



WHHO *Summer* News July / August, 2025

Woodland Hills Homeowners Organization
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The WHHO schedules some important--and exciting--guest speakers for Fall.

While the summer months roast the West Valley area, the WHHO has been busy lining up some critical guest speakers to headline our schedule of fall community meetings to keep your and your neighborhood aware of important changes and critical City, County and State issues. We have been fortunate that both Third District County Supervisor Lindsey Horvath, and State Assemblymember Jesse Gabriel have been able to clear their schedules and agreed to meet and discuss issues during two fall WHHO community meetings.

Supervisor Horvath has put the WHHO's September 17th Zoom meeting on her schedule where she will

explain positions and actions taken by the County, while Assemblyman Gabriel has agreed to be the featured speaker and question-answerer at the WHHO's October, 22 Zoom meeting.

The WHHO recognizes that both Ms. Horvath and Mr. Gabriel are involved in finding solutions for some of the most hyper-critical issues facing the City and County of LA, as well as a mounting list of problems now burdening State government.



County Supervisor Lindsey Horvath—WHHO's September meeting guest speaker.

***WHHO Will Return:
No Meetings or speakers
for July or August. We'll
return in September***

Because many politicians and possible speakers take the summer for vacations and to re-charge their batteries, it has been difficult to schedule any key speakers to inter-act with our community over the three peak summer months. However, when we come back in September, we will have some critical and exciting speakers ready to talk to you.

"We understand just how many issues need to be addressed and critical problems need smart and affordable solutions in our area, our County and our State," stated WHHO President John Walker.

"We're thankful we were able to convince both the Supervisor and the Assemblymember to find the time to provide valuable insights and explain some of the decisions that have been made for the County and State in trying to remedy a long list of problems and controversial stands that have been confusing and confronting homeowners—plus, most Valley

residents and businesses.” Walker noted that both Horvath and Gabriel have at times found it difficult to talk to West Valley residents and businesses due to major, rapidly changing events that have occupied most of their time and sometimes conflicted with



Assemblymember Jesse Gabriel has agreed to be WHHO’s speaker this coming October.

dates the WHHO was attempting to get them to appear at our community meetings.

WHHO VP Dennis DiBiase was instrumental in lining up both speakers and getting them to commit to addressing issues of concern for West Valley homeowners and businesses. “The appearances of both Jesse Gabriel and Lindsey Horvath will give folks in the far West Valley the opportunity to hear how issues like homelessness, housing, crime, the State and County budgets, and infrastructure issues are being addressed—and possibly even solved by our elected officials,” DiBiase emphasized.

Results of the WHHO Survey about important issues that we asked you to fill out, are in. Here’s what came out.

The results of the WHHO survey that was sent to members asking which of the City’s, County’s and State’s issues are the most troubling have been tabulated. And WHHO Board member Ari Coine who launched the survey, he said he’s not surprised.

Coine reported that responders stated that the issue(s) of Homelessness the top issue on the list, and he noted that the responses almost matched the number of concerns about overall Crime in the West Valley and the City of LA.

“Over 85% stressed that the on-going problems with the homeless camps, the garbage strewn around sidewalk tent sites, and the connected safety issues for anyone attempting to navigate the obstructed pedestrian walkways, was their most concerning issue,” Coine stated.

He quickly noted that “Crime” was mentioned almost as many times on survey lists: 82.5% of survey responses. Coine stressed that in many responders’ minds the two issues are woven together and underscored the inability for City, County and State efforts to make a significant dent in the problems. He pointed out that graffiti and general trash accumulation were usually cited.



The problems of Homelessness and encampments are the #1 issue facing LA communities, according to a new WHHO survey.

The third issue that captured a significant amount of responses was “Over-development”—the increased density and building heights, the State’s attack on Single Family neighborhoods, the removal of most of the City’s and State’s zoning rules, regulations and restrictions that have long-protected neighborhoods and entire communities.

Even though Billions of Dollars have already been spent by the City and County, only a small decrease in the numbers of homeless people has been made throughout the LA government systems over the last few years.

Another issue that the survey revealed is the continuing government and City failures when it comes to corruption, the lack of accountability and efficiency and the inadequate maintenance on our roads, sidewalks and street lighting.

“Based on our survey response, all of those issues were often coupled with a ‘lack of responsiveness from government agencies and officials’” Coine noted. The WHHO survey also showed unsatisfactory ratings in the areas of Emergency Preparedness and the status of our schools.

“Of course “Traffic” was a concern voiced by many of the respondents,” Coine noted. “But, no one seemed able to supply a real solution to that in any of the survey replies.”

LA City Council still weighing all the damage SB- 79 could cause to many of our neighborhoods.

It is a State Senate motion with the potential to permanently reshape and destroy the communities, neighborhoods, infrastructure and quality of life in most areas of the San Fernando Valley and Los Angeles.



The swath of high-density housing from SB79.

SB 79 was written and pushed through the State Senate by the perpetual enemy of single family neighborhoods: Sen Scott Weiner of San Francisco. This is just the latest of Weiner’s efforts to destroy decades of careful and responsible planning before he is termed-out of office.

The bill ignores the fact that according to an LAist analysis of Metro ridership data, 1.5 million fewer people rode L.A. Metro busses and trains in June compared to the same time last year. And the numbers have been steadily decreasing—calling into question of just how many new Metro stops are actually needed, and what are the real factors pushing this bill?

According to United Neighbors--the LA-based homeowner group opposing this measure--SB79 will permit developers to build apartment buildings up to 7 stories (65 feet) tall within a half-mile radius of any rail station or major bus stop with 15-minute service intervals, completely bypassing local zoning laws, community input, and environmental review.



A sign of bad things to come?

The illustration shows just how much of a negative impact could result from this piece of irresponsible legislation. It is another attempt by Weiner and his cohorts to irresponsibly densify LA residential neighborhoods in his quest for higher office in the State. More importantly, there is no effort to use this legislation to truly solve LA's homeless or affordable housing issues.

The bill requires zero affordable housing units despite being titled "Abundant & Affordable Homes," allowing 100% market-rate luxury

construction that can stack multiple density bonuses to reach 160+ units per acre with minimal open space.

Introducing a single major bus stop (whether it is needed or not) could generate new zoning capacity for 42,760 housing units—far exceeding Los Angeles' entire Housing Element requirement of 255,000 units citywide. And SB79 eliminates protections for single-family neighborhoods, historic districts, and parking requirements within ½ mile of any Metro stop while overriding all local inclusionary housing policies, essentially giving developers a blank check to transform any transit-adjacent area into high-density development regardless of infrastructure capacity, community character, or resident input.

SB79 passed the California Senate and now advances through the California Assembly with legislative deadlines approaching before the session adjourns in September.

Consideration of SB 79 is now going through the LA City Council, and on March 28, 2025, Councilmember John Lee introduced a Resolution (CF-25-0002-S19) opposing SB 79, arguing it undermines local governance, bypasses local decision-making processes, and burdens communities.



Bill SB 79 wants to use these vehicles as a way to destroy LA's SFD residential neighborhoods.

Councilman Lee's Resolution opposes SB 79 "unless amended to exempt municipalities with a state-approved and compliant Housing Element" -- which the City of LA already has.

Right now, the Los Angeles City Council is sitting on Lee's resolution (CF 25-0002-S19)—a motion to oppose SB79, But the City Council needs to act on the Resolution quickly, because once SB79 becomes law, the permanent transformation of our neighborhoods will begin immediately, with no reversal mechanism attached to the Senate bill.

If SB79 passes, it will permit developers to build apartment buildings up to 7-stories (65 feet) tall within a half-mile radius of any rail station or major bus stop with 15-minute service intervals, completely bypassing local zoning laws, community input, and environmental review.

It would also allow 100% market-rate luxury construction that can stack multiple density bonuses to reach 160+ units per acre with minimal open space. It also would eliminate almost all protections tens of thousands homeowners by essentially giving developers a blank check to transform any transit-adjacent area into high-density development regardless of infrastructure capacity, community character, or resident input.

Specifically, a single major bus stop could generate zoning capacity for 42,760 housing units—far exceeding Los Angeles' entire Housing Element requirement of 255,000 units citywide. SB79 eliminates protections for single-family neighborhoods, historic districts, and parking requirements while A. Height can be 55 to 65 feet within the ½ mile radius in Tier 2

A single major bus stop could generate zoning capacity for 42,760 housing units—far exceeding Los Angeles' entire Housing Element requirement of 255,000 units citywide. SB79 eliminates protections for single-family neighborhoods, historic districts, and parking requirements while building heights could be 55 to 65 feet within a ½ mile radius in some of the largest Single Family homes neighborhoods.

Dozens of LA Neighborhood Councils—including the Woodland Hills-Warner Center City Council—

have already passed resolutions against SB 79 and supporting Councilman John Lee’s Resolution that the City Council is weighing. But the ultimate outcome is still up in the air.

The Woodland Hills-Warner Center Neighborhood Council inducts new officers for 2025

The Woodland Hills-Warner Center Neighborhood Council has elected a new leadership Board and sworn in newly elected members after the results of the recent NC elections that were conducted in June.



Jon Mann takes the seat as the newly elected President of the Woodland Hills-Warner Center Neighborhood Council

In what one newspaper called a “contentious meeting,” the WHWCNC elected Jon Mann the newly elected CBO (Consumer Based Organization) organization who is affiliated with the West Valley/Warner Center Chamber of Commerce, as their new President. They then elected Karen DiBiase, the current Board Secretary, as their new Vice President. The Treasurer will be Heath Kline (Area 6 Business) who continues in that difficult role. And former WHWCNC President Joyce Fletcher will serve as the new Secretary. The Parliamentarian will be August Steurer who has served on the WHWCNC for 20+ years and who

was voted to move from his expiring At-large seat to fill the vacant Area-3 Residential seat.

Also newly taking seats at the NC are Masha Dowell (Area-2 Business), Paul Scola (Area-4 Residential), Mary Jo Rizvi (Area-4 CBO), Danny Mulvihill (Area-6 Residential) and Marc Shapiro (At-large). Areas 1, 3, 5 and 7 did not have elections this year and current or newly appointed representatives will continue in their positions.

Mann has stated that in his new role he intends to foster stronger connections among Council members, and increase relations with other Neighborhood Councils who are impacted by what happens in Warner Center and in the Woodland Hills area.

He also underscored that he believes there are opportunities for more community involvement with the NC committees and groups that interact with the City and CD-3 officials.

Trouble!!! City approves plans to subdivide lot in Walnut Acres estate area.

After years of battling the City, builders and real estate agents who have attempted to dice and slice the large, lush homesteads in the historic Walnut Acres neighborhood area, the City Planning commission has finally caved-in and granted a lot split in the “supposedly protected” RA-1 (Residential Agricultural zone) that allows homeowners to keep horses, goats, and other “farm animals.” City Planning noted that the site is zoned ZI-2438 Equine Keeping.

The house and lot on Collins Street is in an area that has been eyed by dozens of builders, 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—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.

It seems everyone's hands are being tied by rulings coming down at state level—many of which stem from State Senator Scott Weiner’s barrage of bills and motions to tear down most of the zoning and land use restrictions in California. (See story on SB 79 above). And many of the current Walnut Acres residents fear that their rights to keep “agricultural animal pets,” will soon vanish in Sacramento’s rush to force higher density and more apartments into long-established neighborhoods in misled and questionable efforts to solve LA’s housing problems.

“The quiet majesty of this unique LA area is being flushed down the drain in an effort to appease greedy builders and unscrupulous buyers,” cried one Walnut Acres resident who has been part of the



Walnut Acres has a history of successfully protecting its rights and its area—up to now.

neighborhood alliances that have had to battle to keep the RA-1 zoning laws intact. “Unfortunately, the City officials who we trusted to preserve this beautiful area and its unique lifestyle have been too preoccupied with trying to figure out how to deal with all of the City’s and County’s financial problems, staffing issues and the overwhelming idiocy of Sacramento to pay any attention to this travesty.”

\$13.9 Billion City of LA 2025-2026 budget approved by Mayor Bass and LA City Council. But, some numbers will amaze you.

The City of Los Angeles finally has an approved budget. But facing a roughly \$1 billion deficit for the upcoming fiscal year, the City’s elected officials have had to swallow a spending plan that is set to

address financial constraints, limit funding to some existing programs, and for some City departments reduce proposed layoffs.

The new Budget plan includes money for 240 new police officers over the coming year (down from the 480 new police officers proposed by the mayor); and 58 new employees for the Los Angeles Fire Department (A significant reduction from 227 that was originally proposed by Bass.) However, the police and fire departments are expected to receive a year-over-year increase in their operational budgets in the newly signed budget. That means areas in South and East LA have gotten their wishes fulfilled for fewer resources allocated toward public safety in those areas, while the Valley will face being under-served in police staffing once again.

The City Council also reduced spending for Mayor Bass’ signature homelessness program, Inside Safe that used large chunks of the budget to pay for motel and low-end hotel rooms where the homeless could set up residence to get them off the sidewalks and out from under freeway over-passes.

But Councilwoman Monica Rodriguez had said more money should have been shifted out due to the program’s lack of oversight and the high costs that have helped drain City coffers.

Councilman McOsker from the Harbor and South Bay areas of LA warned that a lack of cost-cutting measures to the city’s public safety departments would have resulted in more layoffs and threats to core services such as street repairs, sanitation, street lighting and more

What hasn’t been reported by most of the news media is according to an OpenTheBooks analysis, the City of LA has entered a “record-breaking era of overtime pay,” and spent a record-shattering \$1.1 billion in overtime for the police in 2024 while just 8,620 officers (the fewest LAPD force since 2019) had to deal with Washington’s ICE and US Marines operations throughout the City. What also wasn’t reported on newscasts or in most papers is police, fire fighters, and other public employees logged

extreme overtime hours, propelling some rank-and-file workers' compensation packages above that of the president of the United States.

The OpenTheBooks analysis reported that just based on overtime alone, five City-employed people earned more than the \$400,000 salary we pay the President of the United States. Even the Mayor didn't earn that much (her estimated compensation last year was approximately \$328,000) and it concluded that overall, 4,114 city workers took home more in 2024 more than California Governor Newsom's \$242,295 annual salary.

Real Estate is getting real “iffy” for California home sales.

Remember when homes sales were gold mines for sellers and real estate agents? That may be turning into “Fools Gold” according to an analysis by Redfin-- a major real estate operation that's known for its website and research findings that are among the most reliable for listings and information.



According to Redfin research, California markets throughout the State are cooling, and they report that in many areas home sales are falling dramatically, with many buyers even backing out of pending sales for a number of reasons. The biggest year-over-year increases in contract cancellations are in California with Los Angeles showing that 17.1 percent were canceled--up from 14.7 percent a year ago, according to Redfin's analysis based on multi-listing service pending sales data.

Redfin's analysis reveals that many pending home sales are falling through at a higher rate than in the past because it's a buyer's market, with hundreds of thousands more home sellers than buyers. The

Redfin report also noted that finances are one of the most significant factors, with U.S. home-sales prices at a record high, and most mortgage rates stubbornly remaining in the 6.8% range. Even though monthly mortgage payments have fallen a bit, they're still near their all-time high.

Redfin has forecast a 1 percent year-over-year decline in home prices nationwide by the end of 2025, and also expects mortgage rates to remain essentially unchanged in the 6.8 percent range. Their research also reported that buyers in some areas are backing out because of high insurance quotes related to the increasing frequency of natural disasters happening in that area.

The WHHO needs You to be part of us in 2024.

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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