



WHHO Newsletter

August, 2021

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

WHHO General Meeting

This Wednesday August 25,
7:30 PM: **Susan Shelley**

**Webinar Virtual Meeting – Register to attend
by going to www.whho.com**

*Noted Los Angeles and Orange County
Columnist, Commentator and Howard Jarvis
Taxpayer Association spokesperson
Susan Shelley*

The WHHO is holding a special summer General Meeting this Wednesday, August 25 to help you understand all of the legal and political activity that can or will impact you, your rights, your property, your schools and your lifestyle. Because so many of these actions will have consequences well into the future (like bills with the potential to destroy single family home neighborhoods, and actions that set new political boundaries for LA School Districts and Council Districts) we asked noted newspaper columnist and media commentator Susan Shelley to share her insights, explain the dangers, and offer solutions so that your home, family and neighborhood can fight bad political decisions.

The WHHO's Webinar meeting begins at 7:30 P.M., and it is critical you register and attend

Susan Shelley: What is going on: What you don't know, should know and need to know.

Are you aware of the two pieces of legislation currently wending their way through the State Senate and State Assembly that can/will wipe out all

current zoning protections for single family

local zoning for single family neighborhoods and allow unfathomable density and possibly even 6 and 7-story apartments to be built next door to you?

Have you been told about the mandated restructuring this fall for both LA City Council Districts and for LAUSD School Districts based on the latest US Census Bureau tallies?

Are you aware of the City proposal to pay for up to 4 ADUs (Accessory Dwelling Units) on every single family home property--provided that the rents are only for Affordable living units (Rate set by the State) and are mandated for 10 years and which cannot be protested or easily terminated by the homeowner or by complaints from adjacent neighbors? (More on this later)

Do you think that West Hills should rejoin Woodland Hills as part of the CD-3, and possibly have Reseda removed from the District to be rejoined with other central valley communities? Or, should all of the LAUSD schools east of Fallbrook and south of the 101 remain under the rule of the current LAUSD Board member whose priorities have been concentrated on the majority of West LA schools that comprise 80% of his district?

Oh, and let's not forget about the homeless issue and the LA City Council's efforts to turn that tide with new legislation that in its current form probably will take months to implement and possibly years to actually impact and solve?

All good questions—critical questions—and you and your neighborhood deserve some well thought out answers—and possibly even some real solutions.

“That’s why we’ve asked Susan Shelly to address these topics at this Wednesday evening’s WHHO virtual meeting,” emphasized WHHO President John Walker. “Not only is Susan a columnist and member of the editorial board of the news group that publishes the LA Daily News, the Orange County Register and nine other papers, but she also is a force with the Howard Jarvis Taxpayers Association, a frequent commentator on local TV and radio programs, and was a candidate in a race for the seat to represent the West Valley in the California Assembly which she lost in a very close race.”

Walker noted that Ms. Shelley’s editorials and commentaries are always thought-provoking, and that she has insights and opinions on it all. “During this Wednesday’s meeting we plan on discussing the State Legislation being considered against property owners like SB-9 & SB-10, issues about homelessness, defunding the police, the future use of the LAUSD’s properties on the Oso Street and Collins Street schools sites that are in LAUSD Board Member Nick Melvoin’s area. We’ll also talk about the importance of redistricting for both the LAUSD and for the LA City Council’s 15 Districts. We’ll also let Ms. Shelley talk about anything else that concerns her and that will impact our Woodland Hills neighborhoods,” Walker added.

The WHHO General Meeting Zoom Webinar will start on-line at 7:30 PM, and to gain access to Wednesday’s WHHO Webinar, simply go to the WHHO website (www.whho.com) register there. Questions can be entered on the “Chat” feature of Zoom and will be passed on to Ms. Shelley.

WHAT’S HAPPENING NOW!

Bad news: SB-9 and SB-10 almost on way to becoming law.

On Monday, the State Assembly took an unfortunate giant leap to making the odious proposed bill SB-9 State law--even though state surveys show that 71% of all voters oppose SB-9, and over 75% oppose SB-10.

Specifically, here’s what the two bills do:

- **SB-9:** It would end single-family zoning to allow up to 6 units where 1 single family home is now situated. Add on the already legally allowed 2 Accessory Dwelling Units and the number of “homes” next to yours could be 8! It gets worse, since there are no provisions for parking or green space—and of course there will be no way to stop or challenge it.
- **SB-10:** A copycat of the previously defeated SB 902 Scott Weiner bill that lets a simple majority on city councils override State CEQA safeguards to allow 10-unit pricey, market-rate apartments to be built almost anywhere—over-riding all voter-approved land protection measures, including mandatory open space!

SB-9 and SB-10 invite developers, AirBnB, Blackstone and other speculators to jump into home-buying in established communities, outbidding families and destroying local planning in favor of random density without infrastructure.

Monday’s vote in the Assembly was 44 in favor, 12 against and 23 not voting. And it should be noted that Jesse Gabriel who represents the West Valley voted in favor of this bill despite hundreds of homeowners calling and mailing his office and urging him to turn it down.

SB-10 was approved by the Assembly earlier, but had to be sent back to the State Senate for approval of Assembly amendments. If approved in the Senate, it goes to Governor Newsom’s desk for his approval or veto by October 10.

Blumenfield gets City Council to explore his motion for City to finance multiple ADUs.

Councilman Bob Blumenfield has gotten the LA City Council to evaluate his proposal of creating a citywide program to finance construction of accessory dwelling units, also known as granny flats, to house homeless and very low income individuals and families.

Councilman Blumenfield has postulated that new City-offered financial incentives would make more homeowners want to house homeless people in their own backyard for a period of 10 years.

According to newspaper interviews, Blumenfield said he believes that the State’s existing ADU program of allowing a larger ADU and a “junior” ADU to be built on parcels containing single family homes and possibly some duplexes and triplexes, could be “scaled up to help greater numbers of Angelenos experiencing housing insecurity, including those living in interim housing and experiencing homelessness.” The Councilman suggested financial incentives that would make homeowners want to house homeless people in their own backyard.

However, the proposal fails to consider a number of highly relevant issues which, if adopted, which could significantly impact the homeowner getting the funds to build the ADUs, and have negative consequences on the neighbors of surrounding properties, the infrastructure of established neighborhoods, and the legal liabilities faced when a homeowner attempts to sell the property with the occupied ADUs or tries to evict one of the ADU tenants. And what if the homeowner tries to “opt out” of the program if the ADUs and their tenants are causing unanticipated problems?

For example, anyone tempted to erect an ADU and rent it out should be aware that if you decide you no longer want the tenant, you have to pay him or her 3 times (3X) the median rent in LA and moving costs to move! Under the LA Rent Stabilization Act, “...when relocation assistance is required [because

you want the tenant out through no fault of the tenant], then the Landlord must make relocation assistance payment to an escrow in accordance with the Department's procedures and guidelines simultaneously served with the notice. The County will determine standard relocation assistance amounts based on the following: (a) Three times the Countywide median rent based on the Dwelling Unit size; (b) Estimated costs associated with disconnecting and reconnecting utilities; (c).Estimated packing and moving costs; (d) Estimated storage costs for three (3) months; (e) Packing supplies; (f) Application fees; and (g) Taxes. [Sec. 8.52.110 - Relocation Assistance]

This proposal throws open the doors for home and land speculators, and for corporations to buy the largest lots they can find, and then cram the backyard full of ADUs with very low income and possibly no-income boarders. That will change the complexion of entire neighborhoods like Walnut Acres and it will place an obvious strain on electric, water, sewer and garbage services.

The Blumenfield proposal instructs the City Administrative Officer and the Chief Legislative Officer to report to City Council on the feasibility of creating a program to finance ADU construction to house homeless people through a master lease agreement administered by the city or a partner.

It also instructs the Housing and Community Investment Department (HCID), the City Administrative Officer and the Legislative Officer to explore federal and state funding options and report back with available financing tools to fund the construction of those ADUs and for managing the City’s program. Additionally, it instructs the Department of Building and Safety and HCID to report on expanding the tenant base beyond older adults, which was the original intent of the creation of ADUs or “Granny Flats” in the first place.

The LA City Council and the LAUSD are both getting redistricted. Does anyone care?

Important things are happening in this City and nobody seems to be aware of it. Or maybe they simply don't care—but should!

Right now, both the LA City Council and the LA School Board are in the process of being “redistricted” or changed based on the most recent US Census tabulations. Unfortunately, most Woodland Hills homeowners and West Valley residents have been oblivious to the City's efforts to generate interest, and the LAUSD's requests for stakeholder input.

The Los Angeles City Charter requires that the City be redistricted at least once every 10 years. It calls for a Commission and community input to determine how and where districts are drawn, and the decisions can shape a community's ability to elect the City Council representative of their choice.

City Charter also requires that the boundaries of the Los Angeles Unified School District be re-drawn at least once every 10 years. It calls for the creation of a fifteen member Redistricting Commission, which has the authority to make recommendations on a redistricting plan to the City Council that sets new boundaries for the Los Angeles Unified School Board Districts. Boundaries for the Los Angeles Unified School District must be made as equal in population as possible and practicable so that communities have equal access to political representation.

Obviously, both of the required Commissions need thoughtful input and guidance from the residents, families and voters affected in order to arrive at a fair and logical district solution that will be in effect for the next 10 years.

But, this past Monday, only two (2) public comment speakers addressed redrawing the LAUSD's Area-4 boundaries which is overseen by Nick Melvoin. The two speakers requested that Area-4 be cut off at Mulholland Drive, so that all schools north of that in the San Fernando Valley would be moved to the LAUSD's Area-3 jurisdiction. Area-4 is primarily in LA's west side and Pacific Palisades, and some of the West Valley's most pressing school issues are often overlooked because the Valley constitutes a distinct minority of schools for Area-4 supervision. That includes the vacant LAUSD properties at Oso Street and Collins Street, as well as the under-utilized Hughes Middle School. The fact that a hunk of Woodland Hills, Tarzana and Encino have been removed from the rest of the Valley has been an issue within the LAUSD for many years, and in the past few years it has grown in importance, based on the out-pouring of concerned homeowners when it was suggested that Oso St. and Collins St. sites might be under consideration for locations for homeless camps and projects.

The City's designated hearing day for adjusting the Area-3 City Council District boundaries was held last month, and an equally dismal number of public comments were received. Out of 14 comments, only 7 actually dealt with redistricting and changing the current area boundaries, and only three of those addressed Woodland Hills and the West Valley. (The other 4 dealt with Tarzana and Encino). Of those three, two callers recommended that West Hills be reunited with Woodland Hills, Canoga Park and Winnetka in the CD-3 District and that Reseda be placed in a Council District that represents the central Valley. The other caller recommended that Woodland Hills be joined with West Hills, Chatsworth and Canoga Park to form a new West Valley District.

Despite the meager public turn-outs for both the City Council redistricting and the LAUSD area

redistricting, there is still time to make your ideas and opinions heard.

The City has a Redistricting site for both the City Council Districts and for the LAUSD area redistricting and it can easily be accessed by going to: <https://redistricting2021.lacity.org>

City Council addresses mushrooming homeless issue with a “solution”—sort of.

Last month, the LA City Council adopted a new measure to restrict homeless encampments. Co-authored by Councilmen Mark Ridley Thomas, Bob Blumenfield, and several other LA City Councilmen, the new ordinance bars homeless people from camping near schools, parks, libraries and other “sensitive” facilities, while also restoring access to its public spaces.

In a July 1 vote, the ordinance received support by a 13-2 margin from the city council. Councilman Mike Bonin and Councilwoman Nithya Raman were the two dissenters.

The ordinance bans encampments on sidewalks and driveways, freeway overpasses and on-ramps, and near libraries, parks, schools and homeless shelters. It also specifically bans homeless encampments from within 500 feet of a “sensitive” facility, such as schools, daycare facilities, parks and libraries. Under the ordinance people who don’t move would be fined, not arrested, and only after they are given two weeks’ notice and offered shelter.

According to several councilmen, it does not criminalize homelessness. It does not “make any conduct that is fundamental to being human illegal.” According to Councilman Paul Koretz, “What it does do is it guarantees that we will reestablish passable sidewalks. It protects the users of our public infrastructure and the un-housed residents of our city from being put into positions of interaction with

automobiles, around loading docks, driveways and so forth. It guarantees access to our fire hydrants, and entrances to buildings.”

The City Council voted to put those restrictions on a case-by-case basis near certain types of locations. For the following types of facilities, Council members need to identify particular places where they want to enact the rules. Then they must get approval from their colleagues and give two weeks’ notice to un-housed people camped nearby before enforcing the rules at: Day cares, Schools, Public parks, Libraries, Freeway ramps and underpasses, and Homeless shelters.

The new ordinance leaves room for case-by-case decisions that many legal scholars predict will likely lead to different levels of enforcement in different Council districts.

It also means that Council members with differing opinions and competing interests will wield some power over how to police certain areas of their district. Questions of enforcement also have to be presented to, and voted on by the City Council before any major encampment removals are enforced.

To make the issue even more convoluted, the City’s Chief Administrative Office has issued a 12-page report/manual detailing the “Street Engagement Strategy” that the Mayor’s office believes must be followed to enforce the new homeless removal mandate. City Departments like the LAPD, Fire Department and Sanitation are mulling over if they’ll actually be able to carry out the procedures if and when a homeless removal request is made through the City Council.

That leaves situations open to legal filings by lawyers for homeless organizations, which can mean delayed evacuations and clean-ups until the matters are adjudicated in court.

According to the City’s and the County’s homeless services departments, there are still not enough beds, shelters and Project Room Key hotel/motel rooms to

accommodate the growing numbers of homeless individuals in the City or County. And several Council members have admitted that dealing with homeless individuals who refuse offers of shelter and refuse to vacate their camp have not yet been fully worked out.

Things have gotten Plane Crazy over the West Valley.

Remember when things were much, much quieter in the West Valley? When the only drone you heard came from bees flitting from flower to flower, and the only engines that broke the still of the day came from mowers trimming the neighbors' lawns.

Now, the buzzing you're most likely to hear are coming from hundreds of private and commercial aircraft that have been recently routed over the far West Valley starting from early morning to well past midnight.

There have always been a lot of flights over the West Valley. The main approach to the Burbank airport has historically been along the route of Sherman Way, and until recently, the approach to Van Nuys Airport was over the 101 Freeway. Large passenger aircraft flights to and from LAX traditionally followed Topanga Canyon Blvd. and were usually at high enough altitudes so that their jet noise was minimal.

Then, things changed—without telling anyone and without any real discussion with neighborhoods and communities that would be impacted.

In 2017 the FAA implemented Metroplex, a new GPS-guided routing system, at all Southern California airports, including LAX, Van Nuys and Burbank. Metroplex created new air navigation points and shifted some air traffic routes from corridors where much of the plane noise was canceled by automotive and industrial noise below the flights. At that time, the FAA's environmental analysis concluded that there would be no significant impacts for the West Valley.

But, here's the catch. Over time, the increased use of GPS technology has meant that flights are more narrowly concentrated. In addition, substantial increases in overall air traffic and changes in the aircraft mix (such as more private jet traffic at Van Nuys) have created additional noise that is far greater than the FAA ever anticipated.

Because the flight paths are dictated by the Federal Aviation Administration, the LA City Council can only request that the flight paths be returned to their original routes where jet noise was part of the original environmental design of the community

The cause was originally taken up by a citizen's organization named QuietSkies and led by Timi Romolini, and she has generated significant credence for the cause by convincing Councilman Bob Blumenfield and Councilman John Lee to invest their staffs and energies to addressing the mounting issue of increased plane noise.

Councilman Blumenfield has been working with Los Angeles World Airports (LAWA), the group that works with both the three major airports and the communities their planes fly over, and has gotten the Woodland Hills-Warner Center Neighborhood Council a seat at the LAX Community Noise Roundtable so that noise grievances impacting the West Valley can be addressed. The Councilman is also working with LAWA to ensure that aircrafts are adhering to the federal Metroplex flight paths, especially with regard to elevation of those flights.

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