



GOVERNMENT RELATIONS COMMITTEE

WOODLAND HILLS WARNER CENTER NEIGHBORHOOD COUNCIL

Community Summary – June 2024

Welcome to the Woodland Hills neighborhood in the City of Los Angeles! This summary sheet provides an overview of local 'hot topic' laws, elected officials, and key agency and department contacts. It's intended to serve as a starting point, should you need to contact a government entity. Please note that this is a living document and will be updated periodically to reflect new information. If you have any suggestions, please feel free to reach out!

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Hot Topic Woodland Hills Laws & Ordinances

Warner Center 2035 Plan

In 2013, the Warner Center 2035 Plan was adopted by the City of Los Angeles. Under the plan, Warner Center remains as an archetype of mixed-use development, proving that differing uses can coexist in a positive and complimentary manner and is an important regional center.

For more information about the WC2035 Plan:

- <https://warnercenterassociation.org/about-warner-center/>
- <https://www.woodlandhillscouncil.net/history.html#:~:text=The%20Warner%20Center%20area%20was,International%20for%20its%20Rocketdyne%20facility.>
- <https://planning.lacity.gov/plans-policies/overlays/warner-center-2035-specific-plan>

Re-Zoning LA

Los Angeles City Planning is in the process of updating the City's 35 Community Plans, which guide policy and land use in Los Angeles's neighborhoods. The City updates the Community Plans periodically to reflect changes in the areas they govern, ensuring the plans remain effective tools for guiding growth and development. Together, the 35 Community Plans make up the Land Use Element of the City of Los Angeles's General Plan, the policy document that expresses the City's vision of the future.

The proposed Community Plan for Woodland Hills will be explained in the May 16 PLUM meeting. Please see <https://whcouncil.org/> for more information.

City of Los Angeles Municipal Code (LAMC) 41.18

Is a “right of passage” law that was originally enacted in 1963 and amended in 2021. It’s also known as Los Angeles Municipal Code, Section 41.18(d). It’s primarily aimed at keeping people from blocking public sidewalks and areas so that others can pass.

Officially, the law prohibits "sitting, lying, or sleeping, or ... storing, using, maintaining, or placing personal property in the public right-of-way." It also dictates the distance any person must be from places such as: utilizable driveways and loading docks; operational or utilizable buildings; any permitted event; bike lanes and bike paths; parks, schools, libraries, or otherwise designated as a "sensitive use" facility; freeway ramp, tunnel, bridge, pedestrian bridge, subway, wash, spreading ground, or active railway; or, anywhere near (1000 feet) of a facility opened after January 1, 2018, that provides shelter, safe sleeping, safe parking to houseless persons or that serves as a navigation center.

City of Los Angeles Municipal Code (LAMC) 56.11

This is a “companion law” to LAMC 41.18 and regulates the storage of property on the City’s right-of-way. The goal is to maintain public areas in a “clean, sanitary and accessible condition for all.” There are many nuisances to the law due to the homelessness issue. As of September 7, 2021, LAPD was alerted by then Police Chief Michael Moore not to enforce LAMC Section 56.11 (3)(i) or 56.11 (10)(d).

SB 9: The California HOME Act (Atkins, 2021)

This law allows homeowners to create up to four homes on an existing parcel, in effect, eliminating single-family-only zoning. Crucially, the law allows the owner to “split” their lot, which makes it easier to sell or finance additional homes on a single parcel. On April 22, 2024, was deemed unconstitutional by the Los Angeles County Superior Court. CA Attorney General Bonta is said to be reviewing the decision and considering all options to protect SB 9 as a state law.

SB 10 provides tools for local governments to zone for up to ten homes per parcel in transit-rich areas, or urban infill sites. There is no restriction as to any zoning type, i.e., notably single-family homes in SB9. SB 10 maintains local control, as a local legislative body must pass a resolution to adopt the plan.

R-A1 Zoning

In Los Angeles, the Residential-Agricultural Zoning District (R-A1) is intended to provide for areas appropriate for detached single-family residential dwelling units and light farming uses, each located on a single legal lot; B. R-1 (Single-Unit Residential) Zoning District.

In Woodland Hills, “Walnut Acres” is designated as R-A1 Zoned. This allows Walnut Acres residents the option for the keeping of bees, animals like horses, goats, chickens and rabbits among other domestic livestock which, in turn benefit the larger community as sources of locally-produced food such as eggs, milk, and cheese, contributing to the diversity of local, artisanal food products available to Los Angelenos. In addition, the large open agricultural lots provide space for fruit trees and shade trees that add to food supply and reduce energy consumption, heat traps and reduce air pollution. Lots not covered by large buildings also provide space for water absorption thus reducing storm water runoff; all initiatives the City is trying to promote.