

Communication from Public

Name: Shani Grafman

Date Submitted: 01/13/2026 06:00 AM

Council File No: 25-1486

Comments for Public Posting: I am writing to strongly oppose the 398-unit development at 4868 Canoga N. Canoga Ave. the Woodland Hills Country Club. While I support housing, this high-density project is inappropriate and dangerous for this specific location. Primary Objections: • Public Safety & Fire Risk: The site is in a Very High Fire Hazard Severity Zone (VHFHSZ). The narrow, substandard streets cannot handle the traffic of 398 additional units during an emergency. This project puts lives at risk by clogging vital evacuation routes. • Misapplication of AB 2011: This site is zoned A-1 Agricultural/Open Space, not commercial. It does not meet the "commercial corridor" requirements intended by AB 2011. High-density projects belong in existing hubs like Warner Center, not in fragile hillside neighborhoods. • Legal & Infrastructure Failures: * The project size (more than 20 acres) and its location require a full Environmental Impact Report (EIR). o The request to waive sidewalk dedications violates ADA requirements for accessible public routes to transit. o State law (AB 747) requires a full Evacuation Capacity Study which must be completed before any approval. Request: I urge the City to deny the ministerial "90-day" approval. This project requires full CEQA review, public hearings, and a comprehensive safety analysis to protect the residents of Woodland Hills.

Communication from Public

Name: Michael Sardo

Date Submitted: 01/13/2026 07:16 AM

Council File No: 25-1486

Comments for Public Posting: My name is Michael Sardo, and I live in the neighborhood surrounding the Woodland Hills Country Club. My spouse and I recently bought a home here, and my parents have lived in this community for more than 25 years. This neighborhood has been our family's home for decades, and we chose to put down roots here because of its open space, safety, and character. I am writing to express my strong concern about the proposed 398-unit development at the Woodland Hills Country Club site. Many residents are deeply worried about the impact this high-density project would have on an environmentally sensitive and fire-prone hillside neighborhood with very narrow streets. The project site sits in a very high fire risk area. The surrounding streets are steep, winding, and often only wide enough for one car in each direction. In a fire emergency, evacuation routes could easily become blocked. Residents could be trapped by traffic with no safe way out. This is not a theoretical concern. Fires in Los Angeles have shown how quickly conditions can change and how dangerous delayed evacuations can be. I have personally watched the intersection of Dumetz Road and Canoga Avenue become more congested over the last several years. Adding nearly 400 housing units directly at this location would significantly increase traffic. These are already single-lane roads in each direction. In an emergency, police, fire, and ambulance services could lose critical time sitting in traffic. If a wildfire were to move through the area, evacuations could slow to a crawl, putting lives at serious risk. While I understand and support the need for housing, this project is not located in a true commercial area. The site is currently designated for agricultural and open space use and sits next to single-family homes. It is not part of an established commercial corridor. Placing dense housing here does not reflect thoughtful planning and ignores the realities of the surrounding neighborhood. The development would also result in the loss of valuable open space and wildlife habitat. The golf course and its trees and water features are part of a larger ecosystem that supports birds of prey and animals such as bobcats. Introducing large multi-story buildings, extensive lighting, and hundreds of vehicles would permanently disrupt this environment. Once this open space is gone, it cannot be replaced. This proposal also conflicts with existing community plans that were created to

protect hillside areas, scenic views, and historic resources. The site includes historic features and mature trees that define the character of the area. Allowing this project to move forward without full review would undermine years of careful planning meant to protect residents and the environment. I respectfully request that the City require a full environmental review and a detailed evacuation study before any approvals are granted. State housing laws were intended to encourage housing on underused commercial properties, not to bypass safety protections in fire-prone neighborhoods or eliminate public input. Our elected officials are entrusted with protecting public safety and community well-being. I ask that you slow this process down, require full review, and listen to the residents who live here and would be directly affected. Thank you for your time and for considering the safety and future of our neighborhood. Sincerely,
Michael Sardo Woodland Hills

Communication from Public

Name: Megan

Date Submitted: 01/10/2026 10:43 PM

Council File No: 25-1486

Comments for Public Posting: I am writing regarding the application submitted for a 398-unit housing development at 4868 N. Canoga Avenue (Woodland Hills, 91364), which is being processed under AB 2011 / AB 2243 and seeking ministerial, CEQA-exempt approval. After reviewing the applicant's submittal (Attachment A, dated Nov. 19, 2025), I have serious concerns that the project does not meet the statutory eligibility criteria required for AB 2011 ministerial processing. I respectfully request that the City conduct a thorough verification of the eligibility claims prior to granting ministerial acceptance. Below is a summary of the major issues: ? 1. The Site Is Located in a Very High Fire Hazard Severity Zone (VHFHSZ) The application (Attachment A, p. 11) acknowledges the project site is within a Very High Fire Hazard Severity Zone. Under AB 2011, sites in a VHFHSZ are allowed only if the jurisdiction has adopted specific, enhanced wildfire mitigation measures applicable to new residential development. The applicant cites only standard Chapter 7A building code compliance, which is not what AB 2011 requires. Without evidence of locally adopted enhanced mitigation measures, the site is ineligible for AB 2011 ministerial approval. This alone necessitates: • Reclassification of the project as discretionary, and • Full CEQA review, including wildfire evacuation and public safety impacts. ? 2. Severe Wildfire Evacuation and Public Safety Risks Even for ministerial projects, Government Code §65589.5(j) requires denial when: "...there is a specific, unmitigable, adverse impact on public health or safety." This project would add hundreds of residents into a high-risk canyon area with: • Limited ingress/egress via Canoga Ave • Documented evacuation bottlenecks • Adjacent hillside topography • Increasing frequency of fast-moving brushfires The application contains no wildfire evacuation study, risk assessment, or analysis of whether an additional 398 households could safely evacuate during a wildfire. This presents a potentially unmitigable public safety risk. ? 3. Questionable Eligibility Based on Zoning (A1-1XL) The applicant attempts to classify the A1 zone as a "commercial corridor" zone because golf-course-related retail uses exist on the property. This is inconsistent with the intent of AB 2011, which is meant for land primarily zoned for office, retail, or commercial uses—not land designated Open Space in the Community Plan. If the site fails the fire-hazard

exemption test, AB 2011 does not override local zoning, and the project is not permitted under the A1/Open Space zoning designation. ? 4. Significant Tree Removal and Open Space Loss The proposal identifies the removal of 117 non-protected trees (Attachment A, p. 6). Given the site's Open Space designation and the environmental value of mature tree canopy in a high-fire-risk area, the project merits CEQA-level review that cannot occur under ministerial processing. ? 5. Developer Credibility Concerns – Fraud Conviction For accuracy and transparency: The project's lead developer, Ryan Ogulnick, was convicted earlier this year on fraud-related charges. Given that AB 2011 relies solely on the accuracy of objective information provided by the applicant, his conviction raises concerns about the reliability of the project's representations—including fire-hazard eligibility, zoning interpretation, environmental conditions, and corridor qualifications. I am not asking the City to make any subjective judgment; rather, to apply heightened scrutiny and verify that all claims made in the application are factually correct, complete, and independently validated. ? 6. Request for Formal Response In light of these issues, I respectfully request: 1. A determination of whether the City has adopted the enhanced fire-hazard mitigation measures required for AB 2011 eligibility in VHFHSZ areas. 2. Confirmation of whether the A1-1XL zone qualifies under AB 2011 as a commercial corridor zone. 3. Verification of all objective eligibility claims submitted by the applicant. 4. Clarification of whether the project should be routed to discretionary review with CEQA analysis. Given the public safety risks and legal vulnerabilities of processing an ineligible project ministerially, it is essential that these questions be resolved before the City accepts the project under AB 2011. Thank you very much for your attention and diligence. I appreciate the difficult position AB 2011 places on City staff and am grateful for your careful review of this high-risk project. Sincerely, Megan Fisher