

Communication from Public

Name: Allison Charalambous

Date Submitted: 01/10/2026 03:08 PM

Council File No: 25-1486

Comments for Public Posting: My name is Allison Charalambous and I live in the neighborhood surrounding the Woodland Hills Country Club. One year ago this past week, the LA Fires changed the physical and economic landscape of our city forever. The city reflected on those who were displaced permanently and temporarily, those who lost everything—loved ones, homes, the security of their retirement plans—who continue to rebuild 12 months later. The 1 year memorial of the LA Fires is acutely relevant because of the proposed project at the Woodland Hills Country Club and I am concerned about the fire safety of our neighborhood if the proposed project is allowed to proceed under the fast track process. I am fortunate to be a homeowner in California and I also know we are desperate for more and affordable housing. I support creative ways of adding more housing to our communities, however there is a line between cutting red tape and compromising public safety. My son, just 9 years old, has already experienced two school closures under the threat of fire—two too many for a child his age. Sadly, the LA Fires won't be the last he experiences so intimately. These "once-in-a-lifetime" fires are already becoming his generation's reality. Regarding the proposed project at the Woodland Hills Country Club, I am particularly concerned about: FIRE SAFETY • The site is within a Very High Fire Hazard Severity Zone. Significant fire safety concerns mandate a full Environmental Impact Report (EIR), especially given the requested height and density of the project. • Because of the increased density, I am requesting an Evacuation Capacity Study be conducted to evaluate the time it would take our community to evacuate with this increased density and ensure the streets are able to absorb the density and the community retains our ability to evacuate within a timely manner in the case of a fire or emergency. 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.

INCONSISTENT WITH THE SPECIFIC PLAN • Girard Tract Specific Plan is still relevant and enforceable and the project is "inconsistent" with both the Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan. The Girard Tract Specific Plan cites updates as recent as May 2003, only 22 years prior to the application date. • The Project requires demolition of an historic site and landscaping structures • There is substantial evidence that the development will impact historic resources, including the William Bell-designed course and protected pepper trees. 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. Sincerely, Allison Charalambous
Woodland Hills resident

Communication from Public

Name: Marc Hatfield

Date Submitted: 01/10/2026 07:36 PM

Council File No: 25-1486

Comments for Public Posting: My name is Marc Hatfield; my family 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. I drive all of Canoga Ave south of Ventura on my daily commute. The attempted positioning of this stretch as a "commercial corridor" is outrageous. It's incredibly disappointing (though not surprising) that the developer would attempt to misuse AB 2011 for their financial benefit, disregarding the concerns, particularly on safety, of our community. This motion is critical in protecting our community. We very much appreciate your consideration and support.

Communication from Public

Name: Alex
Date Submitted: 01/10/2026 07:37 PM
Council File No: 25-1486

Comments for Public Posting: My name is Alex and I urge my elected officials to take A PROACTIVE APPROACH TO OUR SAFETY. I live in the Girard Tract neighborhood. The proposed 398-unit development at the Woodland Hills Country Club has myself and members of our community extremely concerned about the impact this 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. We have well founded fears that WE WILL BE TRAPPED due to the additional vehicles in the event of a fire, WITH ONLY ONE NARROW STREET TO GET OUT. During the Palisades fire we were already preparing to walk out onto the golf course incase the street was traffic congested. While I understand the importance of providing housing to our community, 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 a commercial corridor. 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 us residents. 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. 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. 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.

Communication from Public

Name: anthony johnson

Date Submitted: 01/10/2026 07:41 PM

Council File No: 25-1486

Comments for Public Posting: Public officials are not trusted because of how terribly managed our community has been. Sir, if you want to earn our trust, you must GENUINELY listen to our concerns. The Woodland Hills Country Club development decision will permanently impact the quality of life here. You were elected to represent us not rule us. Do not dismiss us as "selfish NIMBYs". We intimately know how life best operates in this area. Knowledge that you need to make a wise and fair decision. We will remember how represented us at this crucial moment. Thank You, Tony & Kay Johnson 48 year Woodland Hills residents.

Communication from Public

Name: Norinne DeGal

Date Submitted: 01/10/2026 07:55 PM

Council File No: 25-1486

Comments for Public Posting: First if the The Woodland Hills Country Club project is rubber stamped it will set a very dangerous precedent in Los Angeles. Second, this is not a transit hub, but rather a small neighborhood with back roads that are very narrow and already congested. How is 398 homes on 20 acres appropriate on the back end of the Santa Monica Mountains adjacent to Topanga Canyon? This kind of density would be too much for Hollywood. Where are all of these families going to go to school? Where is the water coming from when there are years that this area is bone dry. This is a disaster waiting to happen on this hillside property. The only winners will be the developers who will get very rich and be long gone leaving an albatross of a development. I am imploring you as a Woodland Hills Community member to reject this outrageous plan and put this project through the proper due diligence that it requires with all of the reviews and input from the people that actually live near here.

Communication from Public

Name: Gary Pollak

Date Submitted: 01/10/2026 07:58 PM

Council File No: 25-1486

Comments for Public Posting: My name is Gary Pollak 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 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. 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.

INCONSISTENT WITH THE SPECIFIC PLAN: Girard Tract Specific Plan is still relevant and enforceable and the project is "inconsistent" with both the Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan. The Girard Tract Specific Plan cites updates as recent as May 2003, only 22 years prior to the application date. The Project requires demolition of a historic site and landscaping structures. There is substantial evidence that the development will impact historic resources, including the William Bell-designed course and protected pepper trees. 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.

Communication from Public

Name: Allie L.

Date Submitted: 01/10/2026 08:03 PM

Council File No: 25-1486

Comments for Public Posting: My name is Allie L. and I'm a resident of the Girard Tract neighborhood in Woodland Hills. My family lives right next door to 4868 N Canoga Avenue—our home sits on the peninsula with the golf course in both our front and back yard. This proposed housing development raises serious safety concerns for my family and neighbors. I want to be clear: we support housing development in our city. Housing is important, and we understand the need. But it needs to be done in a sensible, responsible, and safe way. Our most immediate concern is our safety in the event of an emergency—specifically a wildfire. We live in a Very High Fire Hazard Severity Zone, and the recent Palisades Fire has shown us just how vulnerable we are. Home insurance is nearly impossible to get here because of this. Right now, there's no adequate evacuation plan in place for an emergency of that magnitude. The majority of streets in our neighborhood can't even fit two cars side by side, let alone emergency vehicles. Our fear is real and urgent: in a fast-moving fire, we may not be able to get out in time. The developer claims that state housing laws—AB 2011, AB 2243, and AB 893—allow 90-day ministerial approval without CEQA review, public hearing, or appeal, classifying Canoga Avenue as a “commercial corridor.” But this ignores that the area is zoned Agricultural/Open Space and sits adjacent to single-family homes served by narrow, substandard streets that would function as our only evacuation routes. I'm respectfully requesting that the City follow AB 747, which requires a full Evacuation Capacity Study and Environmental Impact Report. Please don't fast-track this project. Please consider the safety of your constituents in the Girard Tract and surrounding neighborhoods, and take the proper measures for a complete review before moving forward with something that could end catastrophically. Our lives are at risk. Please take a proactive approach to our safety.

Communication from Public

Name: Robin Nauman

Date Submitted: 01/10/2026 08:15 PM

Council File No: 25-1486

Comments for Public Posting: My name is Robin 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.

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. 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.

INCONSISTENT WITH THE SPECIFIC PLAN: Girard Tract Specific Plan is still relevant and enforceable and the project is "inconsistent" with both the Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan. The Girard Tract Specific Plan cites updates as recent as May 2003, only 22 years prior to the application date. The Project requires demolition of an historic site and landscaping structures.

Communication from Public

Name: Angela Stroth

Date Submitted: 01/10/2026 08:17 PM

Council File No: 25-1486

Comments for Public Posting: I live in the neighborhood surrounding the Woodland Hills Country Club. I have been a home owner here, on a street that experiences a lot of foot and vehicle traffic, Alhama Drive, since 2014. I work locally at Kaiser as a Registered Nurse and my daughter has been a student of our local elementary school, Serrania Elementary. I am very concerned with the proposed 398-unit development at the Woodland Hills Country Club: this green space that is the country club is an important fire breaker and ground water collection site. The project site is located in a Very High Fire Hazard Severity Zone (VHFHSZ) in a non-conforming hillside area with very narrow, and often, one way streets. In the event of a mandatory evacuation, our neighborhood would be in serious trouble: we would become a Palisades 2.0. This area cannot bear the unsustainable development this Orange County developer is trying to fast track. They do not care about this communities needs, this project is set to demolish, cash in, and leave behind a tinder box for our historic community to worry about. This community was originally built AROUND the golf course. It is a historic golf course. This development project needs a FULL environmental review. I believe you will find that this developers plans are completely inappropriate for this location which is zoned for agriculture. Please help us protect our homes and our livelihoods. Thank you.

Communication from Public

Name: Alicia Calvo

Date Submitted: 01/10/2026 08:26 PM

Council File No: 25-1486

Comments for Public Posting: Dear City of Los Angeles' Planning and Land Use Management (PLUM): There is great concern for fire risk and infrastructure and environmental issues with the proposed project of building almost 400 homes at 4868 Canoga in Woodland Hills without transparent and thorough reviews. This non-commercial area is considered a residential/agricultural, very high fire hazard severity zone area (VHFHSZ) with very narrow roads and few ways out for the Woodland Hills residents already living in the community. Please reject this project and ensure there are thorough and transparent reviews.

Communication from Public

Name: J Toscas

Date Submitted: 01/10/2026 08:36 PM

Council File No: 25-1486

Comments for Public Posting: 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 but 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. We who live in and around WHCC are not "NIMBYs", so if that is part of the argument in opposition to sensible development and the concerns of myself and many residents here, then I would argue the opposing side doesn't have much of an argument. There is a tremendous amount of needed revitalization as well as high density development currently taking place in the actual commercial corridors of Warner Center, about one mile from WHCC, and that location seems to be in keeping with the original intent of AB 2011. The proposed development at 4868 N Canoga Avenue clearly does not. Adding amendments (AB 2243 and AB 893) which removed any remaining guardrails with respect to fire safety and which allow for the 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. Are we to assume that the City of Los Angeles and State of California are OK with risking the lives of and imperiling citizens? Are we to assume that the City and State have now become subject to the whims of unscrupulous developers who care nothing about our communities, our safety, or the environment? Does our community have to burn down with lives lost for our public officials to take action and push back against dangerously

inappropriate development? The fact that I'm even having to state the obvious shortly after the one year anniversary of the Palisades and Eaton fires is unconscionable. I am requesting the City follow AB 747 requiring a full Evacuation Capacity Study, and a CEQA review, including a full Environmental Impact Report. The developer claims AB 2011, AB 2243, and AB 893 allow for 90-day ministerial approval of their project without CEQA review, public hearing, or appeal. They are attempting to classify and rezone our neighborhood as a "commercial corridor" despite Agricultural/Open Space zoning, adjacency to SMMC land, and a site location in the middle of a quiet, single-family neighborhood comprised of low vertical setback homes, and served by narrow, substandard streets. This is a gross distortion of AB 2011, AB 2243, and AB 893. I ask that you immediately disqualify the proposed WHCC development project from ministerial review, and put the safety of residents and their lives ahead of inappropriate development.

Communication from Public

Name: APRIL KNIGHT

Date Submitted: 01/10/2026 09:13 PM

Council File No: 25-1486

Comments for Public Posting: I am a resident of Woodland Hills and live near the Woodland Hills Country Club. I am opposed to the 398 unit development being planned on the golf course for a number of reasons. We live in a very high fire hazard zone with very narrow streets. If a fire were to occur I fear that the large number of cars exiting the development on narrow Canoga Blvd would trap residents and cause lives to be lost. My parents, in their 80s, would not be able to walk to safety and their lives would be placed at risk. I am asking that an evacuation capacity study be done. I am also concerned with the environmental impact a large development would have on our wildlife. We are part of the Santa Monica mountain corridor and many species depend on this open space. The elimination of their habitat would be devastating. I am requesting an environmental impact report. Our neighborhood is not a commercial or retail area. This is not the correct area to build a large development. Please delay the development permits until all the proper surveys have been completed. The safety of the residents is at stake along with the wellbeing of our environment.
April Knight

Communication from Public

Name:

Date Submitted: 01/10/2026 10:21 PM

Council File No: 25-1486

Comments for Public Posting: My name is Heather Schlichter, 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. 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. 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. INCONSISTENT WITH THE SPECIFIC PLAN: Girard Tract Specific Plan is still relevant and enforceable and the project is "inconsistent" with both the Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan. The Girard Tract Specific Plan cites updates as recent as May 2003, only 22 years prior to the application date. The Project requires demolition of an historic site and landscaping structures. There is substantial evidence that the development will impact historic resources, including the William Bell-designed course and protected pepper trees. 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.

Communication from Public

Name: Frank

Date Submitted: 01/10/2026 04:26 PM

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 with wildfires, strangles evacuation roads, and destroys an open green space that 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 and that of our community neighbors. I do not have to imagine the very real dangers before us; we all witnessed them 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: Dr Kloor

Date Submitted: 01/10/2026 04:51 PM

Council File No: 25-1486

Comments for Public Posting: Public Comment Opposing Fast-Tracked Development at Woodland Hills Country Club Council File: 25-1486 Agenda Item #3 – PLUM Committee Members of the PLUM Committee, I am writing as a long-time resident of this community for over 25 years, and as someone who supports housing development, including affordable housing, senior housing, and mixed-income housing—when it is responsibly planned, properly sited, and designed with public safety and infrastructure capacity in mind. This proposal does not meet that standard. What is being attempted at the Woodland Hills Country Club is not responsible housing development. It is the forced conversion of protected open space into high-density housing by exploiting recent state housing bills in ways that were never intended—and in a location that presents clear, foreseeable risks to life, property, and the surrounding community.

1. Public Safety: Extreme Fire Risk and Emergency Access Failures The proposed development site lies within a Very High Fire Hazard Severity Zone (VHFHSZ). Under AB 2011, housing in these zones is only permissible where a city has adopted enhanced, project-specific wildfire mitigation and evacuation standards. To date, no such measures have been adopted or applied to this project. This is not an abstract concern. The residents of Los Angeles have witnessed, in real time, the devastation of wildfire events in Palisades, Altadena, and surrounding hillside communities. Approving hundreds of new residential units in an extreme fire zone—without adequate evacuation routes, emergency access, or hardened infrastructure—places future residents, existing neighbors, and first responders at unacceptable risk. This site does not have road capacity, redundancy, or geometry sufficient to safely support evacuation during a fire event. Redefining narrow or unsuitable roadways as “commercial corridors” does not change physical reality. In an emergency, legal definitions do not move people—roads do.

2. Misuse of State Law to Override Local Planning and Common Sense This project relies on AB 2011, AB 2243, and AB 893 to bypass discretionary review, CEQA analysis, and meaningful community input. These bills were intended to encourage housing along genuine commercial corridors with existing infrastructure, not to justify high-density residential development deep within single-family neighborhoods,

open-space designations, and fire-prone hillside areas. The recent expansion of how “commercial corridor” is defined—by street width rather than zoning, land use, or context—is being used here as a legal loophole to force an outcome that local planning rules were explicitly designed to prevent. This is not smart growth. This is not infill development. This is statutory engineering to benefit a private developer at the expense of public safety and long-term community resilience.

3. Loss of Irreplaceable Open Space and Environmental Damage The Woodland Hills Country Club represents over a century of protected green space, serving as:

- A critical wildlife corridor adjacent to the Santa Monica Mountains
- A repository of mature oak trees and native habitat
- A designated Open Space resource under the Community Plan (A1-1XL zoning)

This proposal would permanently eliminate that open space, destroy established ecosystems, and sever wildlife movement corridors—all without environmental review due to fast-track exemptions. Once lost, this land cannot be reclaimed.

4. Flooding and Drainage Impacts Ignored Equally troubling is the project’s impact on natural drainage patterns. The golf course currently functions as a critical drainage basin, channeling runoff from Topanga Canyon toward the LA River. Paving and building over this land will increase downstream flooding risks, threatening homes and infrastructure well beyond the project site. Again, these impacts are precisely the kinds of risks CEQA review exists to evaluate—yet the fast-track process seeks to avoid that scrutiny entirely.

5. This Is Not About Housing Need—It Is About Siting and Safety I want to be absolutely clear: opposition to this project is not opposition to housing. It is opposition to unsafe, poorly sited, infrastructure-deficient development driven by profit rather than planning. Los Angeles needs housing—but it also needs sound judgment. We cannot solve one crisis by creating another.

Request to the Committee I strongly urge the PLUM Committee to:

- Reject any fast-track determination for this project
- Require a full, transparent analysis of how AB 2011, AB 2243, and AB 893 are being applied
- Restore local discretion, environmental review, and community input for development of this magnitude and risk

Please do not allow state law to be weaponized to force a dangerous and irreversible outcome on this community. Respectfully submitted, Dr Kloor
Resident of Woodland Hills – 2

Communication from Public

Name: Annette

Date Submitted: 01/10/2026 05:01 PM

Council File No: 25-1486

Comments for Public Posting: I appreciate the opportunity to comment on this terrible housing development that threatens our community. I want to make it clear that I am in favor of affordable housing, senior housing, general public housing, but housing that is responsibly developed with the whole communities needs and safety addressed. 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, building 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 homeowner in this area, I seriously fear that such a reckless and fast-tracked development threatens not only my home but my personal safety. Just think of the very real dangers; We all saw what happened last year with the Palisades and Alta Dena Fires. Over 30 people died and many many homes were lost. This proposed development will also close down a community golf course that has been there for 100 years, eliminate a beautiful green space conservancy, cut down its many ancient oak trees (some as old as 250 years), and destroy the wildlife homes 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 allow this development to be fast-tracked and allow the proper agencies to evaluate this property for the safety of our community!

Communication from Public

Name: Concerned Resident

Date Submitted: 01/10/2026 05:21 PM

Council File No: 25-1486

Comments for Public Posting: Dear Council Members, The current owners of the Woodland Hills Country Club are depending on the conditions outlined in housing bills AB 2011 & AB 2243 & AB 893 to track-track a 400-unit development in a highly residential community within a canyon setting. As Councilman Blumenfield expresses in his motion, this area is anything but a “commercial corridor”. It is hard for me to believe that the bills authors intended the use of these laws to circumvent local input, infrastructure review, and zoning requirements in the manner in which the owners have proposed. It should also be noted that this area is within a designated Very High Fire Hazard Severity Zone (VHFHSZ). If you drive the streets, you will see how this building could cause major congestion issues during an emergency such as was seen during the Palisades fire. 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. Also, the current project does not specify what is to become of the remaining acreage which is currently part of the original parcel. How can just one section of the parcel be developed without full disclosure of the entire project? This proposed development will cut down many ancient oak trees, and destroy a 100-year-old green space adjacent to the Santa Monica Mountains Conservancy which has remained a wildlife corridor for countless Canada Geese, bobcats, coyotes, red-headed woodpeckers, and the loved squirrels. Please do not approved this development to be fast-tracked. It requires, and its location deserves, more thought to the infrastructure needs and environmental impacts. Thank you for your understanding. A Very Concerned Resident

Communication from Public

Name: Chelsea larson

Date Submitted: 01/10/2026 05:37 PM

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:

Date Submitted: 01/10/2026 05:38 PM

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: Carolyn Mitchell

Date Submitted: 01/10/2026 10:27 PM

Council File No: 25-1486

Comments for Public Posting: 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.

Communication from Public

Name: Brian J Russo

Date Submitted: 01/10/2026 05:38 PM

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: Jane Lee

Date Submitted: 01/10/2026 10:58 PM

Council File No: 25-1486

Comments for Public Posting: Public Comment – Council File 25-1486 My name is Jane Lee, and I live near the Woodland Hills Country Club. I am writing to express serious concern about the proposed 398-unit development at 4868 N Canoga Avenue. This project is located in a Very High Fire Hazard Severity Zone, on a non-conforming hillside, and is served by narrow, substandard streets that already struggle with daily traffic. In a wildfire scenario, these roads would quickly become gridlocked, creating a real risk that residents could be trapped during an evacuation. Like many of my neighbors, I have firsthand experience with how vulnerable this area is during fire events, as well as the growing difficulty of obtaining and maintaining homeowners insurance here. Introducing high-density housing under these conditions significantly increases risk, not just for future residents, but for the surrounding community as a whole. While I support the need for additional housing, AB 2011 was intended to apply to existing commercial corridors—not agricultural or open-space land embedded within fire-prone residential neighborhoods. Warner Center is already absorbing substantial high-density development in locations that align with the spirit and intent of the law. This site clearly does not. Subsequent amendments to AB 2011, including AB 2243 and AB 893, removed critical safety guardrails and allow developers to bypass established specific plans and fire-zone protections. That may streamline approvals, but it does so at the expense of public safety and thoughtful land-use planning. Laws intended to address housing shortages should not be used to override common-sense protections designed to safeguard lives. I am requesting that the City comply with AB 747 by requiring a full Evacuation Capacity Study and a comprehensive Environmental Impact Report. The developer’s assertion that this project qualifies for ministerial approval—without CEQA review, public hearing, or appeal—depends on classifying Canoga Avenue as a “commercial corridor,” despite its Agricultural/Open Space zoning and adjacency to single-family homes reliant on narrow streets that function as evacuation routes. In addition, this project would permanently eliminate open space that is part of the Santa Monica Mountains ecosystem, introducing intensive lighting, traffic, and 24-hour activity that would significantly disrupt wildlife habitat. The proposal is also inconsistent with the Girard Tract Specific

Plan and the Mulholland Scenic Parkway Specific Plan, and would impact historic resources associated with the site. State housing laws were never intended to facilitate dense development on open green space in the center of Very High Fire Hazard Severity Zone neighborhoods. For these reasons, I respectfully request that this project undergo full CEQA review, including preparation of an Environmental Impact Report and an Evacuation Capacity Study. Thank you for your consideration.

Communication from Public

Name: Gwili Wilson

Date Submitted: 01/10/2026 05:39 PM

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: David Lawrence Glazer

Date Submitted: 01/10/2026 06:06 PM

Council File No: 25-1486

Comments for Public Posting: Draft Language for Public Comment for Council File: 25-1486
My name is David Glazer and I live in the neighborhood surrounding the Woodland Hills Country Club. I oppose the fast track development planned at the Woodland Hills Country Club . How can this proceed without public comment, no traffic study, no environmental review? The concept of AB 2011 is being twisted by the developers. This is a NOT a commercial district. This is an area of single family homes many in the hills with windy street access to the main streets. 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.
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.
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.
INCONSISTENT WITH THE SPECIFIC PLAN: Girard Tract Specific Plan is still relevant and enforceable and the project is "inconsistent" with both the Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan. The Girard Tract Specific Plan cites updates as recent as May 2003, only 22 years

prior to the application date. The Project requires demolition of an historic site and landscaping structures. There is substantial evidence that the development will impact historic res

Communication from Public

Name:

Date Submitted: 01/10/2026 06:15 PM

Council File No: 25-1486

Comments for Public Posting: My name is Jenny, and I live in the neighborhood surrounding the Woodland Hills Country Club. I strongly oppose the proposed 398-unit development at this site. The project is located within a Very High Fire Hazard Severity Zone, in a non-conforming hillside area served by narrow, substandard streets that function as evacuation routes. In the event of a wildfire, traffic congestion could trap residents and place lives at risk. This area is environmentally sensitive open space, not an appropriate location for high-density housing, and the project would result in the permanent loss of habitat, increased traffic congestion, and serious public safety hazards. While I understand the need for housing, AB 2011 and its amendments were intended for underutilized, existing commercial corridors—not agricultural/open space land embedded in high-fire-risk residential neighborhoods. The developer's claim that state law allows a 90-day ministerial approval without CEQA review, public hearings, or appeal undermines fire safety protections and adopted Specific Plans. I respectfully request the City comply with AB 747 by requiring a full Environmental Impact Report and an Evacuation Capacity Study before any approval is considered.

Communication from Public

Name: Stephanie Griffith

Date Submitted: 01/10/2026 06:27 PM

Council File No: 25-1486

Comments for Public Posting: My name is Stephanie Griffith 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. I also do want to mention that it has already been difficult obtaining adequate home and fire insurance for our home. Not to mention very costly. We are extremely concerned that this proposed development will only make matters worse. 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 residents' 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. **INCONSISTENT WITH THE SPECIFIC PLAN:** Girard Tract Specific Plan is still relevant and enforceable and the project is "inconsistent" with both the Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan. The Girard Tract Specific Plan cites updates as recent as May 2003, only 22 years prior to the application date. The Project requires demolition of an historic site and landscaping structures. There is substantial evidence that the development will impact historic resources, including the William Bell-designed course and protect

Communication from Public

Name: Elise Tyler

Date Submitted: 01/10/2026 11:05 PM

Council File No: 25-1486

Comments for Public Posting: My name is Elise Tyler, and I live in the neighborhood surrounding the Woodland Hills Country Club. I am writing regarding the proposed 398-unit development at the Woodland Hills Country Club. Like many members of our community, I am deeply concerned about the serious and lasting impacts this project would have on our environmentally sensitive and fragile neighborhood. The proposed project site is located in a Very High Fire Hazard Severity Zone (VHFHSZ), within a non-conforming hillside area served by narrow, substandard streets. These streets already function as primary evacuation routes. There is a very real and well-founded fear that residents could be trapped by traffic-clogged egress in the event of a wildfire. Given the increasing frequency and severity of fires in our region, this risk cannot be dismissed or minimized. Fire safety alone should warrant heightened scrutiny and a full public review. Unfortunately, it is just one of several deeply troubling aspects of this proposal. I fully recognize the importance of addressing California's housing needs. However, I strongly believe that AB 2011 and its subsequent amendments were intended to apply to actual, existing commercial corridors—not to sites like this one. Significant high-density development is already taking place in true commercial areas such as Warner Center, which aligns with both the spirit and the intent of AB 2011. The proposed development at 4868 N. Canoga Avenue clearly does not. Subsequent amendments—AB 2243 and AB 893—have effectively removed remaining guardrails related to fire safety and have allowed developers to override thoughtfully designed specific plans. These changes now permit projects to bypass common-sense protections that exist precisely to safeguard lives. Fire zone designations and specific plans were created for a reason. Allowing their nullification in a severe fire hazard area places residents, first responders, and future occupants at unnecessary risk. This reflects poor judgment and a lack of full consideration by the public officials and legislators entrusted with protecting the communities they serve. I am formally requesting that the City comply with AB 747 by requiring a full Evacuation Capacity Study and a complete Environmental Impact Report (EIR). The developer claims that state housing laws—AB 2011, AB 2243, and AB 893—allow for a 90-day ministerial approval

process with no CEQA review, no public hearing, and no opportunity for appeal. This claim hinges on classifying Canoga Avenue as a “commercial corridor,” despite the site’s Agricultural/Open Space zoning and its immediate adjacency to single-family neighborhoods served by narrow streets that are critical evacuation routes. I would also like to add the following specific concerns regarding the proposed project at 4868 N. Canoga Avenue: This is not a retail or commercial area. The site is zoned A-1 Agricultural and designated as Open Space. It does not principally permit office, retail, or parking uses. The project fails to meet “commercial corridor” frontage requirements, relying instead on a discretionary waiver to avoid mandatory sidewalk dedications. Additionally, the golf course property exceeds 20 acres and would require a tentative tract map. This alone should trigger full EIR review. Attempting to avoid this requirement through ministerial processing undermines both environmental protections and public transparency. This project, as currently proposed, stretches state housing laws beyond their intended purpose and places real people at real risk. Our neighborhood is not opposed to housing. We are opposed to reckless development that disregards fire safety, environmental protections, disability access, and the fundamental right of a community to be heard. I respectfully urge the City to slow this process down, require full environmental and evacuation review, and ensure that common sense, public safety, and the law are meaningfully upheld.

Communication from Public

Name: Conor Maher

Date Submitted: 01/10/2026 06:30 PM

Council File No: 25-1486

Comments for Public Posting: My name is Conor Maher 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. I also do want to mention that it has already been difficult obtaining adequate home and fire insurance for our home. Not to mention very costly. We are extremely concerned that this proposed development will only make matters worse. Or impossible. 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. **INCONSISTENT WITH THE SPECIFIC PLAN:** Girard Tract Specific Plan is still relevant and enforceable and the project is "inconsistent" with both the Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan. The Girard Tract Specific Plan cites updates as recent as May 2003, only 22 years prior to the application date. The Project requires demolition of an historic site and landscaping structures. There is substantial evidence that the development will impact historic resources, including the William Bell-designed course and protect

Communication from Public

Name: Ellen Colley

Date Submitted: 01/10/2026 06:31 PM

Council File No: 25-1486

Comments for Public Posting: This development puts all of our lives in southern Woodland Hills at risk if a wildfire occurs in our neighborhood. Wildfires are occurring in increasing frequency and severity, with winds stronger than ever before. Gridlock as we all try to flee from deadly fires in 100 mph winds on just a few streets, along with hundreds of new residents just as our fellow Angelenos in Pacific Palisades desperately faced a mere eleven months ago. The absolute scariest part of this ill-conceived, ILLEGAL development is that the development is planned to be built in a officially-declared high fire risk zone, and in the event of a wildfire with high winds, if all of our neighbors had to evacuate, plus ANOTHER thousand new people living in this housing development, there would be absolute gridlock of cars at Dumetz and Canoga, Ventura and Canoga, and De Soto and Ventura trying to flee from the fires, just like in the Palisades fire, and we probably wouldn't make it out alive.

Communication from Public

Name: sheryl simon

Date Submitted: 01/10/2026 06:49 PM

Council File No: 25-1486

Comments for Public Posting: I urge you to stop the development of the Woodland Hills Golf course immediately for fire safety, general safety and environmental reasons There has been n oversight or any weigh in from the community, environmentalist, fire department, no one . Developers are just bull dozing their way into our community under false pretenses and must be stopped

Communication from Public

Name: Anna Peirce

Date Submitted: 01/10/2026 07:07 PM

Council File No: 25-1486

Comments for Public Posting: My name is Anna Peirce 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. During 2025 January fires we had a power line sparking and briefly caught some branches of near by trees on fire. Fortunately we were able to get the power turned off and avoid the neighborhood catching fire. We live on very narrow streets where a two vehicles couldn't pass each other at the same time. Even a small fire on our street could create a very dangerous situation where we could not have an orderly evacuation. 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. 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. INCONSISTENT WITH THE SPECIFIC PLAN: Girard Tract Specific Plan is still relevant and enforceable and the project is "inconsistent" with both the Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan. The Girard Tract Specific Plan cites updates as recent as May 2003, only 22 years prior to the application date. The Project requires demolition of an historic site and landscaping structures. There is substantial evidence that the development will impact historic resources, including the William Bell-designed course and protected pepper trees. 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.

Communication from Public

Name: Jeffrey Kalmus

Date Submitted: 01/10/2026 07:19 PM

Council File No: 25-1486

Comments for Public Posting: I am writing to express my strong opposition to the proposed housing development on the current Woodland Hills Country Club property (known as 4868 Canoga). This area is not only fire-prone but also has single lanes, narrow streets that would pose significant risks to residents and emergency services. This is considerably worse than the traffic jam that occurred in Jan 2025 during the Pacific Palisades fire. Concerns About Fire Risk The proposed site is located in a high fire hazard severity zone. Building homes in this area increases the risk of devastating wildfires, which have become more frequent and intense. Fire ecologists emphasize that the location of a home is the most critical factor in determining its risk of burning. Even with fire-resistant materials, homes in such areas remain vulnerable. Infrastructure Limitations The existing streets are small and adding more homes will increase traffic, making evacuation during emergencies chaotic and dangerous especially considering there are only single lanes and one direction out. Emergency services may struggle to access the area quickly, which could lead to delays in response times during a fire or other emergencies. Community Impact The proposed development will alter the character of our neighborhood, increasing population density and straining local resources (ie lack of parking in the surrounding grocery stores etc.). As residents we also need to express concerns about the potential for increased traffic congestion and noise pollution, which would diminish our quality of life. In conclusion, I urge you to reconsider this development proposal. The safety of our community and the preservation of our environment must take precedence over new housing projects in high-risk areas. Thank you for your attention to this critical matter. Sincerely, Jeff Kalmus

Communication from Public

Name: anthony johnson

Date Submitted: 01/10/2026 07:28 PM

Council File No: 25-1486

Comments for Public Posting: Public officials are not trusted because our community has been so poorly managed recently. Sir, if you wish to earn our trust, you must genuinely listen to our concerns. You were elected to represent not to rule us. The Woodland Hills Country Club development will permanently impact how we live in this area. So it is a decision that we must be involved in. Do not dismiss us as "selfish NIMBYs". We live in this area, many for decades. Giving us important insights into how this neighborhood operates at its best and worst. Insights that you need to be able to make a wise decision about how to go forward. We will not forget how you treated us at this moment. Thank you, Kay & Tony Johnson 48 year Woodland Hills residents.

Communication from Public

Name: Brian K. Schlichter

Date Submitted: 01/10/2026 07:32 PM

Council File No: 25-1486

Comments for Public Posting: My name is Brian K Schlichter 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. 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. INCONSISTENT WITH THE SPECIFIC PLAN: Girard Tract Specific Plan is still relevant and enforceable and the project is "inconsistent" with both the Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan. The Girard Tract Specific Plan cites updates as recent as May 2003, only 22 years prior to the application date. The Project requires demolition of an historic site and landscaping structures. There is substantial evidence that the development will impact historic resources, including the William Bell-designed course and protected pepper trees. 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.

Communication from Public

Name: Lucy Pollak

Date Submitted: 01/10/2026 07:35 PM

Council File No: 25-1486

Comments for Public Posting: I am a homeowner who is deeply concerned about a housing project that is being fast-tracked in a Very High Fire Hazard Severity Zone. Our Woodland Hills neighborhood is a warren of small, narrow hillside streets within spitting distance of Topanga Canyon and last year's Palisades Fire, which was terrifying. We only have two thoroughfares that can be considered ingress and egress - one of those is Canoga Avenue. Adding 850-900 cars to that road at the 4868 address without appropriate review on the part of the City is a tragedy waiting to happen. AB2011 was created as a well-intentioned housing law, and I am all for supporting affordable housing. But subsequent amendments AB2243 and AB892 suggest that the law is being leveraged and its intent abused by private interests. It is beyond the imagination that 4868 Canoga Avenue can be in any way construed as a "commercial corridor"; it is a rural road with no sidewalks and no businesses. While framed as an affordable housing project, only 97 of 398 units are rate-restricted, with the majority of square footage devoted to market-rate units—suggesting that the law's intent is indeed being exploited for a predominantly luxury, high-density development. As residents of this hillside community, we believe that the site is fundamentally ineligible for AB 2011: • It is A-1 Agricultural / Open Space zoned, not an underused commercial corridor. • The applicant requires discretionary waivers to avoid sidewalk dedications, undermining AB 2011 eligibility and potentially violating federal ADA requirements. • The project exceeds 20 acres without a qualifying tentative tract, which would normally trigger full environmental review. • It conflicts with still-valid Specific Plans, including the Girard Tract Specific Plan (updated as recently as 2003) and the Mulholland Scenic Parkway Specific Plan. • While framed as an affordable housing project, only 97 of 398 units are rate-restricted, with the majority of square footage devoted to market-rate units—raising questions about whether the law's intent is being exploited for a predominantly luxury, high-density development. • Environmental impacts are substantial and potentially unmitigable. The golf course functions as part of the Santa Monica Mountains wildlife corridor, supporting bobcats, raptors, gray foxes, and proximity to state-listed mountain lions. Residents warn that 24-hour lighting from multi-story buildings,

nearly 900 parking spaces, and constant vehicle traffic would permanently degrade sensitive habitat. The project would also demolish historic landscape elements, including portions of the William Bell–designed course and protected pepper trees. • Equally concerning to us is timing and influence. The developer advanced the proposal immediately after July amendments to AB 2011—amendments that redefined “commercial corridor” eligibility and stripped protections from Specific Plans older than 25 years. We are calling for reporters to follow the lobbying and campaign finance trail behind AB 2243 and AB 893 and examine whether these changes were tailored to facilitate projects like this one. • If approved as ministerial, community members warn the project will set a precedent for fast-tracking dense development in fire-prone, environmentally sensitive areas across California, including neighborhoods like the Palisades and Altadena—without environmental review, evacuation analysis, or public oversight. We are not opposing housing!! We just want the law be applied as intended. Our request is simple and consequential: slow the fast track, require CEQA review, and determine whether California’s housing laws are being used to protect communities—or to bypass them.