

## Communication from Public

**Name:** Matthew Mahgerfteh  
**Date Submitted:** 01/11/2026 12:04 AM  
**Council File No:** 25-1486

**Comments for Public Posting:** I am a longtime Woodland Hills resident writing to strongly oppose the proposed 398-unit development at Woodland Hills Country Club under AB 2011. This massive project in our quiet canyon is dangerous, inappropriate, and it abuses the intent of the law. It should NOT be fast-tracked without full scrutiny. I urge you to deny processing it ministerially under AB 2011 and instead require full discretionary review and environmental analysis. Our community's safety and trust in the planning process depend on it.

Major Reasons for Opposition:

- Extreme Fire Hazard & Safety Risks: The site is a Very High Fire Hazard Severity Zone with only one narrow, winding way out (the "spaghetti" roads of the Girard Tract to Canoga Ave). In a wildfire, hundreds of new residents and ~835 extra cars would gridlock our escape route. We saw in Paradise what happen when people cannot evacuate in time. It plainly unsafe to jam 398 units into this fire-prone canyon with no evacuation plan. AB 2011 wasn't even meant to allow dense housing in high-fire areas unless strict wildfire standards are in place – which L.A. hasn't adopted – so by the law's own criteria this site shouldn't qualify. Even state law allows denying a project that creates an unmitigable safety threat. This project is exactly that scenario – it's literally playing with fire.
- Misuse of AB 2011 – Not a "Commercial Corridor": AB 2011 was meant to encourage housing on underutilized commercial corridors (think aging strip malls on big boulevards), not on open-space canyon land. Calling this hillside golf course a "commercial corridor" just because the street is wide or the club has a pro shop is absurd – a blatant abuse of a loophole that twist the law's intent beyond recognition. The property is zoned A1 (designated Open Space in our Community Plan). This is a quiet residential canyon with a recreational use, not a bustling commercial district. Using a state housing law to override our local zoning and hillside protections is just wrong.
- No Environmental Review or Public Input (CEQA Loophole): By using AB 2011, the developer wants to bypass CEQA entirely. That means no Environmental Impact Report – no analysis of wildfire evacuation, traffic, infrastructure strain, or ecological impacts. They intend to skip public hearings and any City oversight, leaving community with no voice. Fast-tracking a project of this magnitude with zero review is reckless. For example, the plan would remove over 100 trees and

grade hillsides in a sensitive area. In a high-fire, landslide-prone canyon, these impacts must be studied and mitigated. Ramming it through with no EIR or hearing ignores all the red flags and sets a dangerous precedent. The CEQA process exists to prevent disasters like this – dodging it endangers us. Given these points, this project must not proceed without full City review. We need a proper Environmental Impact Report, public hearings, and City Council oversight for a development of this scope. We are not against housing – our community supports building new homes in appropriate locations (like Warner Center’s urban area). But trying to shove nearly 400 units into a high-fire hillside and bypass all oversight is just wrong. This proposal should go through the normal discretionary process where it can be vetted and, if it’s as unsafe as it appears, rejected.

Support for Councilmember Blumenfield’s Motion: I strongly support Councilmember Bob Blumenfield’s motion calling for a strict legal interpretation of AB 2011 and related laws as they pertain to this project. The City must use every tool to enforce a narrow interpretation of these laws. If there’s any doubt about this project’s eligibility, the City should side with caution and require full review. Councilmember Blumenfield is right to demand that our community get a say. Please back his motion and don’t let state law be misused to steamroll our neighborhood.

In Conclusion – Demand Full Review & Oversight: Do not rubber-stamp this ill-conceived project – the stakes are too high. The City’s priority must be protecting residents from wildfire tragedy and upholding our zoning and environmental laws. At the very least, require full discretionary and environmental review like any other major development so we have transparency and input. I urge you to mandate a full EIR, public hearings, and City oversight for this project rather than letting it slip through under AB 2011. We are counting on you to put safety, legality, and common sense first. Please do the right thing – say NO to fast-tracking and YES to a full review of this project. Thank you. Matthew Mahgerfteh

## Communication from Public

**Name:** Delia Hurgoiu

**Date Submitted:** 01/11/2026 12:32 AM

**Council File No:** 25-1486

**Comments for Public Posting:** Thank you for the opportunity to express how deeply we need your help to stop a dangerous development that threatens our community and the open green space our city so desperately needs. First, let me say that I am in favor of increased housing for our city, affordable housing, senior housing, general public housing...but housing that is responsibly developed with the whole community considered. The current owners of the Woodland Hills Country Club are attempting to exploit housing bills AB 2011 & AB 2243 & AB 893 for a fast-track development in a Very High Fire Hazard Severity Zone (VHFHSZ). Under AB 2011, sites in these extreme fire zones are only allowed if the city has adopted special, enhanced wildfire safety measures for new housing in these areas. None of this has occurred for the current project. As a resident of this area, I seriously fear that such a reckless development threatens not only my home but my personal safety. I do not have to imagine the very real dangers; I saw it last year with the Palisades and Alta Dena Fires. This proposed development will also close down a community golf course, end its hundred-year greenspace conservancy, cut down its many ancient oak trees, and destroy the wildlife corridor for countless animals and native plants adjacent to the Santa Monica Mountains Conservancy. The property is zoned A1-1XL and designated Open Space in the Community Plan. The developer is ignoring this designation by using AB 2011 to ram through his development permit. Finally, this development will seriously threaten our community with devastating flooding by blocking the natural mountain drainage basin from Top of Topanga Canyon to the LA River that runs right through the center of the golf course. Please do not let this development be fast-tracked!

## Communication from Public

**Name:** Gerry Weissblum

**Date Submitted:** 01/11/2026 12:49 AM

**Council File No:** 25-1486

**Comments for Public Posting:** I live adjacent to the Woodland Hills Country Club and am very concerned about the environmental and safety aspects of building high density housing there. Canoga Boulevard south of Dumetz Avenue is not a commercial corridor able to handle an additional eight hundred vehicles evacuating during an emergency. Careful review of such a project should be conducted to ensure that a very hazardous situation is not created so that avaricious commercial interests benefit at the expense of public safety.

## Communication from Public

**Name:** Joseph Perdenza  
**Date Submitted:** 01/11/2026 05:34 AM  
**Council File No:** 25-1486

**Comments for Public Posting:** I oppose the proposed housing development of the Woodland Hills Country Club due to serious public safety concerns for existing homes and residents as well as the proposed residents. The access to the high fire risk area is far too narrow and would be overwhelmed & overpopulated with people, automobiles, noise, etc where safety responders could not access or serve in emergency events. Further, this ill conceived project would lead to the destruction of natural lands, cause negative environmental impact to the monarch butterfly, burrowing owls, riparian woodland populations that exist in this natural setting and should involve jurisdiction of the California Department of Fish and Wildlife. Also, harm to protected trees and nesting birds such as large eucalyptus, native coast live oak trees (*Quercus agrifolia*) are a true concerns given the history and the threat of extinction. CEQA studies and Environmental Impact Reports must not be bypassed in the consideration too. There are far too many risks and threats to human and natural species with this proposed development. There are better alternative sites that could easily accommodate a development like this without the public safety threat and negative environmental impact. Don't allow an area and building measure to be exploited that will later cause widespread public regret & disaster particularly when better alternative site locations exist. Let's be wise and not foolish for the sake of all parties involved (residents, government officials & agencies, and the developer). Thank you.

## Communication from Public

**Name:**

**Date Submitted:** 01/11/2026 05:47 AM

**Council File No:** 25-1486

**Comments for Public Posting:** I live in the neighborhood surrounding the Woodland Hills Country Club. I am also a 20 year veteran of the fire service and my primary concerns are fire safety. Regarding the proposed 398-unit development at the Woodland Hills Country Club: I and many members of our community are deeply concerned about the impact this inappropriate, high density development will have on our environmentally sensitive, fragile neighborhood. The project site is located in a Very High Fire Hazard Severity Zone (VHFHSZ) in a non-conforming hillside area with very narrow streets. There are very well founded fears that residents could be trapped by traffic clogged egress in the event of a fire. This is one of several disturbing aspects of the proposed project. The horror of the Pacific Palisades and Malibu fire one short year ago remind us that we should not be continuing to build and populate these wild land areas. People perished, hundreds of homes destroyed and lives changes forever. Residents in our community, some were evacuated and all of us are seeing triple the cost of our homeowners insurance or cancellations of policies. While I understand the importance of providing housing to our community, I believe that AB 2011 and its subsequent Amendments should be limited to actual, existing, commercially zoned corridors, as intended. There is a lot of high density development currently taking place in the actual commercial corridors of Warner Center, and that location seems to be in keeping with the original intent of AB 2011. The proposed development at 4868 N Canoga Avenue is clearly not. Adding amendments (AB 2243 and AB 893) which removed any remaining guardrails with respect to fire safety and which allow for nullification of a thoughtfully designed specific plan, has enabled developers to circumvent common sense and the protections of fire zone designations and specific plan mandates designed to protect people. The perils that exist in a severe fire zone put all resident's lives at risk, we do not need this compounded by poor judgement and lack of full consideration and review from the public officials and legislators who are supposed to be advocating for and protecting us. I am requesting the City follow AB 747 requiring a full Evacuation Capacity Study and Environmental Impact Report. The developer claims state housing laws (AB 2011, AB 2243, AB 893) allow 90-day ministerial

approval without CEQA review, public hearing, or appeal—classifying Canoga Avenue as a "commercial corridor" despite Agricultural/Open Space zoning and adjacency to single-family homes served by narrow substandard streets that function as evacuation routes.

## Communication from Public

**Name:** Matthew McBurney

**Date Submitted:** 01/11/2026 06:25 AM

**Council File No:** 25-1486

**Comments for Public Posting:** Thank you for the opportunity to express how deeply we need your help to stop a dangerous development that threatens our community and the open green space our city so desperately needs. First, let me say that I am in favor of increased housing for our city, affordable housing, senior housing, general public housing...but housing that is responsibly developed with the whole community considered. The current owners of the Woodland Hills Country Club are attempting to exploit housing bills AB 2011 & AB 2243 & AB 893 for a fast-track development in a Very High Fire Hazard Severity Zone (VHFHSZ). Under AB 2011, sites in these extreme fire zones are only allowed if the city has adopted special, enhanced wildfire safety measures for new housing in these areas. None of this has occurred for the current project. As a resident of this area, I seriously fear that such a reckless development threatens not only my home but my personal safety. I do not have to imagine the very real dangers; I saw it last year with the Palisades and Alta Dena Fires. This proposed development will also close down a community golf course, end its hundred-year greenspace conservancy, cut down its many ancient oak trees, and destroy the wildlife corridor for countless animals and native plants adjacent to the Santa Monica Mountains Conservancy. The property is zoned A1-1XL and designated Open Space in the Community Plan. The developer is ignoring this designation by using AB 2011 to ram through his development permit. Finally, this development will seriously threaten our community with devastating flooding by blocking the natural mountain drainage basin from Top of Topanga Canyon to the LA River that runs right through the center of the golf course. Please do not let this development be fast-tracked!

## Communication from Public

**Name:** Erin Tillipman  
**Date Submitted:** 01/11/2026 08:24 AM  
**Council File No:** 25-1486

**Comments for Public Posting:** My name is Erin Tillipman and I live on Dumetz only a block away from the Woodland Hills Country Club with my husband and young daughter. I am writing to express deep concern regarding the proposed 398-unit development at 4868 N. Canoga Avenue. This project is being advanced in an environmentally sensitive area located entirely within a Very High Fire Hazard Severity Zone, on a non-conforming hillside, served by narrow, substandard streets that already function as evacuation routes. This is not a theoretical concern. In a major fire event, traffic congestion on these streets would severely limit egress and could trap residents. That level of risk should not be tolerated or minimized. This proposal introduces high-density development into an area that has long functioned as open space and critical fire buffer. In a region increasingly defined by catastrophic wildfire, it is reckless to override fire safety protections and established planning controls in favor of speed and density. Once lives are put at risk, there is no mitigation that can undo the consequences. While I recognize the importance of increasing housing supply, laws such as AB 2011 were intended to apply to actual commercial corridors—not open green space embedded within high-fire-risk neighborhoods. Significant high-density development is already occurring in appropriate locations such as Warner Center, which aligns with the intent of the statute. The Woodland Hills Country Club site does not. Subsequent amendments—AB 2243 and AB 893—have removed essential guardrails by allowing projects like this to bypass fire safety review, CEQA analysis, and public oversight. These changes effectively nullify carefully developed specific plans and fire zone protections designed to safeguard people, infrastructure, and the surrounding environment. That is not smart planning; it is a dangerous precedent. This site is zoned A-1 Agricultural/Open Space, not retail or office. It does not meet the statutory definition of a commercial corridor, and the project relies on discretionary waivers to avoid basic infrastructure requirements, including sidewalks. The site also exceeds 20 acres and would normally require a tentative tract map and full environmental review. Beyond evacuation risk, the environmental consequences are severe and permanent. The golf course and surrounding landscape form an integral part of the Santa Monica Mountains ecosystem,

supporting raptors, wetlands, and wildlife movement for species such as bobcats, gray foxes, and regionally significant mountain lions. The proposed scale of development—multi-story buildings, nearly 900 parking spaces, constant lighting, and round-the-clock human activity—would introduce an unmitigable level of disruption and light pollution into a sensitive habitat zone. This project is also inconsistent with the Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan, both of which remain valid and enforceable. It would require demolition of historic features and removal of protected trees, with substantial evidence of impacts to historic resources. For these reasons, I am formally requesting that the City comply with AB 747 by requiring a full Evacuation Capacity Study and Environmental Impact Report. Claims that this project qualifies for ministerial approval without CEQA review, public hearing, or appeal are deeply concerning given the fire risk, zoning conflicts, and environmental impacts involved. State housing laws were not intended to justify dense development in high-fire-risk open space areas at the expense of public safety and ecological preservation. This project demands full scrutiny. Anything less places people, wildlife, and the surrounding community at unacceptable risk.