (818) 999-4340
Treasurer: Silvia Anthony Murley - (818) 404-1945
Secretary: Nancy Porter - (818) 349-8869

Directors At Large:

Armen Hovanessian
Aaron Williams
Shelly Schwartz

Emeritus Board Member

Shirley Blessing, Founder
Pat Patton, Founder

Founder (In Memorium): Gordon Murley
Co-Founder (In Memorium): Herb Madsen

Please trust our advertisers for the services you can count on during this pandemic. And be sure to tell them you saw their ad here.

The advertisers who place ads with the WHHO Newsletter show that they believe in making Woodland Hills an even better community for all of us. They are professionals dedicated to providing you with attentive service and fair prices. And they recognize that supporting the WHHO with their ads helps you get the information and sometimes political intervention that can make a substantial difference in your neighborhood. Why not patronize the businesses you see here or give these services an opportunity to bid for your project? Call them up today, and be sure to tell them that you saw their advertisement in the WHHO newsletter. We appreciate it. They appreciate your business. And the community appreciates your thoughtfulness.