# WHHO Newsletter
# November & December 2026

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

## ***Wednesday Night:***

***{Date11/18/2026}***

## ***Guest Speakers:***

## Assemblyman Jesse Gabriel



***Come with your questions and suggestions!***

## WHHO General Meeting

**Wednesday, November 18, 2026**
**7:30 PM- 8:30 PM on Zoom**

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

**WHHO invites you to our meeting to hear from Assemblyman Jesse Gabriel. He has allotted one hour for discussions so bring your questions and concerns.**

He will have about 5 minutes to talk about what he has accomplished in Sacramento and what we can expect for the future. Then we can open it for questions to the audience. I am sure we will try to cover hillside fire hazard prevention, political hostility between northern and southern California, how the new elected official will work with each other and what will be the focus for the next legislature and its impact of our area, hosing and the States view in contrast with the work in Woodland Hills to encourage responsible development. I'm sure we will talk about the Golf Course issue and the mountain lion sightings and what the Law has done to our community and our single-family neighborhoods. Come with your questions.

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## NEXT MONTH'S SPEAKER



### Councilman Bob Blumenfield

He will talk about the accomplishments of the past and his expectations or our future. We look forward to speaking with him and having you joins us on Zoom at 7:30 PM on December 2nd.

## ELECTION OF WHHO 2027 OFFICERS AND BOARD AT THE DECEMVER 2ND MEETING

A slate of officers and Board members will be presented to the membership for approval at the December 2nd meeting. The slate will include the present serving Officers and Board Members:

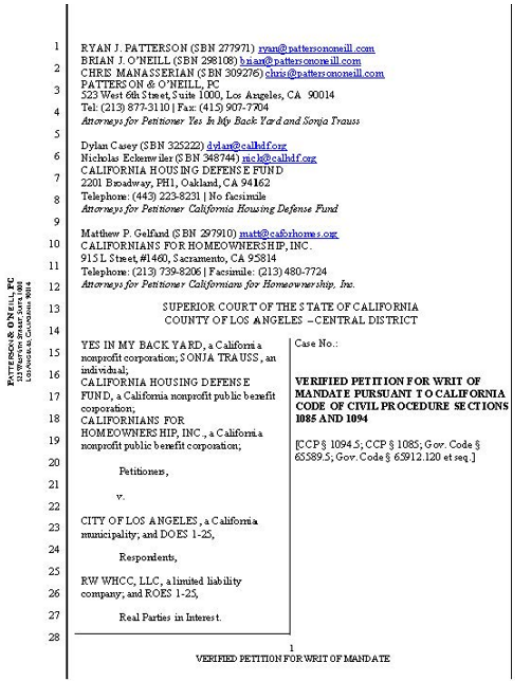
**Officers:**

President: John Walker
Vice-President: Dennis DiBiase
Vice-President: Marty Lipkin
Treasurer: Shelly Schwartz
Secretary: Nancy Porter

**Directors-at-Large:**

Ari Coine
Scott Silverstein
Colleen Schwab

## LITIGATION OVER THE GOLF COURSE



RYAN J. PATTERSON (SBN 277971) ryan@pattersononeill.com
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*Attorneys for Petitioner Californians for Homeownership, Inc.*

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF LOS ANGELES – CENTRAL DISTRICT

YES IN MY BACK YARD, a California nonprofit corporation; SONJA TRAUSS, an individual; CALIFORNIA HOUSING DEFENSE FUND, a California nonprofit public benefit corporation; CALIFORNIANS FOR HOMEOWNERSHIP, INC., a California nonprofit public benefit corporation;

Petitioners,

v.

CITY OF LOS ANGELES, a California municipality; and DOES 1-25,

Respondents,

RW WHCC, LLC, a limited liability company; and ROES 1-25,

Real Parties in Interest.

Case No.:

**VERIFIED PETITION FOR WRIT OF MANDATE PURSUANT TO CALIFORNIA CODE OF CIVIL PROCEDURE SECTIONS 1085 AND 1094**

[CCP § 1094.5; CCP § 1085; Gov. Code § 65589.5; Gov. Code § 65912.120 et seq.]

PATTERSON & O'NEILL, PC
523 West 6th Street, Suite 1000
Los Angeles, California 90014

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VERIFIED PETITION FOR WRIT OF MANDATE

As you may know, Housing advocates Monday sued the city of Los Angeles over its decision to block a massive housing project in Woodland Hills after rejecting an application due to concerns the development site, a private golf course, is a mountain lion habitat. The petitioners are YIMBY, Sonja Trauss, CalHDF, and Californians for Homeownership. They are suing the City of Los Angeles over the 398-unit project (223 apartments, 175 detached condos, 61 low-income units) on 19.9 acres of the Woodland Hills Country Club. RW WHCC, LLC is a real party in interest, and no relief is sought against it. The Verified Petition was dated 11/16 and has no case number has been assigned yet. They are asking the Los Angeles County Superior Court to set aside the city's Aug. 20 determination and require approval of the application under state law, AB 2011 or the Affordable Housing and High Road Jobs Act.

"A golf course is obviously not a mountain lion habitat," L.A. Director of YIMBY Action Zachary Pitts said in a statement. "State laws like AB 2011 set objective standards so that it's illegal for cities to invent new nonsense reasons to say no to new housing. Woodland Hills is the perfect neighborhood to build more homes — including dozens of affordable ones — and families deserve the chance to live in them."

John Walker, president of WHHO says "we dispute that kind of thinking. This project is in the wrong place. It puts the community at risk for fire evacuation hazards and interrupts the natural habitat of the area. Further, the City's own expert report said the Golf Course provides for a mountain lion habitat. Therefor the developers have to proceed the normal way with hearings and community impute and not by an expedited speedy application that sidesteps the community concerns".

The City made a narrow, reasoned determination. Its Certified Senior Ecologist concluded, after consulting outside mountain lion researchers and applying the City's own habitat suitability screening, that the 19.9-acre site is habitat for the Southern California mountain lion, a candidate species under the California Endangered Species Act. AB 2011 excludes such sites from ministerial approval. The Report relied on by the City stated "It is my

professional opinion that WHCC provides for the Southern California and Central Coast District Population Segment of the mountain lion … "(signed by Kat Superfisky, Certified Senior Ecologist (CSF).

The Complaint is a Verified (Sworn under oath at all in it is true) Petition for 2 Causes of Action:

First **AB 2011, Gov. Code § 65912.120 et seq -** says the City made an error when it denied the expedited procedure in finding the area is a mountain lion habitat. They add that the City missed the 30-day deadline to list other conflicts, so the project is "deemed" compliant with everything else. This is in reference to the water wetland feature on the property that otherwise is an additional bar to expedited process and would require a normal determination process.

Second, **Housing Accountability Act, Gov. Code § 65589.5** – says The City disapproved the Project without the written findings and acted in bad faith.

In a statement, City Councilman Bob Blumenfield, who represents Woodland Hills, emphasized the city is only following the rules of AB 2011, and considered the application based on the merits. Per the state law, if a site is considered habitat for protected species, such as mountain lions, then any proposed project for that site doesn't qualify for ministerial processing under the law.

You can go to www.whho.com and there is a link to the entire lawsuit if you wish to read it in full.

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## MOUNOUNTAIN LIION SIGHTINGS



The first lion was spotted at 9:55 p.m. Friday, Nov. 13 on Ring camera videos on Gaona Street next to the Woodland Hills Golf Course, according to the Santa Monica Mountains Conservancy.




The second mountain lion was recorded at 6:38 a.m. Saturday in a neighborhood about a mile west, near the intersection of Mulholland Drive and Mulholland Highway, the group said.

This is important regarding the controversy over the Woodland Hills Golf Course being a "mountain lion habitat". That was the basis for the City to deny the developer's request for a streamlined and expedited application for permits to build almost 400 homes at the northern location of the property. We need photos or videos of mountain lions or deer on the golf course or evidence of them (like carcasses or scat)! Please send those along to us ASAP. Send to john@whho.com

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# WINNETKA UNDERPASS: COMMUNITY SAFETY MUST REMAIN A PRIORITY

The Winnetka Underpass is one of the most sensitive public safety areas in Woodland Hills. It serves as a primary route to Taft High School, with a student bus stop located on its east side. Two homeless facilities, The Woodlands and The Elderberry, are also located nearby.

The underpass has a long history of attracting homeless encampments. In 2020, encampments on both sides forced students, seniors, people with disabilities, and other community members to walk in the street, putting their safety at risk.
Recognizing the seriousness of the problem, Councilman Bob Blumenfield worked tirelessly to secure passage of LAMC Section 41.18, a city ordinance restricting sitting, lying, sleeping, camping, and storing personal property on sidewalks, underpasses, and other public rights-of-way. The ordinance also provides protections within 500 feet of schools, libraries, and parks, and within 1,000 feet of homeless facilities.

Unfortunately, enforcement requires each councilmember to designate specific locations in their district and obtain City Council approval before appropriate signage can be posted. As the political climate at City Hall has shifted, securing approval for these protections has become increasingly difficult. In August 2026, the City Council voted to remove 12 previously designated 41.18 locations in Council District 13. We sincerely hope this does not signal a broader trend of weakening these important public safety protections.
Last week, as many residents witnessed, the Winnetka Underpass—already a designated 41.18 zone—once again became overwhelmed by encampments on both sides. The situation created serious safety concerns for students and the surrounding community. There was open drug use, and just two nights ago, a large fight erupted, blocking Winnetka Boulevard and prompting a police helicopter response.

The WHHO, along with numerous concerned residents, immediately contacted Councilman Blumenfield's office. We appreciate the office's responsiveness in scheduling weekly Care Plus Cleanups along Winnetka and De Soto through December.

However, it is important to understand that LAPD officers cannot simply arrest people for experiencing homelessness. Homelessness itself is not a crime, and although officers can issue citations for violations of Section 41.18, the City has chosen not to consistently pursue those citations. This leaves our dedicated officers with limited enforcement options.
The WHHO also made it clear that routine cleanups alone are not an adequate solution. When The Woodlands and The Elderberry were proposed, the community was assured that encampments would not be permitted within 1,000 feet of these facilities, particularly at the Winnetka Underpass. We repeatedly reminded the Councilman's office of that commitment and emphasized that, should these problems persist, the community's next step would be to pursue declaring the homeless facilities public nuisances.

**We are pleased to report that yesterday, our outstanding Senior Lead Officer, Britney Gutierrez, working alongside the Los Angeles Conservation Corps, successfully cleared the Winnetka Underpass!**

**From this:**



## To this!



Officer Gutierrez has built strong relationships with the homeless individuals in our area, earning their trust and cooperation. Her efforts are an excellent example of what can be accomplished through consistent community policing.

This is an important step forward, but it does not mean the problem has been permanently resolved. Encampments may return, and current city policies allow people to occupy underpasses during certain weather conditions, including temperatures below 60 degrees, heat waves, and rain.

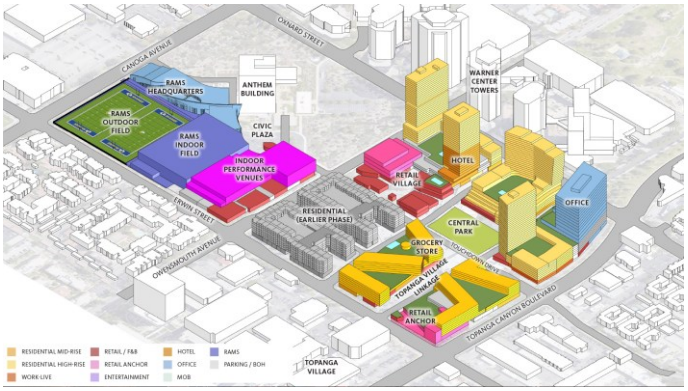
We are extremely grateful to Councilman Blumenfield for authoring LAMC 41.18 and designating every underpass in Council District 3 as a protected zone. We hope our incoming Councilmember, Barri Girvan, will continue that commitment by making the safety of students, seniors, people with disabilities, and the entire community a priority.

**The WHHO urges Councilmember Girvan to follow Councilman Blumenfield's lead: protect our existing 41.18 zones, work closely with LAPD to ensure meaningful enforcement, and designate additional locations where necessary.**

Public safety should never be a political issue. Our community deserves safe, accessible sidewalks and underpasses.

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## RAMS VILLAGE UPDATE




Brad Rosenheim, who has been working with the Rams on the Rams Village provides us with this quick update on the progress of Rams Village at Warner Center.

On December 7, or thereabouts, grading will commence in preparation for the eventual start of construction on the first two residential buildings (the northeast corner of the Promenade Site) and the interim park that were approved under the Promenade 2035 Plan proposed by Westfield and approved by the City of Los Angeles. The duration of the grading will be approximately 30 working days although completion will be subject to rain and other factors that could delay the completion in that timeframe.

As to the start of construction of the two residential buildings and the interim park, a date has not been determined but we will notify you as we approach the start of construction on the first building.

As for the Rams Village at Warner Center entitlement process, they anticipate submitting their planning applications to Los Angeles City Planning in the first quarter (Q1) of 2027 and they will update everyone as they approach that important day.

Also note that you may see filming taking place on the Promenade property this week in which construction equipment will be present. This is only to fulfill the magic of Hollywood and is not the start of the grading work.

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# REIMAGINE VENTURA BOULEVARD REACHES ANOTHER MILESTONE

[Special thanks to WHHIO Board Members Dennis DiBiase and Scott Silverstein, for their hard work on this project]

Groundbreaking for the Phase II portion of the Reimagine Ventura Boulevard Project, the Beautification Phase, occurred on November 5th. New street trees, trees in new street medians, some planting and paving enhancements and perhaps a mural on the DWP building will take place.

WHHO wants you to know that change within the City or in Woodland Hill s doesn't come without the due diligence of your WHHO Board members and in fact also the efforts by so many Organizations and stakeholders within our community. The efforts contributing to the advent of Reimagine Ventura Boulevard is an example of cooperation, relationship and work with our City Leaders.

**How it Began**

When current WHHO Board Members Scott Silverstein and Dennis DiBiase initiated the effort 12 years ago, they didn't foresee the process they were about to embark on.

Scott came back from the City of Lancaster and said he saw a main street that was amazing. He asked Dennis, "Why can't we do it on Ventura Boulevard? Again, that was over twelve years ago.

Both Scott and Dennis let the idea go to the side for a while, until at the Ventura Boulevard Plan Review Board meeting in 2014. Dennis, as one of the Ventura Boulevard Board members, mentioned the idea to a member of the Department of Transportation. Both Scott and Dennis were thinking a great location on the Boulevard that needed some help was west of Topanga Canyon. The DOT representative said, "over there it would work."

**Hurdle number 1 (the biggest one) now has potential.**

Knowing how politics can sometimes work, more solid, specific ideas needed to be pulled together before anyone would support the idea.

Looking at the correct location, the Boulevard between Royer and Sale seemed feasible; far enough away from the freeway exit to the east and the freeway entrance west of the area. The location was 90' and 100' wide with multiple lanes. Speeding in the area was prevalent. Parking for the businesses was always lacking. J-walking was not only happening but required to get anywhere in the area. Traffic lights were 1500 feet apart. Also, the area was at the end of the 14-mile stretch of the Boulevard that transected five communities. It was the forgotten about section. It needed help. Tree wells were empty, sidewalks were stained and broken.

**The Idea**

Create a destination. This would support business, reverse a trend of blight, equalize the competition with the neighboring behemoth, Warner Center, and further reinforce another feeling of community for Woodland Hills.

More pragmatically, the traffic needed to slow down, more parking was needed and pedestrians needed to be safer.

Beautification was also needed. Planting new street trees, providing enhanced paving in the cross walks, repairing the aging street paving and sidewalks and perhaps creating planted medians in the street all could be advantageous.

Scott and Dennis reviewed other streets where great improvements were made around California as examples and presented these for inspiration to the Neighborhood Council, the Chamber of Commerce, the Ventura Boulevard Plan Review Board and the Woodland Hills Homeowner's Organization. In the presentation was also ways the specific area could accommodate various ways that parking could be increased. All the organizations formally supported the improvements to the area in concept.

**Hurdle number 2, more potential.**
Community support is hardly ever universal. Road diet criticism was the most prevalent. To create more parking and reduce speeding, diagonal parking needed to be introduced.

With strong support of the community organizations, Councilmember Blumenfield and his staff, along with numerous City Departments took charge of the project with confidence. Financial support included allocation of development fees, not tax dollars, in a fund designated for such use along the Boulevard. However, more funds were needed and came from sources within voter proposition moneys and some City funds.

**Hurdle number 3, completed.**
Now the real work began. the City hired design and traffic consultants, performed outreach sessions with the community, and the City Departments put lines on paper and created the ultimate design for the area.

**Phase I**
We see this today in its physical form. Phase I included the introduction of reverse diagonal parking, bike lanes, a new traffic signal, a new signalized pedestrian cross walk, fresh paving and striping and reduced traffic widths.

Reverse parking isn't for everyone. It is used all over the country. It requires the driver to back into the parking space. Many drivers aren't comfortable with that, and it has been criticized. As you drive by these spaces today, the spaces are full during many parts of the day. In fact, many drivers choose to back into parking spaces in conventional parking lots. What did it achieve? Over twenty desperately needed additional parking spaces along the Boulevard in that short area were added. With reverse parking, no one needs to back into oncoming traffic. There are still conventional parallel parking spaces to allow everyone their preferences.

Bike lanes were added as part of an overall City Plan mandate.

New paving and fresh striping brought a freshness to the area that was desperately needed.

The new traffic light and the signalized cross walk slowed down traffic and improved traffic and pedestrian safety.

**Phase II**
Over the last decade, multiple work sessions were held, where the City collected ideas for this short stretch of the boulevard from the residents and business owners in the community. The result was Phase II of Reimagine Ventura Boulevard. Not everything considered or envisioned will be included due to financial constraints. Compromise is also part of the process of influencing change. But Phase II is a big step forward toward the goal of creating a Village feel for the area.

Dennis DiBiase, Scott Silverstein, Councilmember Bob Blumenmfield and the Council District 3 staff have worked tirelessly, and the results of their efforts are starting to show.

We look forward to the completion of Phase II and we will see if more will still need to be accomplished. If needed, WHHO will work with the new councilmember to make Ventura Boulevard everything it should be.

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## THE WHHO NEEDS YOU TO BE PART OF US IN 2026-2027.

There are so many issues facing our community in the coming year and we need your help and support. The WHHO wants to be your voice as well as your eyes and ears into what's going on in our community and our City that will affect your lifestyle, your property and your neighborhood.

We try to bring you discussions with important City, County and State figures that can have an impact on your home, your neighborhood and your community.

We encourage you to attend our Zoom meetings (they're free - just register for them), and we're anxious to hear your comments on how we can be even more effective in our efforts to protect and advance our neighborhoods. Have a story for the WHHO news? Please email it to us. The more everyone knows, the better for our community. Or, if there's something you think needs to be covered, let us know.

At the bottom of the first page of our web site, www.WHHO.com you can register and pay for your membership using PayPal (it accepts any credit card). So, join us today. We look forward to having you part of our family.

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.
Help us help you!

***

**WHHO Officers & Directors for 2026:**
President: John Walker - (818) 719-9181
Vice-President: Dennis DiBiase - (818) 346-9567
Vice-President: Marty Lipkin - (818) 999-4340
Treasurer: Shelly Schwartz - (818) 404-1945
Secretary: Nancy Porter - (818) 347-8869
**Directors-at-Large:**
Ari Coine
Scott Silverstein
Colleen Schwab

Founder (In Memorium): Gordon Murley
Co-Founder (In Memorium): Herb Madsen

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Shirley Blessing
Pat Patton

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