



# WHHO News

## February 25, 2026

Woodland Hills Homeowners Organization  
P.O. Box 6368, Woodland Hills, CA 91365 | [www.whho.com](http://www.whho.com)



### **7:30 Wednesday Night: Columnist Susan Shelley on the battles to save our neighborhoods, the West Valley, our City, and State.**

Somehow, the people we've elected to represent us in Sacramento have gotten the idea that we've actually sent them there to destroy our communities, annihilate our neighborhoods and turn California's zoning laws into confetti.

That's why we've asked renowned newspaper columnist, activist, and former candidate for the California Assembly Susan Shelley to discuss the perils we are facing in our community, our city and in our State.

### ***This Wednesday Night:***

Newspaper Columnist Susan Shelley  
**WHHO Zoom General Meeting**

**This Wednesday, February 25  
7:30 PM- 9:00 PM**

***Webinar Virtual Meeting – Register to attend  
by going to [www.whho.com](http://www.whho.com)***

She will talk about Sacramento's attempt to destroy our single-family neighborhoods and what they would like to do to eliminate the protections of Proposition 13 - and what is Prop 13 and why it is important to us all.

This will not only be a highly informative meeting, but one that will open your eyes as to why our so-called representatives are trying to destroy single-family neighborhoods with their Assembly Bill AB2011 and other misguided laws, that are permitting unimpeded density development like the one they are trying to build at the Woodland Hills Country Club.

Susan Shelley is not a stranger to Woodland Hills' neighborhoods and their needs—she's a long-time resident of our community who has earned respect and fame as an opinion columnist and editorial writer for the Southern California News Group, and appears in eleven daily papers--including the Los Angeles Daily News and the Orange County Register.

Susan is also Vice President of Communications for the Howard Jarvis Taxpayers Association--California's leading taxpayer advocacy organization

that over the years has led the charge against the frivolous waste of taxpayer money by Sacramento.

Since so many of Southern California's most knowledgeable and experienced reporters are no longer on the air waves or in newspapers, Susan has become one of the most important and reliable sources of facts, insights and accurate opinions on the impacts and aftermaths of Sacramento's actions.

She'll talk about Sacramento's attempt to destroy our single-family neighborhoods and what they would like to do to eliminate the protections of Proposition 13 - and what is Prop 13 and why it is important to us all.

If you want to protect your home and your neighborhood, you need to know what our State legislature is trying to do to take it all away from us. This will be an informative and lively discussion, and is open to everyone. Just be sure to register by going to [www.whho.com](http://www.whho.com).

Make it a point to join Susan Shelley on our WHHO Zoom presentation where we will take your questions and give you the opportunity to get the facts you need to know about the future of our neighborhoods.

## **Councilman Bob Blumenfield is leading the charge to stop the insane impacts of the Woodland Hills Country Club development.**

While he hasn't made an official run for the soon-to-be-open California Senate seat from this area, Councilman Bob Blumenfield has been actively working with the neighbors surrounding the Woodland Hills Country Club (WHCC), with LA City attorneys and officials, and with State Senator Henry Stern on short and long-term State level fixes to the unintended consequences of the new California zoning and development laws that are creating enormous problems throughout the State

He has also announced that he and his staff are also working on some creative ways for the City to extricate the WHCC proposal from this new state requirement that allows no review process.



In meetings with concerned homeowners, he underscored how the developers are trying to take advantage of new state laws to build hundreds of housing units on the golf course in this very high fire severity zone without going through the regular city process--thus circumventing public review, environmental review and any LA City Council discretion. (The State sets the rules that the City must follow for certain land use decisions.)

In email bulletins from his office, Councilman Blumenfield pointed out that the new state laws were signed by the Governor in October 2025, along with more than 40 housing-related laws. He noted that many of these laws are good and will make a positive impact on housing production. But, the ones that enable the WHCC proposal are not "good," and were not easily identifiable—because they were headlined with unrelated topics such as "community college housing."

The Councilman told the assembled homeowners that he introduced an LA City Council motion for the City Attorney to report about the true impact of these laws, whether or not the developer could legally use them to avoid our review process, and to outline any legal remedies to prevent them from doing so. This motion was introduced in December 2025.

In his bulletin to the community, the Councilman goes on to explain, “Specifically, the problematic new state laws are AB 2243 and AB 893.



These bills amended an older bill AB 2011 which allowed high density multi-family projects to be approved ministerially on commercial corridors. That concept is not a problem. However, the recently passed subsequent bills, which amended AB 2011, redefined specific terms and allowed a huge expansion of projects eligible for ministerial/no input review.

Specifically, the amending bills allow developers to take advantage of this ministerial process even if their projects are in a hillside/high fire severity zone, far from stores, restaurants and multifamily apartments. These two bills also stripped out other protections that were in AB 2011 designed to prevent its misuse.

In his Bulletin, the Councilman goes on to point out how these two bills that were introduced for the Governor’s signature at the 11<sup>th</sup> hour changed the original intent of AB 2011:

\*Originally, sites within “Specific Plans” had to abide by their terms. (Specific Plans are local requirements that govern development in specific geographic areas). In the Woodland Hills hillside, development is guided by the Mulholland Specific Plan which doesn’t allow multi-family development and the Gerard Track Specific Plan. These plans have been in place for more than 25 years and revisiting them would potentially undo longstanding environmental and density protections. AB 2243 made these plans irrelevant by simply saying that any Specific Plan that is more than 25 years old doesn’t count for AB 2011 related projects:

\*AB 893 redefined the definition of a “site” so the City could only consider the area of the parcel “being disturbed” by construction, not the entire project site, the golf course. And since the underlying bill, AB2011, only applies to projects less than 20 acres, while the golf course itself is approximately 87 acres, the project still qualifies for AB 2011 processing since the project is broken up into three sites, each cleverly about 19.86 acres.

\*The original AB 2011 bill only applied to sites where office, retail, or parking are a ‘principally permitted use’ and do not require a Conditional Use Permit (CUP). The City allows office, retail and parking - parking requires a CUP - in A Zones (the zone of the golf course. So originally the golf course was not eligible for the AB 2011 ministerial case process. But AB 2243 eliminated the requirement for a CUP for parking to be considered a ‘principally permitted use’, which paved the way for the project to utilize the AB 2011 ministerial process.

So, exactly what are Blumenfield and his staff doing about this? He and his staff have introduced three pieces of legislation:

- One is a resolution asking the state to clarify the definition of ‘vacant site’ to make it crystal clear that it applies to golf courses, even if they have a club house and minor development. The current State definition is ambiguous enough that the developers think they can claim that the course is not on vacant lands.
- Another is a motion directing key city departments to clearly define vacant land as including golf courses even if there is a club house and minor development. Because of the ambiguity in the State law the Councilman believes the City can provide a clarifying definition. This is something I believe we can do quickly.
- And the last one that is a bit of a “Hail Mary,” a motion to pursue a ‘street vacation’ on Canoga where the site is located. The idea is to legally make the street smaller than the 70 feet minimum which triggers the bizarre definition of commercial corridor in the new state bills. This legal route can take a long time, and time and has additional hurdles including potential costs. Some constituents hope that this will be easy — but the Councilman isn’t sure about that.

But, the Councilman did have a piece of good news. He noted that the City Planning Department has paused the developer’s application temporarily because certain documents are missing.



This buys some time, but the new state laws give the City a 60-day shot clock to approve the project ministerially if all documents are provided. He noted that this temporary pause is welcome news, but it is very much a stopgap that enables this office, the City Council and the City of LA to pursue all of these other creative avenues.

### **Cross your fingers: A chance that California homeowners Aged 60+ could be exempt from paying property taxes.**



A new proposed ballot initiative that is slowly making its way through the legislative process could wind up allowing California seniors (60 and older) to forego annual property taxes on their primary homes. It could all be decided in November’s

elections—if the proposed bill doesn’t get way-laid through the process.

California Secretary of State Shirley Weber, Ph.D. stated that the bill titled “Exempts Certain Homeowners Aged 60 or Older From Property Taxes” has been cleared to begin collecting petition signatures. But, to qualify for the November ballot, 874,641 registered California voters must sign the currently circulating petitions, and the signatures must be submitted to county election offices by Aug. 4.

According to the initiative's legal summary that was prepared by the California Attorney General's office, the proposal "Reduces local property tax revenues by exempting a principal residence from property taxes if the homeowner, or the homeowner’s spouse: (1) is 60 years of age or older; and (2) has occupied the home as a principal residence for five consecutive years or has lived in California for at least 10 years."

But, there are conditions. First, the exemption ends if the property no longer qualifies as a principal residence. Additionally, after five years, the homeowner(s) must certify their continued eligibility to maintain exemption. The proposed law also states that the exemption does not apply to voter-approved special taxes, assessments, or bonds.

For some cash-strapped seniors and those relying strictly on Social Security, being able to forgo annual property tax bills could be a massive win. But, many point out that for every winner, there could also be some big losers. According to the state's Legislative Analyst's Office and the Director of Finance, the proposal would reduce revenue for local governments and schools by \$12 billion to \$20 billion per year. And those losses would have to be made up from somewhere.

It should also be noted that over a dozen other states offer significant property tax exemptions for senior homeowners—including some financial relief in California. Propositions 60 and 90 are property tax

savings programs for homeowners age 55 and older who sold their home and bought another of equal or lesser value before April 1, 2021. The programs allow the taxable value of an original home to be transferred to a newly purchased home, preventing an increase in property tax due.

**If garbage rates get any higher, we’ll need trash bins that look like Tiffany boxes.**

The price of trash is on the rise. With the new rate increases from the Department of Water and Power, the rates for Solid Waste Charges are down in the dumps.

The most recent bills from the Department of Water and Power had a nasty surprise as the rate increases for the Solid Waste Charges (trash) became effective this past January first, and the monthly rate jumped to almost \$56 from the old rate of \$36.33--an increase of 54%. That means that annually, the charge goes from \$218 to \$336--an increase of \$118. But it won’t stop there.

Over the next four years, the City’s trash charge will increase to \$66 a month on January 1, 2030—a total reaching \$132 in your bimonthly bill. That means the annual cost for a Single Family Residence will be \$400, an 80% increase of almost \$200!



In addition, the fees for extra black, blue, and green barrels have been increased -- in the range of 50% to 100%. (Remember what we said about Tiffany boxes?)

Actually, the trash rate increases have been over-due since the last rate increase was in 2008. And reasons for an increase have been steadily increasing. That includes a State mandated composting requirement, increasing costs for trucks and fuel, and higher costs for fuel, and of course, higher labor wage demands.

What is also causing the significant increase in rates is that the City's cash-stressed General Fund cannot be counted on to continue to subsidize this operation

## Neighborhood Science Lab Looks at water quality.

Ms. Garrett, 7th grade Health and Science teacher at [Woodland Hills Academy](#), and Ms. Galvez, WHA Librarian, welcomed guest speakers Ms. Byrd, Mr. Falcon, Ms. Chenoweth, and Mr. Orozco from the Los Angeles Public Library Neighborhood Science Program in partnership with Jet Propulsion Laboratory and NASA.



The presenters guided students through hands-on experiments to better understand what is in water by testing various samples with pH strips and TDS meters to measure Total Dissolved Solids and electrical conductivity. Students investigated which

water samples contained pollutants, how much was present, and what levels are considered safe for drinking. The experience also deepened their understanding of how climate change can impact water quality and the safety of our water supply.

Our future scientists are amongst us.

## The WHHO needs you to be part of us

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.

## WHHO Officers & Directors for 2026:

- President: John Walker - (818) 719-9181
- Vice-President: Dennis DiBiase - (818) 317-0321
- Vice-President: Marty Lipkin - (818) 999-4340
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