



WHHO News January, 2026

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

7:30 Wednesday Night: Councilman Bob Blumenfield on fighting the ills and perils that Sacramento laws have unleashed upon us.

This Wednesday night's WHHO Community meeting over Zoom should give everyone a lot to consider. Not only will this be CD-3 Councilman Bob Blumenfield's last "State of the District" presentation, it will be a chance for him to expand and expound upon a number of key issues and problem projects that have arisen in the District since the Sacramento legislature unleashed a bevy of foolishly designed and possibly dangerous bills that eviscerated most of the City's long-time key Planning and land use laws and rules.

This Wednesday evening's WHHO Zoom meeting will begin at 7:30 PM, and will touch on several key issues and projected area projects

This Wednesday Night:

CD-3 Councilman Bob Blumenfield

WHHO Zoom General Meeting

**This Wednesday, January 28
7:30 PM- 9:00 PM**

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

Obviously, much of the key discussion will center on the proposed development of 20 acres of the Woodland Hills Country Club in the old Girard tract—the first residential community in Woodland Hills.

The developer's plan proposes 398 new homes, including: 175 for-sale three-story detached single-family homes; 126 rental apartments in a four-story building with ground-level parking; and 97 rent-restricted apartments in a four-story building. Initial plans also call for small homes with 32 dedicated to seniors and 65 being designed for families."



But there are also several other critical planning and development issues the Councilman will be asked to comment on.

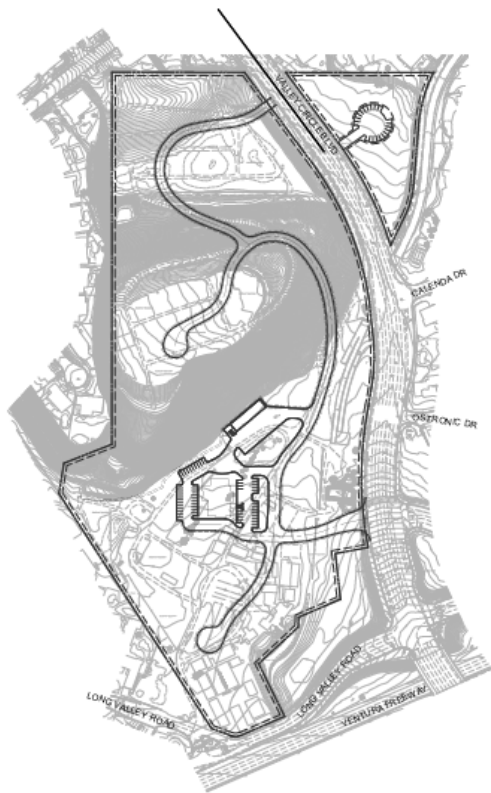
They include a proposal in Walnut

Acres to remove a single family

home in a unique residential area that is zoned "Residential-Agriculture" and replace it with a small home and a group of ADU structures. The fact that LA City Planning has made an arbitrary decision that tosses away long-established City laws and rules that require a 70-foot minimum midline lot width requirement only because the developer

begged for it is something we will ask the Councilman if he's planning on fighting the action.

Add to that the proposed Dignity-Memorial cemetery plan that is being planned for the old Boething-Tree Land nursery acreage on Valley Circle Blvd. and the 101 Freeway. Only one very sketchy initial site plan (see below) has ever been made public since the proposal was first filed, and area residents have received no answers about critical details being considered for the proposed cemetery—although all structures on the nursery site have been demolished.



This is the only initial plan for the proposed Dignity Memorial cemetery planned for the old Boething-Tree Land nursery property. No other site plans or any other architectural renderings have been released to the public as of today.

Of course, the WHHO hopes that the Councilman will also take the opportunity to address some of the most pressing and critical issues facing the City of LA as a whole.

It is no secret that the City of LA is in a huge financial hole, with many City departments—including both the City Police and Fire Departments-- looking for additional funding to not only maintain their current staffing levels, but for funds to increase staffing and pay for necessary equipment additions and up-grades.

We're hoping that Councilman Blumenfield can explain where the City Council found the funds to vote last week to approve close to an additional \$3 million so that the hiring and training of an additional 130 recruits as new police officer trainees isn't interrupted. The initial funding for that ran out last month and it was feared that it could result in the LAPD shrinking to unsustainable levels, and the money the City Council authorized allows for the hiring of dozens of new officers to a department where manpower has been dangerously stretched thin.

The WHHO is also hoping that the Councilman can offer his insights on the efforts of the Los Angeles Fire Department to bypass City Hall and directly ask voters to add a ½ cent sales tax increase on the November 2026 ballot specifically allotted to fund critical LAFD infrastructure, staffing and raise anywhere from \$320 to \$345 million annually for engine repairs, new engines and station repairs.

LAFD firefighters and union leaders are bypassing City Hall to directly ask voters for a 1/2 cent sales tax increase on the November 2026 ballot to fund critical infrastructure and staffing. The tax would increase LA's sales tax from 9.75% to 10.25%, raising approximately \$320–\$345 million annually to repair broken fleet vehicles, add new engines, station repairs, and increased personnel. The LAFD leaders underscore that even though LA's population has increased over 1 million people over the last 5 decades, the department has not significantly increased its staffing or station count.

If time allows, the WHHO hopes Councilman Blumenfield can briefly touch on some of the key issues and policy changes he would champion if he is elected as the State Senator from the 27th District

to replace incumbent Henry Stern who is termed out.

This will be a very important meeting Wednesday evening and it is available to everyone via Zoom, provided you have signed up to attend it on the WHHO website at WHHO.com. We urge you to sign up early, as last minute sign-ups may prove difficult.

Where exactly are we on the proposed Woodland Hills Country Club golf course development proposal?

In a letter to the community and in a newspaper editorial, Councilman Blumenfield explained the reasoning of his actions to request the City pause their actions and probe deeper into the request for the proposed development on the WH Country Club golf course property.



He explained that right now, City Planning has paused the developer's application to build hundreds of single-family and multi-family homes at the highly sensitive site of the Woodland Hills Country Club (WHCC). While this pause is welcomed news, it is very much a temporary pause, he underlined.

He explained that due to Sacramento changes in new state laws that took away local control over certain land use policies, we are seeing the unintended consequences of these laws playing out in our community. This massive housing proposal at the WHCC would have traditionally gone through many steps in order to be approved, including CEQA review and the Council's Planning and Land Use Committee. Typically, community questions would be discussed at various required community and public meetings.

However, with the signing of AB 2243 and AB 893 in October, bills which expanded the definition of what a commercial corridor is, this is not the case anymore--making this large development on a single-family street a "by-right" project.

As a result, the State's *Governmental Code*, Section 65912.101 has been amended and now provides that: "(b) **Commercial corridor**" means a highway that is not a freeway and that has...(2)...a right-of-way of at least 50 and not greater than 150 feet." That makes many "roads" now become a "Commercial Corridor" entitling the developer to streamlined permitting process sidestepping the normal community input and Council oversight.

While the proposal is still very much alive, City Planning deemed the application incomplete and temporarily paused the application because the developer did not submit all required documents. But, the developer probably has lawyers working on that.

"My staff and I are working on using all tools left in the City's hands to help pause this dangerous proposal," Blumenfield said. "I'm grateful that the board of the Santa Monica Mountains Conservancy who has voiced their serious concerns about the environmental threats this project poses. I have also introduced local legislation directing the Planning Department and City Attorney to give us further clarity of how these laws are impacting our local control over development in the newly defined "commercial corridors" and specifically whether or

not there is any legal way for the city to exert discretion over this proposal. My motion passed the Planning Committee and I am working on getting it scheduled for a full City Council vote.”

But Blumenfield added that this project will still move forward ministerially once these documents are submitted.

[Editor’s Note: the Motion was passed today unanimously at City Council].

Why would the City of LA grant a legally questionable lot split in Walnut Acres when everyone except a developer and Planning say, “NO!!!!!!”?

The Walnut Acres neighborhood has always been looked at as one of the most picturesque and tranquil neighborhoods in Los Angeles. For over 50 decades, the single family lots on tree-shaded rural streets have been an idyllic local for homeowners to own horses and raise pet animals like goats, pot-bellied pigs, chickens and other rural animals under the allowance of the community’s Residential-Agricultural (RA-1) Zoning.

According to Donna Schuele, President of the Walnut Acres Neighborhood Association (WANA), the project is a symbol of greedy developers trying to take advantage of a poorly thought-out and badly written law (Like AB 2011) that basically eliminates many long-standing zoning and development rules and requirements and basically makes it the “Wild West” for developers to destroy long-established neighborhoods.

One of the key issues are the rules governing lot splits in areas like Walnut Acres and concerning a proposed lot split on Collins Avenue. It should be noted that lot splits in this RA-1 area have been adamantly opposed for over two decades by both CD-3 Councilmembers Dennis Zine and Bob Blumenfield in the past. Lots splits in the area have also been opposed by the South Valley Planning Commission for over 20 years—primarily because

they often impinged on the animal-keeping rights of adjacent properties. A key to this is a required 70-foot midline on any property that is to be split, so that the neighbors’ rights are not impinged.

But now, the LA Planning Department has decided to change course and grant an exception to zoning regulations to the developer.

The WANA President pointed out that if this lot split is granted then the city will be required to grant lot splits for all 120 ft. wide lots in Walnut Acres. This will allow developers to knock houses down, split lots, and build 4 houses on land that previously held one house. This will also allow lots where two houses have already been built to be split.



The Planning Administrator determined that the lot split could be granted only if the 70 ft. midline requirement was met (this is consistent with the law – note that the AA did not ***grant*** the lot split). So then, the developer then applied to the ZA for an adjustment to be relieved from the 70-ft midline requirement, and the ZA granted the adjustment.

Right now, the City Planning Commission will hold a hearing on Thursday, February 12 in Van Nuys (4:30 pm) to eliminate the 70-foot midline lot requirement and grant this split. So it will be key for Councilman Blumenfield to have his staff ready to argue for the community on this highly questionable lot split request.

WANA and residents of Walnut Acres believe that the ZA determination was contrary to the long-

existing law, and it is that that decision that they are appealing and hoping the CD-3 and Councilman Blumenfield will back their position on February 12

Remember that if this lot split is granted then the city will **be required to grant lot splits for all 120 ft. wide lots in Walnut Acres.**

Ms. Schuele emphasized that, “This will allow developers to knock houses down, split lots, and build 4 houses on land that previously held one house. This will also allow lots where two houses have already been built to be split. As a result, we will see a tsunami of lot split applications in the next year or so that we will be powerless to stop. The character of Walnut Acres will be quickly destroyed, density will increase upwards of four-fold, and your property value will decrease.

Shopping Center on corner of Ventura Blvd. and Topanga Canyon is sold for \$65 Million.



Topanga Gateway Center—one of the oldest—and busiest—locations in Woodland Hills now has a new owner. Home for a large Ralph's supermarket and a Sprouts grocery store, the Topanga Gateway Center has been sold for \$65 Million to Space Investment Partners—a Corona del Mar real estate investment, development and management firm.

The site is one of the oldest retail centers in Woodland Hills. The 123,402-square-foot Topanga Gateway Center is anchored by Ralph's Grocery store, and other retailers include Petco, FedEx and The Container Store. According to reports, the buyer plans to invest up to \$1 billion in purchasing similar assets.

In a changing real estate environment, it is known that grocery-anchored retail center remained a good investment, with a 95-97% occupancy range.

Good-bye Promenade Mall. Hello to Stan Kroenke's vision for Rams Village in Warner Center.



What used to be a gem for Woodland Hills in the 1960s and 1970's—then tarnished and fell out of favor—is now on its way to being a highlight of a Billion Dollar renovation project, as a dynamic part of the Kroenke Organization's 52-acre development of the Ram's Village at Warner Center.

Stan Kroenke—America's largest land owner and one of its most successful and prolific developers (and owner of the LA Rams football team and the Sofi Stadium in Inglewood), has now torn down the deteriorating Promenade mall and will soon start the first phases of constructing retail, office and residential structures that are aimed at injecting new life and value into the western San Fernando Valley.

The Rams Village will also house the Los Angeles Rams' permanent headquarters, several community auditoriums, and many other features. But the Rams House isn't being built at first, so the team will use the adjacent former Anthem-Blue Cross building and site.

The team has already constructed temporary facilities and practice fields. For the future, the Rams are planning for two full-sized outdoor grass fields and a 150,000-square-foot indoor practice field with seating for 2,500.

For those who wondered about the free-standing P.F. Chang's restaurant on the northern edge of the property, the restaurant will remain open during the construction at the mall site and building of residential apartments. The entire Rams Village project includes a hotel, two very large entertainment venues with over 7,500 seats for concerts, award shows and other special events that will be booked for the new development.

Warner Center to get even more Affordable Housing on DeSoto Ave.



A 7-story sister development to The Alcove on Oxnard Blvd. is rising at 6033 DeSoto. Not yet named, the project will offer 207 Affordable and possibly low income apartment for the West Valley.

R.D. Olson is partnering with developer Meta Housing Corp. on this structure that is a 271,568 SF ground-up construction project with two concrete levels of parking at the base, and construction is expected to take approximately 24 months, with an opening expect for early 2028.

According to the developer, the complex will accommodate family and single occupancy residents, in two and three bedroom units. A community room with computer workstations,

children's play area, and elevated courtyards will be provided, along with several outdoor play areas.

The WHHO needs you to be part of us

The WHHO needs You: Be part of us today. We need your voice. We need your ideas. We need your involvement.

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 and in our entire community.

So we are asking for any stories you might have. Any inside information as to what may be happening in Woodland Hills and our surrounding areas. And we're asking for your opinions on what's good, and what isn't.

We are also asking you to join us so you'll have accurate details about what is going on in Woodland Hills. The bigger our voice, the greater the impact we can have.

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.

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