

Communication from Public

Name: Rebecca G Fisher
Date Submitted: 01/10/2026 06:45 PM
Council File No: 25-1486

Comments for Public Posting: Dear Councilmember/Planning Official/Committee Members
Thank you for the opportunity to share my deep concern regarding the proposed development at the Woodland Hills Country Club. I respectfully urge you to intervene and prevent this dangerous project from being fast-tracked. I want to be clear: I fully support increased housing in our city, including affordable housing, senior housing, and housing for the general public. However, housing must be developed responsibly, with careful consideration of public safety, environmental protection, and the long-term well-being of the surrounding community. The current owners of the Woodland Hills Country Club are attempting to exploit housing bills AB 2011, AB 2243, and AB 893 to push through a fast-track development in a Very High Fire Hazard Severity Zone (VHFHSZ). Under AB 2011, development in these extreme fire zones is only permitted if the city has adopted enhanced wildfire safety standards specific to such areas. To my knowledge, no such measures have been adopted for this project. As a resident of this area, I am genuinely fearful for my safety and the safety of my neighbors. The risks are not hypothetical—I witnessed the devastation firsthand during last year's Palisades and Altadena fires. Beyond fire danger, this project would permanently eliminate a historic community asset. It would close a nearly 100-year-old golf course that has long served as protected open green space, remove numerous ancient oak trees, and destroy a vital wildlife corridor adjacent to the Santa Monica Mountains Conservancy. The property is zoned A1-1XL and designated as Open Space in the Community Plan. The developer's use of AB 2011 to bypass these protections directly contradicts the intent of that designation. Additionally, the development poses a serious flooding risk. The golf course currently serves as a natural drainage basin for runoff from Topanga Canyon to the Los Angeles River. Blocking or altering this drainage path could have devastating consequences for surrounding neighborhoods. For all of these reasons—fire safety, environmental preservation, flooding risk, and respect for existing zoning and community planning—I strongly urge you not to allow this development to be fast-tracked. Our community's safety and resilience must come first. Thank you for your time and for your commitment to protecting our city and its residents. Sincerely, Rebecca Fisher

Communication from Public

Name: Carina Rolley

Date Submitted: 01/12/2026 08:17 AM

Council File No: 25-1486

Comments for Public Posting: My name is Carina Rolley and I live in the neighborhood surrounding the Woodland Hills Country Club. 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. Canoga is the route I used to evacuate from the Palisades Fire - while my evacuation was optional, I am very fearful that in mandatory evacuation, the route would be too congested. Also, please note that these roads frequently become blocked with trees and branches falling when there are wind storms. On the night I evacuated, the roads were already hazardous. 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. 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. In addition, all of these developments are making living in Woodland Hills not desirable due to traffic. The amount of traffic on Mulholland at Toponga Canyon and Mulholland Highway is a concern on a normal day, so it would be unimaginable in a circumstance where Canoga is blocked and people from Toponga are also trying to evacuate down Toponga Canyon. 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. I would also like to add the following comments regarding the proposed 4868 N Canoga Avenue project: **THIS IS NOT A RETAIL OR COMMERCIAL AREA:** The site's A-1 Agricultural zoning and "Open Space" designation does not principally permit "office, retail, or parking" and the site fails the "commercial corridor" frontage requirements because the Applicant requires a discretionary waiver to avoid mandatory sidewalk dedications. The discretionary waiver to avoid mandatory sidewalk dedications due to historic trees will violate the Americans with Disabilities Act (ADA) under federal law which requires clear, accessible public routes, including sidewalks, connecting streets to bus stops. The golf course site is also larger than 20-acres without the tentative tract application, which also necessarily requires full EIR review. **CONGESTION AND ROAD CONDITIONS:** The proposed project will increase congestion in the neighborhood where there are many substandard narrow streets that are only 1.5 cars wide. If there was an emergency fire evacuation, a single abandoned car could be life threatening and cause the entire road to be impassable. **LOSS OF OPEN SPACE AND HARM TO WILDLIFE:** The site contains recognized and protected habitat for protected species and wetlands. The golf course as a whole, with its trees and water features, is an integral portion of the Santa Monica Mountains ecosystem, particularly for raptors and small to medium sized mammals including bobcats. The mass concentration of lighting the proposed project would bring with multi-story buildings, almost 900 parking spaces, headlights from the 900 cars, and street lighting. The project essentially proposes a 24-hour shopping mall level of direct lighting and human presence impact in an area that is accessible to State-listed threatened evolutionarily significant mountain lions, bobcats and grey foxes.

Communication from Public

Name: John Ewart

Date Submitted: 01/12/2026 08:35 AM

Council File No: 25-1486

Comments for Public Posting: I am a long-time resident of the Woodland Hills community in Los Angeles, writing to respectfully raise concerns about the proposed redevelopment of a portion of the Woodland Hills Country Club property and the manner in which state housing streamlining laws are being applied to this site. Our neighborhood is a legacy hillside community built primarily in the 1950s. The local street network consists of narrow, winding roads that residents commonly refer to as “spaghetti streets” due to their curving, limited-access design. These roads were never engineered to support high-density development, modern traffic volumes, or large-scale emergency evacuation. The area is now designated a Very High Fire Hazard Severity Zone, which makes evacuation capacity and infrastructure reliability matters of life safety rather than convenience. These concerns are not hypothetical. Our neighborhood experiences one to two power outages every year, including a recent outage that lasted three days. Sewer pump-out trucks regularly service the area, indicating chronic capacity or system failures. These are ongoing conditions that residents live with today, not speculative future impacts. The proposed project would introduce hundreds of new residential units and approximately 850 parking spaces into this already constrained network. The addition of hundreds of vehicles to roads with limited ingress and egress raises serious concerns about emergency evacuation during wildfire events, as well as day-to-day strain on aging electrical, sewer, and water infrastructure. Under a traditional environmental and planning review process, these infrastructure capacity issues would normally be studied and addressed prior to approval. Under the current streamlined pathway, it is unclear whether such verification is required before entitlements are granted. In addition, the project site currently functions as informal open space with mature vegetation and water features that support wildlife movement at the edge of the Santa Monica Mountains. Altering this landscape without comprehensive environmental review may increase fire behavior risks, reduce natural drainage capacity, and further stress sewer and stormwater systems that are already failing. These environmental factors directly intersect with public safety and infrastructure resilience. I support the State’s goal of increasing housing supply, particularly in areas well suited

for growth. However, I respectfully ask that housing streamlining laws not be applied in a way that bypasses basic verification of infrastructure capacity and evacuation safety in high-fire-risk, infrastructure-constrained legacy neighborhoods. Ensuring that development is both housing-forward and safety-responsible is essential to avoiding unintended and potentially tragic consequences. Thank you for your leadership on housing, climate resilience, and wildfire preparedness, and for your attention to this concern. I respectfully request that your office consider whether additional guardrails or review mechanisms are needed when streamlined approvals are proposed in areas facing documented infrastructure failure and wildfire evacuation constraints.

Sincerely, John Ewart? Woodland Hills, CA

Communication from Public

Name: Debra Boyle
Date Submitted: 01/12/2026 12:36 AM
Council File No: 25-1486

Comments for Public Posting: My name is Debra Boyle and I live in the neighborhood surrounding the Woodland Hills Country Club. 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. 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. I would also like to add the following comments regarding the proposed 4868 N Canoga Avenue project: THIS IS NOT A RETAIL OR COMMERCIAL

AREA: The site's A-1 Agricultural zoning and "Open Space" designation does not principally permit "office, retail, or parking" and the site fails the "commercial corridor" frontage requirements because the Applicant requires a discretionary waiver to avoid mandatory sidewalk dedications. The discretionary waiver to avoid mandatory sidewalk dedications due to historic trees will violate the Americans with Disabilities Act (ADA) under federal law which requires clear, accessible public routes, including sidewalks, connecting streets to bus stops. The golf course site is also larger than 20-acres without the tentative tract application, which also necessarily requires full EIR review.

LOSS OF OPEN SPACE AND HARM TO WILDLIFE: The site contains recognized and protected habitat for protected species and wetlands. The golf course as a whole, with its trees and water features, is an integral portion of the Santa Monica Mountains ecosystem, particularly for raptors and small to medium sized mammals including bobcats. The mass concentration of lighting the proposed project would bring with multi-story buildings, almost 900 parking spaces, headlights from the 900 cars, and street lighting. The project essentially proposes a 24-hour shopping mall level of direct lighting and human presence impact in an area that is accessible to State-listed threatened evolutionarily significant mountain lions, bobcats and grey foxes. That level of light emittance within the Zone, and in proximity to abundant open public and private open space, would be a permanent, unmitigable significant biological impact. The intent of AB 2011, AB 2243, and AB 893 are for underused commercial properties to be developed into dense housing without community review, not open green spaces in the center of Very High Fire Hazard Severity Zone neighborhoods. For the above reasons, a project such as this should never be allowed based on quick "ministerial" approval. Therefore, I am requesting that the Project undergo full CEQA review, including preparation of an Environmental Impact Report and an Evacuation Capacity Study. Thank You for your consideration, Debra Boyle

Communication from Public

Name: Robert Boyle

Date Submitted: 01/12/2026 12:51 AM

Council File No: 25-1486

Comments for Public Posting: My name is Robert Boyle and I live in the neighborhood surrounding the Woodland Hills Country Club. The proposed 398-unit development at the Woodland Hills Country Club is a FAST TRACK TO A DEATH TRAP!!! There are many children, seniors and disabled who live off Canoga Avenue who will never make it out if there is a fire up there due to the congestion this development is going to create!!! 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. 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. I would also like to add the following comments regarding the proposed 4868 N Canoga Avenue project: THIS IS NOT A RETAIL OR COMMERCIAL AREA: The site's A-1 Agricultural zoning and "Open Space" designation does not principally permit "office, retail, or parking" and the site fails the "commercial corridor" frontage requirements because the Applicant requires a discretionary waiver to avoid mandatory sidewalk dedications. The discretionary waiver to avoid mandatory sidewalk dedications due to historic trees will violate the Americans with Disabilities Act (ADA) under federal law which requires clear, accessible public routes, including sidewalks, connecting streets to bus stops. The golf course site is also larger than 20-acres without the tentative tract application, which also necessarily requires full EIR review. LOSS OF OPEN SPACE AND HARM TO WILDLIFE: The site contains recognized and protected habitat for protected species and wetlands. The golf course as a whole, with its trees and water features, is an integral portion of the Santa Monica Mountains ecosystem, particularly for raptors and small to medium sized mammals including bobcats. The mass concentration of lighting the proposed project would bring with multi-story buildings, almost 900 parking spaces, headlights from the 900 cars, and street lighting. The project essentially proposes a 24-hour shopping mall level of direct lighting and human presence impact in an area that is accessible to State-listed threatened evolutionarily significant mountain lions, bobcats and grey foxes. That level of light emittance within the Zone, and in proximity to abundant open public and private open space, would be a permanent, unmitigable significant biological impact. The intent of AB 2011, AB 2243, and AB 893 are for underused commercial properties to be developed into dense housing without community review, not open green spaces in the center of Very High Fire Hazard Severity Zone neighborhoods. For the above reasons, a project such as this should never be allowed based on quick "ministerial" approval. Therefore, I am requesting that the Project undergo full CEQA review, including preparation of an Environmental Impact Report and an Evacuation Capacity Study. Thank You for your consideration, Robert Boyle

Communication from Public

Name: helen faraday young

Date Submitted: 01/12/2026 02:11 AM

Council File No: 25-1486

Comments for Public Posting: After assessing the proposed development on the Woodland Hills Golf Course from many perspectives all I can say it's a danger to local residents. Traffic congestion in a city that is often choked thanks to much recent residential development. (more than ANY other city in LA) and fire evacuation risks. Why change the status of a residential street with NO commercial businesses on it Why put our lives at risk? They are estimating 600-800 new cars using the street. Insane in the face of fire or flood evacuations. Yes we need to add Affordable housing. So why the small percentage in this development? And why on a narrow hillside street. Please consider developing a more appropriate suitable area With thanks
Regards Helen

Communication from Public

Name: Jonathan Simons

Date Submitted: 01/12/2026 07:37 AM

Council File No: 25-1486

Comments for Public Posting: Fast tracking the development of the Woodland Hills County Club is a shock to us all and must be stopped. There are myriad reasons for this that have been expressly stated by my neighbors and local environmental experts. However, I must also express dismay that there is a vast array of commercial and industrial space in this city/county that could be converted into housing before taking the drastic steps of altering (demonizing?) established single family neighborhoods all for the glory of catering to greedy developers.