



WHHO News September, 2025

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

Supervisor Lindsey Horvath headlines our September 17 meeting.



It has taken a whirlwind to clear out the cobwebs of ineptitude and years of neglect that passed for County leadership under previous Sheila Kuehl, but it seems that Lindsey Horvath has had the industry and moxie to finally get the LA County Supervisors to start looking at new solutions to old problems that have not only not gone away, but have gotten

almost terminally worse because of governmental bungling and incompetence, and lack of clarity and leadership.

Elected to take the 3rd District seat at the end of 2022, Horvath has set sights at removing the sacred cows and Trojan horses that have often prevented the LA Board of Supervisors from actually making meaningful improvements and removing obstacles to implementing critical changes (or complete overhauls) of services, guidance and philosophies that have been overwhelmed by thinking that wasn't even valid five years ago.

Homelessness has become plague to almost every community in the County. Financial insolvency is plaguing both the County and the City of LA. Wildfires and issues with recovery and rebuilding have cast a pall across the County. Huge problems that have needed even bigger solutions.

Horvath--unlike her predecessor--hasn't shied from those fights. And this Wednesday evening the WHHO and you will have the opportunity to ask her about the dynamic steps she's already taken to get her four other Supervisor colleagues to find new ways and means to finally reduce the issues that most of the media have described as :unsolvable."

"There's a lot of important information that we hope to cover," stated WHHO President John Walker. "I don't think a lot of people know how much Supervisor Horvath has already accomplished in the last couple of years, and I'm hoping we can delve into some of the most important actions she has taken to not only stem these critical problems, but also share what she and the Supervisors are planning as next steps in combatting homelessness, the lack of affordable and adequate housing, and protecting

This Wednesday Night:

County Supervisor
Lindsey Horvath

WHHO General Meeting

**This Wednesday, September 17,
7:30 PM- 9:00 PM**

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

our neighborhoods from the onslaught of all the detrimental zoning, fire recovery and transportation misguidance that has come out of Sacramento.”

Walker pointed to Ms. Horvath’s most lauded action of having the Board of Supervisors remove the County’s support from the fragmented and poorly run Los Angeles Homeless Services Authority—LAHSA—and transfer funding and oversight to a single, new consolidated County Department for homeless services. Horvath had declared a “state of homelessness emergency” in January 2023.



Part of a homeless encampment in Warner Center

She also championed several critical programs for tenants in the County, expanded rent stabilization programs and advocated for emergency rent relief funds for constituents.

“While Supervisor Horvath has gotten significant press on her actions to correct problems with the homeless and those financially challenged by LA’s lack of affordable housing, she has also made important inroads on issues like her County Water Plan, her Wildfire Recovery efforts, and her efforts to secure aid for businesses impacted in District 3, Walker said.

“ I am hoping we’ll be able to touch on those actions with her, and also learn what new efforts she is planning to help the Third Supervisor’s District to not only face—but head off—the growing number of problems facing our communities and neighborhoods in the far West Valley.”

Walker pointed out that Wednesday’s WHHO Zoom meeting with Supervisor Horvath is open to everyone—no WHHO membership needed—but you do have to go to the WHHO website (www.whho.com) to register before the meeting begins.

LAUSD gets failing grades for trying to turn old Collins St. School site into housing for LAUSD teachers and employees.

It sounds like a logical idea: Tear down an old, unused LAUSD school, and use the site to build affordable housing for LAUSD teachers and school staff in the area, right? Wrong!!!

So, what’s wrong with it? Well, LAUSD continues to fail doing its homework. (They failed with a similarly proposed project in another area). The LAUSD’s plans to build a 264-unit low-rent building on the site of the Collins St. School at Collins and Rudnick get a red “F” because apparently the way the LA School District plans to pursue this cannot legally be done.

According to an official in the LAUSD’s Planning and Development department, there’s a good chance that the proposed apartment project cannot be restricted to only LAUSD teachers and employees because it may run afoul of restrictions from the



Collins St. School has been demolished, but any low-cost apartments built for only LAUSD teachers and staff may run afoul of Federal restrictions.

U.S. Department of Housing and Urban Development. If built to follow restrictive financial rules, any housing on the site may have to be made available to everyone who qualifies for the apartments—and cannot be restricted only to people who work for LAUSD.

According to one community organizer who is leading the charge on the issue, while the LAUSD has performed their required community “outreach,” they did it by “contacting as few people as possible.” The organizer pointed to a community meeting in August that only drew approximately 15 people because sufficient notification by LAUSD was not available until the last minute.

The community representative also said that the Consultants brought in by LAUSD to answer community questions and provide important information, could not answer any questions “without seeming like they’re making it up on the spot.” She added that, “Often the speakers contradicted each other, and they finally said if we have any other issues we could bring it before the Board of Education sometime in the future.

Assemblyman Jesse Gabriel confirms he’ll be WHHO’s October speaker.



Although he’s had a very packed schedule, our Assemblyman Jesse Gabriel has conformed that he will be the WHHO’s guest speaker at our October community meeting.

It is hoped that Gabriel will be able to provide some insights into why the Sacramento legislature has drawn a bead on neighborhood zoning throughout the State-- basically wiping out a majority of critical zoning laws, codes and regulations for many cities in California. State taxation will be another area of concern, and it is hoped that the Assemblyman will provide greater clarity on Proposition 50—the new legislation that proposes to change California’s districts in an attempt to thwart President Trump’s actions in Texas and other “Red States” to put his thumb on the scales of mid-term elections.

Sacramento puts another nail in the coffin of LA’s neighborhoods by passing SB-79 and sending it to Governor for his signature.

The *inanity* continues!!! After months and months of debates, fights and pleas from virtually single



Coming soon to a street near you! (Thanks to SB79 that now awaits Governor’s signature.

family neighborhoods throughout California, Sacramento lawmakers stuck their fingers in their ears and voted to send Senate Bill 79 on to Governor

Newsome for his signature for final approval in October and enactment into law.

That means our Sacramento lawmakers have paved the way to expand high density housing within a half mile of a transit stop, with apartments of 6,7, 8 or even more stories while overriding all local zoning laws. (The law also applies to train stops.) In the case of most Valley communities with existing bus routes, the law will allow from five to eight-story tall buildings.

The Sacramento vote came only a few weeks after a resolution against SB-79 was introduced in LA's City Council by Councilmembers John Lee and Traci Park, and the City Council voted 8 to 5 to ask the Senate and the Governor to reject the bill. Councilman Bob Blumenfield of the far west Valley declined to vote.

After over a year of arguing, it was a decision by the powerful labor group representing union construction workers--the State Building and Trades Council--agreed to reverse its opposition to the bill in exchange for a number of amendments that will add union hiring on a number of projects. *Cha-ching!!!*

Rest Easy! Here are some important details about the cemetery planned for the Boething Treeland site.



A Dignity Memorial cemetery with markers and plantings similar to what is being proposed for the Boething Treeland site.

When Dignity Memorial, one of the nation's largest cemetery and memorial parks operators announced that they were purchasing the venerable Boething

Treeland nursery site on Valley Circle Blvd., cries of "Oh no!" and "Not again! Went up from homeowners near the site, drivers who depend on Valley Circle Blvd. to get to the Freeway, and people who wanted the land to remain filled with trees, shrubs and flowers of all kinds.

Although there's been a lot of speculation about what the cemetery will actually wind-up looking like, and what—besides grave sites—would actually be built on the land, it turns out that Dignity has already anticipated almost all of the initial apprehension and negative prognostications, and has been willing to answer virtually any and all questions they can.

A number of important questions and answers about what is planned there were already published in the local newspaper Valley Vantage. But the WHHO noted that some critical issues hadn't been covered in that article, so we had a long and very candid



Dignity has promised neighborhoods and West Valley communities they will build a memorial park with a park-like setting.

discussion with Aaron Green and Elizabeth Hennes, the spokespersons for the project. And while we can't publish the full Q & A of that discussion, here are some of the most important facts that we learned:

1. The triangular parcel across Valley Circle Blvd. is initially planned for gravesites and parking. It will be gated and no structures are anticipated for that piece of property. Plans are still being finalized, however.

2. The large hill/mound at the northern end of the property will be somewhat graded and partially flattened for gravesites with memorial markers, and any dirt will be spread out throughout the site. No structures are planned for that area.
3. The main entry is planned to be directly across from the current terminus of Ventura Blvd. Dignity is looking for ways to alleviate any potential traffic blockages or back-up areas.
4. The rear exit that Boething uses occasionally that opened into a community of homes will be moved closer to Valley Circle Blvd. and treated as a very limited entrance. They are working with LA's Traffic Department to make it as seamless as possible.
5. The only large structures being considered for the 32-acre property are a non-denominational "Celebration of Life Chapel" with attached offices, and a building for maintenance equipment. There will not be any facilities for embalming or cremation. Those will be handled at another Dignity site.
6. All structures will be centrally located on the property and will be at least 300-feet away from the edges of the property.
7. No tall spires, bell towers, campaniles or high walled structures with crypts are being planned for the property. Tall gates with attractive fencing will surround the entire property, and views into the cemetery will be partially obstructed by plantings along the fence line.
8. Currently, the grave locations are being planned for in-ground markers (brass or stone) in order to maintain a "park-like" setting. When questioned about large mausoleums, statues, pools and other large

gravestones, the representative said they would look into it, but thought Dignity is trying to maintain their promise to maintain a "park-like setting."

9. Parking and a lot or lots have not been addressed as of this time. However, it was assured that there will be no over-flow parking into adjacent neighborhoods.



10. Security will be maintained 24/7 by at least two patrolling security officers, and possibly more if needed.
11. Signage for the cemetery will be minimal and will be incorporated in or near the entrance. The maximum for signage is 20 square feet.
12. Any possible water features like fountains, ponds, or waterfalls have not yet been designed and will be made public if and when they are.
13. Addressing worries about the number of funerals projected, Dignity only anticipates from 0 to two per day. "Remember," the spokesperson said, "there are only 32 acres we are working with."
14. The first initial plans and possible sketches for features of the park will probably be released to the public in a few months.

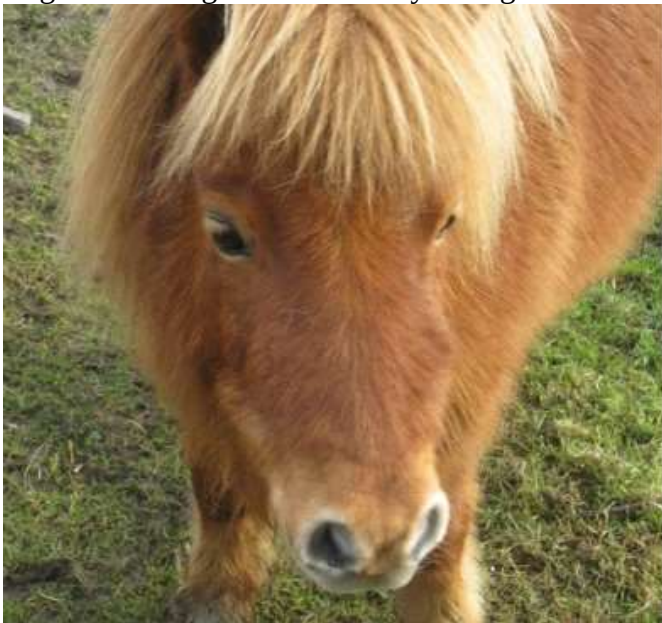
Aaron Green and Elizabeth Hennes said that once the Dignity plans have been finalized and they have renderings of some of the key aspects like the main

entrance and the “Celebration of Life” chapel, they would like to be invited to a WHHO Zoom meeting to present the layouts, site plan sketches and also discuss any other questions or issues that the community might have.

If you have any questions that you think need more clarification on, or if you believe a question hasn't been asked and answered yet, you can email your questions to: woodland hills inquiries @gmail.com

City Planner puts off decision on Walnut Acres lot split until Oct. 3rd.

The community and the builder who purchased a home with a large lot on Collins Street in the historic Walnut Acres estate area, will have to wait until the beginning of October when the City Planner assigned to the case finishes weighing all of the information and letters from the community and makes a decision to either preserve the area's Residential Agricultural designation, or allow the first lot split or “adjustment” since the RA-1 zone designation was granted over 40 years ago.



Will Walnut Acres homeowners have to kiss their allowed livestock pets goodbye?

The supposedly protected RA-1 Residential-Agricultural zone allows homeowners to keep horses, goats, and other “farm animals.” City

Planning noted that the site is also zoned ZI-2438 Equine Keeping.

There is a 70-foot mid-line width required, and structures must not impinge on the animal keeping rights of abutting properties. In this case, the developer is asking for only 20-foot midline, and if granted, six abutting properties that have animal-keeping rights would lose them, and they would not be compensated for the loss of those privileges by either the builder or by the City of LA.



Pigmy goats are popular in Walnut Acres

The house and lot on Collins Street is in an area that has been eyed by dozens of builders over the years, and is one of the last “semi-rural” areas left in the City. The Walnut Acres community has attempted to preserve the look and feeling of the area and has successfully battled City Planning more than 20 times—and won—those attempts to split lots or to prevent any encroachment into the mandated spaces between homes that would make animal-keeping difficult or in many cases impossible.

“The problem is,” noted a Walnut Acres resident, “that the State has screwed around with the City and County’s zoning regulations so much, that the current City Planners who haven’t been through this before get all hung up on the laws and the intent of the RA-1 zoning. We may have such a case here, and if someone wants to bring suit, it could turn out to be a very long and costly battle.”

During a Planning Zoom hearing on the issue earlier this month, a number of Walnut Acres residents spoke in favor of maintaining the existing RA-1 laws, and virtually no one advocated for granting the

“split/adjustment.” The Planner in charge of the case told viewers and listeners that they still have time to file their letters and comments and explanations before he makes his October 3 determination.

There will be a lot more “Trash Talking” in LA once 2016 is here.

Although it was passed by the LA City Council this past April, most Angelino homeowners simply aren’t aware that their garbage is becoming much more valuable—to the City.

It’s not that the City will be selling it. Or refining it. It’s that the City will be charging everyone more just to pick it up and haul it away. The City approved a plan in April to significantly increase trash fees, with the first increase of a 54% jump taking effect January 1, 2026, to be followed by several more increases annually until the 2029-30 fiscal years.



The plan will raise the monthly Solid Resources Fee for single-family homes and for smaller multi-family units (3-4 units) from \$36.32 to \$55.94 in 2026, with a final pricing target of \$65.93 per month by 2030. And that’s regardless if you only have a few cans or many.

These garbage fee increases are to cover a City budget shortfall, as well as the rising costs of providing trash collection, maintenance, and compliance with State recycling mandates.

Here’s why it is happening:

LA has been subsidizing trash services from its general fund, creating a budget shortfall, and must now make the service self-sustaining in order to

cover rising operational costs for labor, fuel, and equipment.

- ***When does it start?***

The first increase of 54% goes into effect January 1, 2026.

- ***How much will it increase?***

Monthly Solid Resources Fees will increase from \$36.32 to \$55.94 (a 54% jump) starting January 1, 2026, and the fee will continue to rise annually, reaching \$65.93 by the 2029-30 fiscal year.

Wow! Talk about some trashy news!

What’s going on in Warner Center? (And why didn’t I know about it?)

There’s been a lot going on in Warner Center, but not much has made the headlines. Yet.

Most apparent is the change of use and appearances of the old Catalina Yacht site on Victory Blvd. that was purchased by a relatively unknown movie studio called Cinespace.



The old Catalina yacht building center is being transformed into a new movie lot and stages.

The two-story, 187,000-square-foot building sits on 9.3 acres. Is currently being transformed, but information about the project and the company is hard to come by. The company apparently owns movie studio properties in Chicago and in North Carolina.

Revitalizing 6464 Canoga Ave.

A second major building transformation in Warner Center is a project to transform the old red brick Filmation building at 6464 Canoga and Victory, and turn it into an 8-story mixed use facility with 276

residential units and over 4,000 square feet of retail space.



The Applicant proposes to build a new mixed use 8 story building at the corner of Canoga Ave. and Victory Blvd. in the Downtown District of Warner Center with 276 residential units and 4,045 sf of retail space.

There are 3 levels of concrete podium parking with five stories of wood frame construction above. The new structure will replace one of the pioneer Warner Center commercial office buildings—the brick office building that housed the former headquarters for Filmmation, which produced early animated TV shows that included *Space Academy*, *Jason*, *Son of Star Command*, *Ark II*, *Shazam!*, *The Ghost Busters* and *The Secrets of Isis*.

Rams Village at Warner Center

Also currently being worked on is the giant residential and retail project from the Kroenke Group known as Rams Village at Warner Center that will fill the 52-acre space once occupied by the now demolished Promenade shopping mall.



Beyond the Rams headquarters, this proposed mixed-use neighborhood designed by Gensler will

feature residential, retail, office space, hotel, indoor entertainment venues, and abundant parks and open space. The 52 acres sit across all or portions of two blocks, which are surrounded by Erwin Street to the North, Canoga Avenue to the East, Oxnard Street to the South and Topanga Canyon Boulevard to the West.



The WHHO needs You Be part of us.

The WHHO wants to be your voice as well as your eyes and ears into what's going on that will affect your lifestyle, your property and your neighborhood. So, join us.

You'll find an Application at the bottom of the first page of our web site, WHHO.com. It is only \$25 a year for an *entire household* to belong to WHHO, and your membership helps to sustain us by covering taxes, insurance and other legally required fees.

WHHO Officers & Directors for 2025:

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