



WHHO Newsletter

December, 2022

Woodland Hills Homeowners Organization

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

www.whho.com

**Wednesday Night:
Our special guest
speakers are**

...YOU!

This Wednesday evening, we're asking WHHO members--and anyone else concerned about improving and safeguarding our community--to speak up about the issues, concerns, solutions and hopes you have that can make our neighborhoods, schools and community an even better place to live and work.

WHHO General Meeting

**This Wednesday December 7,
7:30 PM- 9:00 PM**

It is time for you to be heard. And to help us address what's most important to you, your family and your neighborhood.

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

The WHHO's Webinar meeting begins at 7:30 P.M. Wednesday night, and you must register at www.whho.com in order to attend.

We know you've got something to say about how our City and community are being run. Wednesday night is the perfect time to say it.

What have you got to say about things in Woodland Hills? How do you think things are going in your neighborhood? In your school? Or in the City, in general? What's right? What's wrong? Who is doing the job, and who isn't?

You've probably got a lot of questions. Maybe you've got some smart solutions. No doubt you've got some ideas on who you'd like to hear from at our WHHO Community meetings.

This Wednesday, December 7 is the time for you to share those thoughts, complaints and requests with us. And you'll the opportunity to express your concerns, suggestions and requests for WHHO's focus in the coming year.

"The WHHO is a community organization," said President John Walker. "We've been around for decades, and we've been solely dedicated to making Woodland Hills a better community for everyone. And because we're representing you—and not some obscure group—we need to know what you expect from us. How can we help make your neighborhood and community better? What can we do to help get your voice heard? What ideas do you have that can solve any of our most pressing problems?" Walker continued.

The WHHO President noted that this was an unusual—but important—step for the organization to take because, “...if we’re going to represent our membership and the rest of the Woodland Hills community, we need to know what you’d like us to concentrate on.”

Walker added that, “from the beginning, we’ve always tried to put you in direct contact with the key decision makers impacting your community. We’ve had LA Mayors, State Senators, School Superintendents, candidates for numerous offices and high ranking officials from LAPD, LAFD, the Mountain Conservancy, the Homeless agency, major developers and hundreds of other speakers. Now we’d like to hear from someone who is just as important—You!”

He added that while this will be the organization’s first “Open Mic meeting,” the Board will take efforts to make sure that the evening doesn’t turn into just a giant gripe session. “Yes, we know that the City’s, County’s and State’s failures to even make a significant dent in the homeless situation will be one of the major sore points people will want to bring up,” Walker stated,” but everyone knows what the problem is—it’s just that no one can seem to come up with a solution to get around all the legal roadblocks federal judges and the people in Sacramento have managed to throw up.”

In addition to making a statement or asking a question live, the WHHO has also stated that if attendees have any other questions or suggestions, they can submit them on Zoom during the meeting, or leave an email on the WHHO website.

Walker emphasized that Councilman Bob Blumenfield is scheduled to be the January guest and will deliver his “State of the Community” notes at that meeting. The WHHO is also attempting to schedule the new LAUSD Superintendent, someone from the DWP who can offer insights into LA’s future water crisis, and a representative of the Fire Department to discuss prevention before the new fire season begins in the late spring.

It is important to remember that if you plan to attend the WHHO Zoom webinar either visually or by phone, you will need to register at the WHHO webpage at www.whho.com in order to attend. There is no charge, and you are not required to be a member of the WHHO or to live in Woodland Hills. But again, you have to register at the WHHO website.

New WHHO Board to be voted on at this Wednesday’s meeting

The proposed slate of candidates to lead the WHHO through 2023 will be voted on by members who attend this Wednesday’s meeting.

The slate of candidates is basically the current members who have volunteered to serve another year, minus Bobbie Wasserman who has moved her residence out of Woodland Hills, although she still has a business here.

The candidates are: John Walker, Nancy Porter, Dennis DiBiase, Aaron Williams, Shelly Schwartz, Ari Coine, Arman Hovanesian, Silvia Murley and Marty Lipkin.

The Board will be voted on by WHHO members who attend the Zoom meeting on Wednesday.

City Council makes noise to address increasing airplane noise from Van Nuys Airport flights.

If you’ve lived in the West Valley for more than a couple of years, you can attest to the constant increase of relatively low flying jets coming and going over our area. Some comes from flights headed for a landing at Burbank. A few are from aircraft emanating from LAX. But a majority of the increased arrivals and departures are from the private and commercial plans that are flying into and departing at Van Nuys Airport at all hours of the day and night.

Van Nuys Airport has grown to rank as one of the world's busiest general aviation airports. It is one of two airports owned by Los Angeles World Airports (LAWA)--including Los Angeles International Airport (LAX).

Due to its location in the center of the San Fernando Valley, it has served a major departure and arrival point for legions of private and corporate aircraft for decades. But year after year, it has seen many of its small single engine aircraft users replaced by newer, larger and noisier corporate jet aircraft. And, during Covid, the airport's traffic increased and operations expanded, as it provided private air traffic an alternative to LAX. That has substantially increased the volume of air traffic over densely populated Valley communities—including Woodland Hills.

Not only has that increased volume of flights raised the levels of noise throughout the San Fernando Valley, it has also significantly increased pollution, and air traffic congestion. In 1985, the City of Los Angeles created an Advisory Board to oversee the growth and plans of Van Nuys Airport, but during the Covid situation, the airport found it more convenient to simply bypass CAC and other advisory bodies, ignore their input and process, and just submit project proposals directly to a higher governing Board.

By taking that “shortcut,” *after-hours operations* at Van Nuys has increased 40.24%--directly impacting area residents with additional noise, pollution and traffic. Overall FAA and After Hours Operations have risen 40.06% since 2017.

It may not be that way any longer. Four current City Council members—including CD-3 Councilmember Bob Blumenfield-- have created City Motion #22-1489 that mandates input from the Van Nuys Airport CAC and sets clear standards of community outreach from the Los Angeles World Airports governing board regarding updates and changes made to the Van Nuys Airport. Blumenfield was joined on the motion by Councilmember Nithya Raman and Council President Paul Kerkorian on the motion that was

seconded by Councilman Mike Bonin whose District also includes LAX.

This motion asks for clear standards to be set and enforce for community outreach. The members advocating the motion stated that, “Valley Residents have not always felt consistently included or briefed on projects that have significant impacts to their daily lives.”

The City Council will still have to be moved out of Committee to the floor for a vote from the full City Council.

Fires and “truth” issues have many concerned about homeless sites overseen by Hope of the Valley.

While a majority of newspapers and broadcast outlets declined to cover it, two homeless shelters overseen by the non-profit Hope of the Valley saw portions of their properties go up in flames in the week before Thanksgiving.

Eight tiny home cabins at the transitional homeless shelter on Topham St. in Tarzana went up in flames at the end of August. One unit was initially involved in the fire which spread to 7 other units and caused fire and heat damage. There were no injuries reported but there was a loss of some personal property.

At the end of August, there was also a suspicious fire at the Alex Trebek Center for homeless individuals in Northridge. PR specialists apparently effectively got news organizations to “overlook” the story and virtually no traces of the fire can be found online.

Also some have been troubled by the recent mailer sent out to homeowners this past week soliciting donations for Hope of the Valley and highlighting their new project—the former 818 Hotel on Ventura Blvd. directly across from Taft High School.

Offering donation levels where you can “sponsor” a bedroom or “sponsor a bunk bed,” at the facility they have renamed The Woodlands, the 400-bed

emergency housing complex is for unsheltered families. The solicitation flyer states that the yet-to-open facility will provide shelter for 100 unsheltered families, of which 90% are mothers with children, raising the question of who will make up the remaining 10% of inhabitants.

When this issue was discussed at a WHHO meeting with Ken Craft, head of Home of the Valley, there was a promise made by both Craft and Councilman Blumenfield—and underscored by Supervisor Sheila Kuehl’s representatives—that *the facility would be limited exclusively to unsheltered families with children.*

Questions about housing single individuals or couples with no children were met with the absolute assertion that only homeless families with children would be housed there. The solicitation mailer was sent out earlier this week and the WHHO has not had the opportunity to question Ken Craft or the CD-3 about the discrepancy.

The proposed “affordable mega-apartment complex” on Ventura to be presented to area residents and businesses at a special Neighborhood Council meeting in mid-January.

Because of the extreme community interest in the recently announced “Affordable and low income” apartment complex proposed for the empty hillside lot(s) next to the Bowlero bowling center at the far western end of Ventura Blvd. and overlooking the 101 Freeway, the Woodland Hills Neighborhood Council plans to hold a special meeting exclusively for that project sometime in mid-January so that the entire community can have the opportunity to hear details at the same time, and so that everyone will have an opportunity to ask questions and possibly make comments.

The decision to first present the project for community awareness before it goes to the NC’s PLUM Committee for parsing, was endorsed by the City agency that oversees Neighborhood Councils. At this date, there has been a request made for the developer to supply elevations and renderings for the rear of the project which would be at the apex of the hill and be most visible from the 101 Freeway. Those views were not included in the packet that initially went to City Planning and are deemed essential if the community is to have a full understanding of how the project will look and possibly impact the area.

Several initial renderings of the project were released to the news media when the project was announced, but the Neighborhood Council told the developer that all views of the project must be provided before any decisions can be rendered.

The apartment building would have approximately 100 studio, one, two and three bedroom units is being considered, with 74 units of “affordable” housing and 25 units of permanent supportive housing in a complex that will soar to 8 stories overlooking the 101 Freeway.

The project has claimed that because of recent Sacramento bills, it does not have to meet certain development restrictions, and in a letter from Councilman Bob Blumenfield he has stated that he cannot overrule those State laws. Still, a number of questions and challenges have been raised about the legalities of the proposed project and whether the project actually meets the requirements for claiming those exemptions—including the assertion that the project does not meet SB 35 requirements.

That, and many other charges, will hopefully be addressed at the mid-January Neighborhood Council meeting. The dates, time, and Zoom access information will be established by the Woodland Hills Neighborhood Council after all of the details for the presentation have been worked out with the Applicant. Those details will be posted on the Neighborhood Council web page (whcouncil.org).

The WHHO will also post that information on our web page when it becomes available.

Additionally, there are plans to hold a similar public meeting to review initial plans for the Boething Treeland project when that Applicant feels ready to submit their development plans to the community.

Superstar architect Frank Gehry Comes to Warner Center area—“sort of.”

Could a dazzling architectural project from world renowned architect Frank Gehry be appearing in the Warner Center Area? Would the design rival Disney Hall in downtown LA? Or the unique and quirky binoculars building in Venice?

Sadly, no.

But the famed architect has created a new entry pavilion to the Los Angeles River Greenway that starts where headwater of the LA River are located, at the confluence of the Arroyo Calabasas concrete viaduct with the Bell Creek channel just east of Canoga Park High School.

The Frank Gehry Pavilion broke ground at the site in a ceremony on November 7. The new entry Pavilion is on the edge of the channel where Alabama Avenue intersects with Basset Street. Consisting of two buildings that frame an entrance to the river greenway, each features public restaurants. There will also be a shade canopy displaying public art, as well as picnic tables, bike racks and a drinking fountain.

This complex will be one of the first significant projects built using design guidelines from the County River Master Plan, which calls for new design of open spaces along the entire LA River corridor. The County wants to create a 51-mile multi-use path along the entire river corridor, with the cities that line the path of the river making an investment in new open space to beautify the concrete channel that

was designed and built by the Army Corps of Engineers after the San Fernando Valley was almost wiped out in a disastrous flood.

While a step in the right direction for the plan to revitalize the LA River, this Gehry project probably won't be included in the architect's 100 best list.

What's happening in Woodland Hills: Status of projects you may or may not know about.

A number of projects have either been started, approved or are being considered in the Woodland Hills- Warner Center area.

1. Boething-Treeland master planned residential development:

Tentative plans for developing the Boething Treeland Nursery site as a residential complex were presented to the community at a PLUM Committee meeting two months ago. Based on comments, the architects and developer are revising those plans. No date for another presentation has been set.

2. 6400 Canoga Hotel development:

Plans to re-develop an existing office complex at 6400 Canoga Avenue in Warner Center and turn it into a 3-story upscale hotel. Plans were approved by the Neighborhood Council and are now going through the Planning and permitting process.

3. IN-N-OUT restaurant and drive-through at 22822 Ventura Blvd. and Rigoletto:

Plans to remove an old Bank of America building at this site and construct a new IN-N-OUT restaurant with drive-thru and outdoor dining patio were presented and approved at the Neighborhood Council PLUM Committee. The recommendation will be presented to the NC Board on December 22.

