



“Protecting the Integrity of our Community.”



W.H.H.O.

Woodland Hills Homeowners Organization

Mailing: P.O. Box 6368, Woodland Hills, CA 91365

4128 Morro Dr, Woodland Hills, CA 91364

www.whho.com

July 17, 2024

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Citywide Housing Policy Team

housingelement@lacity.org

(Via Email only)

RE: WOODLAND HILLS HOMEOWNERS ORGANIZATION OBJECTION AND RESPONSE TO THE DRAFT CITY WIDE HOUSING PROGRAM ORDINANCE.

To The Citywide Housing Policy Team:

This letter shall serve as the Woodland Hills Homeowner’s Organization (“WHHO”) position related to the latest Draft Citywide Housing Incentive Program (“CHIP”) Ordinance dated June 27, 2023.

The WHHO has been an engaged community-based organization for almost 40 years (since 1985), with a diversity of members who are residents, small business owners, and individuals involved in area development and City management, including architects, real estate specialists, attorneys, City and LAUSD employees and dozens of neighborhood representatives who all have vested interests in the future of this community.

The residents of Woodland Hills and Warner Center have contributed much more than their fair share of insights and participation towards the needs of the City’s efforts to add additional housing units. We offered the entire Warner Center area--nearly 1,100 acres--to redevelopment with practically unlimited density for both multi-family housing and commercial development. That action provided for nearly 20,000 housing units and 15 million square feet of commercial space as outlined in the Warner Center 2035 Specific Plan. What we have not, and will not agree to, is the wholesale destruction of our single-family neighborhoods in a poorly conceived and highly destructive effort driven by a number of Sacramento legislators primarily from Northern California.

Following detailed scrutiny conducted by the WHHO Board of the proposed Draft Citywide Housing Incentive Program (“CHIP”) Ordinance and the 2023 Outreach Summary available on the LA Planning Department website, as well as the collective input of our membership and the community-at-large, our objections, responses and our conclusions are as follows:

1. We recognize the need for Opportunity Corridor Incentive Area designations within our community. However, currently, multiple opportunities exist in Warner Center within the guidelines of the 2035 Warner Center Specific Plan and, even after our limited proposed adjustments to the CHIP Ordinance are incorporated, we believe additional opportunities for affordable development in Woodland Hills will emerge based on your draft proposals.
2. We do **not** agree that the current draft adequately considers the negative effect(s) and significant impact on portions of the proposed designated Opportunity Corridor Incentive Area Zones on the existing single-family residences and neighborhoods directly adjacent to these zones. Five to eight story buildings adjacent to single family properties greatly diminishes the property owner's rights to a reasonable expectation of privacy and sunlight. And additionally, the proposed CHIP Ordinance plan negatively and dramatically impacts their property values- thus drastically depreciating the hard-earned generational wealth built by the homeowners over decades.

A **governmental taking of a person's rights** and/ or legislating a substantial diminution of one's equity should be carefully considered before moving forward with this ordinance since this ill-advised proposal as presented will inevitably result in numerous lawsuits and other actions against the City of Los Angeles.

3. It is the WHHO's position that the following Opportunity Corridor Incentive Area designations be **eliminated** from the Ordinance.
 - A. **Remove the Opportunity Corridor Incentive Area designations from the south side of Ventura Boulevard from Corbin Avenue to Winnetka Avenue.**
 - B. **Remove the Opportunity Corridor designations from the south side of Ventura Boulevard from De Soto Avenue/ Serrania Avenue to Topanga Canyon Boulevard - including the designation on the east, west and south sides of Comercio Lane.**
 - C. **Remove the Opportunity Corridor Incentive Area designations from the south side of Ventura Boulevard from Topanga Canyon Boulevard to the crossing of the 101 Freeway.**
 - D. **Remove the Opportunity Corridor designations from the north side of Ventura Boulevard from the crossing of the 101 Freeway east of Shoup Avenue to the area currently designated west of Royer Avenue.**
 - E. **Remove the Opportunity Corridor Incentive Area designation on both sides (east and west) of Topanga Canyon Boulevard from Ventura Boulevard south to Mulholland Drive.**
4. The WHHO supports the revision in the draft Ordinance that a Faith-Based Organization, as defined by state law, be limited only to those sites owned before January 1, 2024, in single family neighborhoods. However:

WHHO does not support the exception for properties within 528 feet of an existing Faith-Based Organization be exempted, and are thus open to such inappropriate disruptive development, and general lack of control by City land-use authorities.

5. The WHHO supports the Opportunity Corridor Transitional Incentive Areas in the current draft that are limited to only R2 and RD zones; especially given these areas are designated to be located next to Opportunity Corridor Incentive Areas and can now extend 750 feet beyond the Opportunity Area properties. Our understanding is that RS, R1, RA and related zones are **unaffected** by this designation. It is **WHHO's understanding is that Woodland Hills is not affected by Opportunity Corridor Transitional Incentive Areas in any way. If this understanding is not accurate, direct communication to our organization is required immediately clarifying this incentive.**
6. The maps showing the Publicly Owned Properties and the Faith-Based Organization Properties show locations within **Very High Fire Hazard Zones**. Consistent with the intent of the latest draft Ordinance, these locations must be removed from the maps and specifically not be considered eligible for redevelopment/ densification at any time in the future.

LAUSD properties and Community College District properties are not legally within the jurisdiction of the City of Los Angeles and must be removed from the proposed maps.

2023 Outreach Program: Denial of Due Process

During the WHHO's evaluation of the L.A City Planning CHIP Team outreach, it is apparent no meetings located west of the 405 Freeway were convened. In fact, no groups that were directly connected to residential stakeholders or to the area's small businesses were given a presentation. The groups that might be even considered "*close*" to our area only consisted of the following:

The Valley Alliance of Neighborhood Councils (VANC), meetings are usually held east of the 405, are a group of our Neighborhood Council representatives, but minimally involve attendance of the actual stakeholders represented by the NC's. In fact, the Woodland Hills Warner Center Neighborhood Council attendance at VANC Meetings is spotty at best. The Woodland Hills Homeowner's Organization was never given notice of this meeting.

Valley Industry and Commerce Association (VICA), located in Van Nuys east of the 405 Freeway, is just as the name infers, represents business interests exclusively.

Plan Check NC is a very small group that consists of knowledgeable representatives from NC Land Use Committees. This group is very short on representatives of specific areas of Woodland Hills that own homes or know that Plan Check NC even exists.

Other various outreach events the WHHO noted in the 2023 outreach recorded by the CHIP Team, relied on residents' random attendance at a **festival or street fair** and they expected interested parties to have a chance encounter at the CHIPS Team booth. There, they may have exchanged thoughts that we have to presume were apparently not recorded, and therefore not part of the official public record. WHHO could not ascertain by the information provided if any of these events took place west of the 405 Freeway.

Given the varying needs and points of view throughout the multitude of communities being affected by the proposals in the CHIP draft, we strongly demand additional outreach efforts be made - particularly in the

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Formal Comments

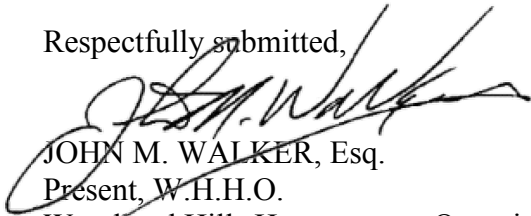
Woodland Hills Homeowner's Organization

Woodland Hills and Warner Center areas. The community needs this so we all can assess the relevancy of the conclusions reflected in your **Concept Explorer Survey**, as they do not seem to align with the stakeholder's input concerning Planning's proposals that we have gathered over the past 1 ½ months.

WHHO Conclusion: In closing, our organization is a 501(C)(4) non-profit, working for the betterment of Woodland Hills since 1985. We are not against development; to the contrary, we favor responsible smart growth in our community, as illustrated in the Warner Center 2035 Plan which our organization was heavily involved in creating. Furthermore, we favor *controlled growth* that is appropriate, and which will contribute to a positive future for our residents. We hope that political pressures do not rush any Planning determinations or prevent the proper amount of time this process requires for all of us to come to appropriate conclusions regarding the future needs of our community, the West Valley, and of all of Los Angeles.

Most importantly, to protect existing single family property owner's rights, the Opportunity Corridor Incentive Areas listed above, must be eliminated and further community outreach must be conducted to preserve the community's rights to due process.

Respectfully submitted,



JOHN M. WALKER, Esq.

Present, W.H.H.O.

Woodland Hills Homeowners Organization.

CC: (by email only)

Clerk, City of Los Angeles

Honorable Karen Bass, Los Angeles City Mayor

Honorable Hydee Feldstein Soto, Los Angeles City Attorney

Kevin Keller - The Office of Mayor Karen Bass

Vahid Khorsand - The Office of Mayor Karen Bass

Honorable Bob Blumenfield - Los Angeles City Councilmember, Council District 3

Honorable Dennis Zine (Ret.) - Former City Councilmember, Council District 3

John Popoch - The Office of Councilmember Bob Blumenfield

Jeff Jacobberger - The Office of Councilmember Bob Blumenfield

Elizabeth Ene - The Office of Councilmember Bob Blumenfield

Seth Samuels - The Office of Councilmember Bob Blumenfield

Vince Bertoni – Director - LA City Planning

Shana Bonstin – Deputy Director – LA City Community Planning

Arthi Varma - Deputy Director – LA Citywide Policy Planning

Lisa Webber – Deputy Director LA City Project Planning

Blake Lamb - LA City Planning

Theodora Trindle - LA City Planning

Prya Mehendale - LA City Planning

Lucy Martinez - LA City Planning

Tal Steinberg - LA City Planning

Adrineh Melkonian - LA City Planning

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Formal Comments

Woodland Hills Homeowner's Organization

Courtney Schoenwald - LA City Planning
Kathy Del Donne - President, Ventura- Cahuenga Boulevard Corridor Plan Review Board
Dena Weiss - President Woodland Hills Warner Center Neighborhood Council
Tracey Rosen - Vice President Woodland Hills Warner Center Neighborhood Council
Diana Williams - CEO West Valley Warner Center Chamber of Commerce
Maria Pavlou Kaplan - United Neighbors
Kathleen Sterling - Valley News Group
Olga Grigoryants - LA Daily News
Woodland Hills Homeowners Organization Officers and Board of Directors
Woodland Hills Homeowners Organization Members
Charlene Rothstein, President, West Hills Neighborhood Council
Ray Cole, President, Canoga Park Neighborhood Council
Mihran Kalaydjian, President, Winnetka Neighborhood Council
Leonard Shaffer, President, Tarzana Neighborhood Council
Honorable Assemblyman, Jesse Gabriel
Honorable State Senator, Henry Stern
Honorable Lindsey Horvath, Los Angeles County Supervisor