



WHHO Newsletter

May, 2021

Woodland Hills Homeowners Organization

P.O. Box 6368, Woodland Hills, CA 91365 |

www.whho.com

WHHO General Meeting

This Wednesday May 26,
7:30 PM

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

*Jill Stewart- Renowned writer, editor and
investigative reporter on fighting State
legislation that will destroy your neighborhood.*

At this Wednesday's WHHO Community General meeting, Journalist, Investigative Reporter and TV Commentator Jill Stewart will give you the facts on the numerous bills coming to a vote in Sacramento that will destroy local zoning across the State for ever. If you, your neighborhood and our elected representatives don't act now, the future of your home and lifestyle will be in the hands of developers and speculators..

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

**This Wednesday, 7:30 PM:
Sacramento is out to kill your
home, your neighborhood and
your biggest investment. Learn
how you can fight—and stop it!**

The WHHO Community meeting this Wednesday evening could be the most terrifying, yet informative and important meeting you'll ever attend. There is a

collection of Bills in both the State Senate and Assembly that will soon come to a vote which will effectively destroy every existing residential neighborhood in California—including private homeowner associations, neighborhoods zoned for low density, and even residential areas with existing small and affordable apartments.

“This is going to be a Horror Show,” noted WHHO President John Walker, “and we intend to scare everyone who attends—because that may be the only way we can stop what is going on in Sacramento.” Walker emphasized that there are seven or even more of these monstrous bills aimed at killing all local and neighborhood zoning, and overriding all safeguards and legal protections.

This isn't a new crisis. It is something that has been going on for the past 4 or 5 years with a small group of San Francisco politicians relentlessly advancing ideas that they claim will “solve” California's housing crisis. However, numerous journalists and neighborhood groups have pointed out the deceit of their claims. In fact, few if any of the proposed bills will actually provide or even enable the construction of affordable residences, let alone residences designed to accommodate the financial situations of people who can only afford to live in low cost housing or very low cost housing.

It should be noted that previous incarnations of these dangerous proposals were barely stopped in the Legislature and were thought to be dead. But like Frankenstein or Dracula, they keep coming back to life even *after* they've been supposedly killed.

Now, with new backing by Democratic leaders, these bills been pushed through both the Senate and Assembly and are very close to being sent to the Governor for final approval.

The reality is they will open the floodgates for developers to build more “Market Rate” and luxury housing, and provide few if any “Affordable” residences. The bills also allow much denser projects—most of which could and would be set in the middle of traditional single family residence neighborhoods which populate the majority of the West Valley.

“Jill Steward has faced these politicians numerous times in the past, and has a very clear understanding of the potential destruction and problems their bills will cause,” Walker emphasized. “We’ve asked her to give our members and the residents of the West Valley a clear picture of unfortunately what our State representatives are supporting, and are turning to her to offer insights and options on how we can stop this potential destruction of our communities.”

“I am urging everyone who calls the West Valley home—and I’m including Tarzana, West Hills, Canoga Park, Winnetka and even Calabasas and Hidden Hills--to join the WHHO presentation this Wednesday evening,” Walker implored. “We may never have a more important and frightening presentation that we believe every homeowner needs to hear.”

Walker is suggesting that anyone with a concise question concerning these Sacramento bills or wants more specifics on ways to oppose them, pose their question on the Q and A link of the webinar page during the discussion so that they can be presented to Ms. Stewart.

He also noted that Jill Stewart could provide attendees with some internet addresses they can access in order to get even more specific information on these proposed bills, details on the problems they will create, and possible ways the public can help thwart what to most knowledgeable sources appears

to be a monumental usurpation of power by State officials.

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.

Here are some of the Sacramento bills that could destroy your neighborhood and your family’s lifestyle.

At this Wednesday evening’s WHHO meeting, guest speaker Jill Stewart will focus on Sacramento’s attempts to remove all local zoning regulations, and turn over all planning and land use decisions to contractors, developers and land speculators.

To help you gain some familiarity with these “Frankenstein Bills,” we are listing seven of the most onerous pieces of legislation:

- **SB 1385:** A real “Frankenstein Bill” that was previously killed but has come back to life. It empowers developers to override city zoning and restrictions, and to buy and destroy stores and businesses in order to build dense market-rate housing. It perpetuates the falsehood that market-rate density somehow results in “affordable housing.” Hundreds of mayors and city council members throughout the State do not yet realize that Sen. Scott Wiener’s bill aims to strip land-use and zoning powers away from City Councils and elected officials and hand their municipal powers directly to private developers. This legislation is backed by tech and real estate money and few members of the legislature seem to have the courage to either resist or challenge them.
- **SB 8:** A 5-year extension on a bad bill that was scheduled to die. It rewards gentrification, ignores the homeless, creates NO affordable units and silences communities facing big luxury projects. Limits public to 5 hearings in total.

- **SB 9:** Brings back from the dead the despised SB 1120 bill. 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 478:** Another Weiner monster, it is a radical “tiny lots” bill that overrides your city zoning and lets developers destroy older, modest, multiple-unit housing, and instead build ultra-dense market-rate housing — on severely small lots (lot size: 1,700 square feet). This Bill is “Instant Slum in a Box.”
- **AB 1322:** Lets city councils override previous voter-approved housing laws and restrictions, taking away their rights and replacing them with developer whims
- **AB 1401:** reduces parking in buildings within 1/2 mile of major transit (Typical bus zone) stops. Forces apartment residents and visitors to find parking in adjacent neighborhoods, potentially taking up all spaces homeowners count on for guests and parties.

Councilman Bob Blumenfield introduces motion to explore City financing of Accessory Dwelling Units (ADUs) for homeless housing.

CD-3 Councilman Bob Blumenfield just has added another voice to the already out-of-tune chorus of

politicians croaking their solutions to LA’s growing homeless and transient housing problems.

The Councilman’s proposal to explore the creation of a citywide program to finance the construction of accessory dwelling units (ADUs) or “granny flats” to house formerly homeless individuals who are now being housed in motels and hotels under Project Room Key or who need longer term solutions than the City’s bridge housing can provide. According to the Councilman, “As the city continues to expand its inventory of homeless interventions, and with [Proposition] HHH projects averaging \$531,000 per unit, ADUs can provide long-term, cost-effective, affordable solutions for Angelinos experiencing homelessness or housing insecurity.”

His action follows closely on the heels of an initiative by Mayor Eric Garcetti to give builders and homeowners pre-approved ADU building plans so that the additional living structures can but built faster and with a less extensive and less expensive permitting process. That is in addition to the City’s ADU Accelerator Program which allows homeowners to rent subsidized ADUs to older adults facing housing issues.

Councilman Blumenfield has postulated that new City-offered financial incentives would make more homeowners want to house homeless people in their own backyard. (Yes, you read that correctly.)

What his motion fails to address is that not only would it hasten the construction of one or two new allowed dwelling structures on sites already occupied by single family residences, but that it would incentivize speculators and developers to buy up numerous homes in quiet neighborhoods and populate those properties with currently homeless individuals—both increasing the density of a neighborhood, and also introducing tenants whose lifestyles and ideas are abhorrent to adjacent neighbors and to the entire community.

“I know Councilman Blumenfield is desperately trying to come up with solutions that could help ease

the current housing and homeless crisis,” opined Marty Lipkin, a WHHO Vice President. “But there are so many red flags and warning bells attached to this motion that in my opinion, the Councilman should withdraw it from any consideration immediately.”

Lipkin pointed out that the Blumenfield motion plays right into the neighborhood-killing schemes of State Senator Scott Weiner by turning every single family neighborhood into targets for unethical developers and questionable landlords. He pointed out that unlike apartment buildings that have controlled management and tenant rules that take the neighbors’ rights into consideration--operating under a single code of behavior and conduct, many current neighborhoods would quickly fill up with parcels holding multiple residential units where the rules and restraints would vary from lot to lot, with virtually no way for impacted neighbors to control problems except through very expensive and time-consuming lawsuits.

“What everyone also needs to consider,” Lipkin added, “ is that this idea fails to address the added impacts and strains to the electrical grid, water and support systems like sewerage, and that it fails to address the added parking burdens in neighborhoods where parking may not be plentiful. Overall, this starts to treat every single family residence as a probable business site,” he continued, “ and the City financing concept actually encourages building these units as financial investment resources.”

He noted that the initial idea behind ADU’s was to give an older parent or siblings affordable living quarters adjacent to a family member—hence the term “Granny Flat. “Now, the idea would be to get the City to partially finance these structures, and then after a relatively short term, toss out the low rent inhabitant and then spruce them up and flip them to be higher-priced revenue sources. Remember, City financing will eventually run out or stop and landlords will have no encumbrance to dramatically raise rents on what was originally conceived as a way to house the lowest tiers of wage-earners.”

The Blumenfield motion instructs the Housing and Community Investment Department, the City Administrative Officer and the Chief Legislative Officer to report to City Council within 10 days 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. The proposal also includes two additional instructions that require a report back in 10 days.

New members elected to Woodland Hills-Warner Center Neighborhood Council.

What if they held an election and almost no one voted? Well, the City did, and the turnout was dismal at best for the Woodland Hills-Warner Center Neighborhood Council elections recently held for three of the Council’s 7 areas, plus the Council’s single At-large seat.

This year the LA City Clerk was in charge of an election that was conducted strictly by registering on-line and requesting ballots to be mailed to you. Then, requiring ballots to either be mailed back before a deadline or deposited in the very few “official” ballot drop-boxes for the area. Woodland Hills was given three locations for drop boxes.

Additionally, potential voters complained of being unable to register for ballots or waiting for weeks for an official ballot to arrive at their mailbox before the voting deadline.

That doesn’t cover the confusion caused when City officials made an autocratic decision to allow people to vote in more than one area because they claim “stakeholder rights” in multiple areas. That City-made decision over-turned a decades-long NC bylaw that mandated people could cast a vote in only one area, and they were able to choose which area it would be. But despite people having the ability to cast multiple area-crossing votes, the highest vote

total for any of the election areas was barely over 100 ballots cast.

The At-large election slot saw a much larger vote tally because it allowed anyone who lives, works or attends a religious or “community-serving” organization based in Woodland Hills to vote for that seat. That City-determined rule allowed people living as far away as Hollywood and Pasadena to mail in votes once the City Clerk approved them as “stakeholders” and significantly increased the vote total for the At-large position.

The results of the election for the Woodland Hills-Warner Center Neighborhood Council are:

- **Area 2** (Basically all of Warner Center and surrounding areas down to the 101 Freeway)
 - Residential Rep.: Arturo Velasquez.
 - Business Rep.: Paul Lawler
 - Community Based Org.: Sean McCarthy.
- **Area 4:** (West of Woodlake Ave. and north of the 101 Fwy. Up to Victory Blvd.)
 - Residential Rep.: Brian Archibald
 - Business Rep.: Martin Lipkin
 - Community Based Org.: Geraldine Weiss
- **Area 6:** (South of 101 Fwy., between Topanga Cyn. Blvd. and Serrania Ave.)
 - Residential Rep.: Leslie Simon
 - Business Rep.: Mihran Kalaydjian
 - Community Based Org.: Heath Kline
- **At-large Rep.:** Sam Evans

Those 10 new and re-elected representatives will join the seated NC representatives for areas 1, 3, 5 and 7 who will face elections in two years.

More bad news: Utilities Attempt to Kill California’s Robust Solar Industry with AB1139:

California is the largest solar market in the U.S. with enough solar installed to power over 8.4 million homes... and growing. The state has invested over \$70 billion in solar and the industry employs over 68,000 California workers.

But, if passed by the State Legislature, AB-1139 would essentially kill the State’s rooftop solar and storage market by eliminating net metering (i.e.: selling excess energy back to utilities), adding grandfathering clauses for residential, school and farm installations and introducing “grid access” monthly charges for residential and non-residential solar systems. The new fees would apply to California solar installations across the board--including low-income communities.

According to industry watchdogs, AB-1139 is the result of years of efforts by the State’s large investor-owned utility companies to retain lucrative profit margins. The consumer watchdogs have identified these utilities as having ‘partnered’ with union locals and the International Brotherhood of Electrical Workers (IBEW) to lobby for AB-1139.

For Woodland Hills residents, passage of AB-1139 will impact the quality of life and energy costs for thousands of homeowners, businesses and organizations like churches, synagogues and schools. Many of the current solar users made their decision to install roof panels precisely to get away from the escalating costs of DWP.

“We live in the hottest portion of San Fernando ,” emphasized WHHO Board member Bobbie Wasserman, “ and for a great many families and businesses out here, there is a constant struggle with LADWP rates and billing. Any relief to those costs

has to come through continuing clean energy advancements like solar, and easing our reliance on traditional utility companies.”

Wasserman pointed out that over the past five years, solar prices have fallen 45% while technology has advanced to produce solar storage battery “walls”

which can ensure that solar homes are powered during ‘off-peak’ hours and electrical black-outs. At the same time, she noted that the solar power eases the overall load on the electric grid and on power substations which have had to be blacked-out or browned-out during some of the hottest periods when AC usage is greatest.

“AB-1139 would kill that critical solar resource opportunity and add unnecessary stress to both consumers’ wallets and the City’s power grid,” Wasserman concluded.

Proposed luxury hotel on Chalk Hill gets approved by City PLUM Committee.

After a 4+ year gauntlet of hearings with the Woodland Hills-Warner Center Neighborhood Council, meetings with various neighborhood groups, presentations before the Ventura Blvd.-Cahuenga Blvd. Corridor Specific Plan Review Board, and the City’ Planning Department, the City Council’s Land Use and Mobility (PLUM) Committee finally approved the construction of an up-scale, 4-story, 149 room hotel with subterranean parking and a large front porte cochere which be erected on Ventura Blvd. near the crest of Chalk Hill.

The site was previously the home to several large dining establishments including a steak restaurant and an all-you-can-eat sushi buffet. All of the restaurant attempts failed at the location and for the last decade the site has sat empty and unused--although occasionally it has been occupied by several homeless tents and encampments.

The new hotel is a scaled-down version of a project that was originally projected to soar 8 stories and include a roof-top dining venue, a high-end restaurant and a large ballroom for special events.

But because of its prominent location, existing Specific Plan rules and a fear that residents across the 101 Freeway would lose views, the project was reduced until it had approvals from the Neighborhood

Council, local residents and businesses and was finally unanimously endorsed by the City Council PLUM with a 5-0 vote. The project goes before the full City Council for final approval in June.

The crest of Chalk Hill is an area that has seen a lot of development activity over the last few years. A new Chick-Fil-A was recently opened at the base of the hill at Winnetka and Ventura. Then, a new, state-of-the-art showroom and performance presentation center for Porsche was approved to replace the abandoned Acura dealership near the crest and is currently under construction. Now the hotel is hoping to be a major activity center and a visual drawing card for visitors in an area that was neglected for decades.

Requested zoning change at Platt shopping center sends area residents into frenzy.

A major flap has arisen in the far northwest section of Woodland Hills and the West Hills area due to a zoning change request for the Platt Center shopping mall at the corner of Victory Blvd. And Platt Avenue.

The property owner has filed to have the City change its zoning for the entire shopping center to C-4 and to remove the “temporary” Q restrictions. Currently the Platt Center has two zoning codes—C-1 and C-4—and the request is to assign a single code due to problems created by having multiple codes.

The mall owner has stated that no new building or construction will be taking place at the Center, and has filed elevations of the Platt Center that basically show it remaining exactly as it is today.

The furor though is over the fact that a C-4 zoning designation does allow for residential construction under the City code, although the owner has told CD-12 Councilman John Lee that there are absolutely no plans for future residential construction at the site, and has told the West Hills Neighborhood Council that he would sign guarantees that no apartments, condos or mixed-use structures will be built on the

site. They have pointed out that the land is already partially zoned C-4 and they could have legally built residential there in the past—but have no plans to do so now or in the future.

The zoning adjustment request triggered an outpouring of over 200 comments, criticisms and speculative worries on the Nextdoor App, and even reassurances by the CD-12 office, the West Hills Neighborhood Council and retailers in the center couldn't stop the wild assertions and speculation that erupted after the legal notices went up.

To still the waters, there will be an on-line hearing scheduled by the Zoning & Planning Committee of the West Hills Neighborhood Council on Tuesday, June 8 at 6:30 pm. The Neighborhood Council states that to access that meeting, please visit: <http://westhillsnc.org/zoning-planning-committee.php>. To attend the Zoom Webinar use: <http://us02web.zoom.us/j/94979394001>.

In Case you Missed It

Pierce College leaders promise no apartments or land sales at April's WHHO meeting.

A lot of unanswered questions were definitively answered and major fears were allayed at the WHHO's April 28th General Meeting as the President, Vice President, Director of Construction and several other Pierce College executives joined WHHO President John Walker to discuss what has been happening on the campus, what is planned for the future of the school, and the role Pierce believes the institution plays in Woodland Hills and the West Valley.

Dr. Alex Montevirgen, the current President of Pierce who has announced he is leaving due to health reasons, noted that the school has already started transitioning back to a phased re-population and full enrollment after being closed and operating on-line due to the Covid-19 pandemic. They are carefully opening up for faculty and students, and safety

precautions will still be in effect on the school's grounds. He also stated that a limited number of community members and neighbors will be welcomed back to the campus to use some of the facilities and the hiking trails which have been closed, but users will be required to log in.

While about \$900 million in construction is either underway or planned for the campus, all of the Pierce executives were quick to dispel any notions that the college is planning on building residential structures on the site or thinking about selling portions of its undeveloped land to residential developers in the near future--or even the distant future.

“Pierce has 119 projects in the works and all of them are education-oriented,” Marco Tarantino the Director of Construction at Pierce emphasized. “The \$865 million we have for construction is already committed to erect academic buildings, an Industrial Technology building and a new Agricultural Center that supports the schools original mission of serving agricultural and veterinary studies.

He added that the only discussions of residential structures centered on possible temporary quarters for Pierce students who are either homeless or sleeping in cars and campers. But Tarantino quickly added that the school's governing body was cool to that idea.

The Pierce executives noted that a number of outside sources had previously approached the college to possibly use the large open pastures and farmland as sites for homeless tent enclaves or live-in vehicle parking sites. But, they noted that putting in the necessary water, sewerage and power sources and connections made that idea economically unfeasible, and quickly added that the land is a major resource for emergency large animal care in instances of major fires and evacuations throughout the Los Angeles area. “During an uncontrolled fire, we become home to hundreds of horses, goats, llamas, sheep, pigs and other livestock that are kept in areas near Woodland Hills,” Tarantino explained.

“Our Equestrian Center and our horse facilities aren’t usually in the spotlight until a major fire breaks out,” said Tarantino responding to a question asked by an audience member. “But, we are actually looking to up-grade and expand our equestrian facilities. Part of Measure J funds approved by voters a few years ago are targeted at improving livestock accessibility and care. So what might at first glance seem like unused open space, actually has a very specific and needed purpose.”

Another audience question touched on the school’s effort to continue its agricultural and veterinary courses of study. Several of the Pierce leaders emphatically stated that the college will “remain true to its agricultural intentions” and added that they are looking at ways to enhance those fields of study.

The Pierce leaders also noted that the school is investigating ways become a resource for the new biotech and agri-tech companies that are finally starting to consider Warner Center as a corporate base. They suggested that the Pierce curriculum and study majors could help foster student candidates to serve in part-time positions in those new WC-based businesses, or help them win internships at these companies and create opportunities for future employment.

“I think our student body could be a rich resource of motivated and educated individuals for these enterprises that would create a win-win situation for Pierce, our students and for those companies,” underscored Dr. Montevirgen.

Another key part of the Pierce presentation was the College’s relationship to the community and the neighborhoods surrounding the campus, and Pierce’s intentions to expand and strengthen that relationship. They stated their intention to become more involved with the community and again make the facilities and property available for hiking, special co-sponsored events and more.

Some of the other topics that were discussed by the Pierce leadership included the suggestion that Pierce

could eventually become a 4-year institution (No intention of doing that—the Valley has access to CSUN, and UCLA is relatively close.), Affordable housing for Pierce teachers (Costs are prohibitive and there are issues of forced relocation when someone leaves Pierce employment), and a return of the “Farm” (Have had several discussions but finding a way to restore it and make it financially viable is a problem).

Once student enrollment has fully returned to Pierce and the College is functioning at 100% again, the WHHO will resume publishing letters from the President of Pierce, and will schedule more frequent discussions about what is taking place on the campus.

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) 347-8869

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. Their ad dollars go a long way to assuring that you know what is going on in your community, and that you have a strong voice in making decision that impact your neighborhood.

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

We urge you to patronize the businesses you see here and 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.



Paul R Lawler, LUTCF

Insurance Agent

Paul Lawler Insurance Services

6351 OWENSMOUTH AVE STE 104
WOODLAND HILLS, CA 91367

Tel 818.222.8222

Fax 818.222.8223

PLAWLER@FARMERSAGENT.COM

0734445



**FRANKLIN'S
HARDWARE**

FAMILY OWNED SINCE 1952

(818) 347-6800 • Fax: (818) 347-6801

Email: ftvhdw@aol.com

21936 Ventura Boulevard at Topanga Canyon
Woodland Hills, CA 91364

www.franklinshardware.com



32 LANES * COMPUTER SCORING
BILLIARDS * ARCADE * PRO SHOP

LANE 33 BAR & GRILL

VILLAGE CAFÉ

BANQUET FACILITIES

(Newly Renovated)

JOIN OUR BOWLING FAMILY

Junior Leagues

Senior Leagues

Open Bowling

Lane 33

Live Music - Karaoke
Comedy- Billiards
Dancing and More!

WINNETKA BOWL

20122 Vanowen St., Winnetka, CA 91306

818-340-5190 www.winnetkabowl.net



Est. 1956

STEVE'S T&G MOTORS



Steve Licata
(818) 347-2054



5339 Comercio Way
Woodland Hills
(Half block south of Ventura)



stevejlicata@hotmail.com

Bumper Repair - \$475 | front or rear



JAMES L. HEIMLER

ARCHITECT-AIA

(818) 343-5393

FAX (818) 343-5815

JAMES HEIMLER, ARCHITECT, INC.

LEED ACCREDITED - SUSTAINABLE DESIGN
RESIDENTIAL, COMMERCIAL, INSTITUTIONAL AND INDUSTRIAL

19510 Ventura Blvd., Ste 210
Tarzana, CA 91356

www.jhai-architect.com
e-mail: jheimler@jhai-architect.com