

Communication from Public

Name: KARIM BAGHERI-FARD

Date Submitted: 01/11/2026 09:32 AM

Council File No: 25-1486

Comments for Public Posting: My name is Karim Bagheri-Fard, and I live in the neighborhood surrounding the Woodland Hills Country Club. I am writing to express my deep concern regarding the proposed 398 unit development at the Woodland Hills Country Club. Many members of our community believe this project is inappropriate for this location and poses serious risks to public safety, environmental integrity, and neighborhood livability. The project site is located in a Very High Fire Hazard Severity Zone in a non-conforming hillside area with narrow and substandard streets. These streets already experience congestion and serve as critical evacuation routes. In the event of a wildfire, there are well founded fears that residents could be trapped by traffic-clogged egress. Even a single disabled or abandoned vehicle could make evacuation impossible. This is a foreseeable and life-threatening risk. In the community where we live, nearly all of us have experienced serious difficulties obtaining homeowners insurance. Our insurance premiums have more than doubled, and two of our neighbors were unable to renew their policies because their insurance companies discontinued coverage. They were forced to rely on the California FAIR Plan. During the most recent fire season, two neighbors did not have any insurance coverage at all. These real conditions show how vulnerable this area already is to fire risk and how irresponsible it would be to significantly increase density without full review. While I understand the importance of providing housing, AB 2011 and its subsequent amendments were intended to apply to underutilized existing commercial corridors, not open green space in environmentally sensitive and fire prone hillside neighborhoods. High density development is already occurring in the Warner Center commercial corridors, which aligns with the intent of AB 2011. The proposed development at 4868 North Canoga Avenue does not. Amendments including AB 2243 and AB 893 removed critical guardrails related to fire safety and allowed developers to override adopted Specific Plans. These changes enable projects to bypass common sense protections designed to protect residents, wildlife, and historic resources. In a severe fire zone, such shortcuts place lives at risk. I request that the City comply with AB 747 by requiring a full Evacuation Capacity Study and a comprehensive Environmental Impact Report. The developer

claims state housing laws allow ninety day ministerial approval without CEQA review or public hearing by classifying Canoga Avenue as a commercial corridor. This classification is flawed. The site is zoned Agricultural Open Space, is adjacent to single family homes, and is served by narrow streets that function as evacuation routes. The site is not a true commercial area. Its zoning does not principally permit office retail or parking uses. The project relies on a discretionary waiver to avoid sidewalk dedications, raising serious ADA accessibility concerns. The site also exceeds twenty acres and lacks a tentative tract map, which independently requires full CEQA review. The golf course contains habitat and wetlands and is an important part of the Santa Monica Mountains ecosystem supporting raptors, bobcats, and other wildlife. The proposed project would introduce continuous lighting from multi story buildings, extensive parking, vehicles, and street lighting, creating permanent and unmitigable biological impacts. The Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan remain valid and enforceable. The project is inconsistent with both and would impact historic resources including the William Bell designed golf course and protected pepper trees. The intent of AB 2011, AB 2243, and AB 893 was to redevelop underused commercial properties, not to allow rapid approval of dense development on open green space in a Very High Fire Hazard Severity Zone. For these reasons, I respectfully request full CEQA review including an Environmental Impact Report and a comprehensive Evacuation Capacity Study before any further consideration of this project. Thank you for your time and consideration. Karim-Bagheri-Fard

Communication from Public

Name: Keith Downey

Date Submitted: 01/11/2026 10:07 AM

Council File No: 25-1486

Comments for Public Posting: Dear Committee Members; I have lived in the neighborhood surrounding the Woodland Hills Country Club my entire life. Concerning the proposed 398-unit development at the Woodland Hills Country Club: We the members of the community are very 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. Unfortunately, the climate changes seem to have magnified the already significant fire hazard. Adding amendments (AB 2243 and AB 893) which removed any remaining safeguards 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. Our neighborhood does 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 only one of several disturbing aspects of the proposed project. 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. 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, a mini-city about a mile north of our area, 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. Our quiet neighborhood 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 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. The 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. Thank you for your careful review of the points and issues I and my fellow community members are raising in this matter. Please make the right decision which is to require this proposed development to undergo all the required reviews and studies before considering it approvable. Keith Downey

Communication from Public

Name: Anna Kowalski

Date Submitted: 01/11/2026 10:17 AM

Council File No: 25-1486

Comments for Public Posting: I am writing to share my vehement opposition to the fast tracking development of the Woodland Hills Country Club property. This is a blatant showing of greed and misuse of laws that were meant to help the underprivileged. Developing this property is dangerous. A death sentence for residents in event of fire A death sentence for the animals that use this beautiful green space as their home. A death sentence for trees, green space in a city that is being rapidly overdeveloped! Please Please do the right thing in following the appropriate environmental and planning reviews to see that this is not the place for 800 more cars!!!! This is a life or death issue, please don't rush this process, we are confident you will hear and understand our pleas!!

Communication from Public

Name: Sean Clarke

Date Submitted: 01/11/2026 10:29 AM

Council File No: 25-1486

Comments for Public Posting: My name is Sean Clarke and I live in the neighborhood surrounding the Woodland Hills Country Club. I am writing to express my deep concern regarding the proposed 398 unit development at the Woodland Hills Country Club. Many members of our community believe this project is inappropriate for this location and poses serious risks to public safety, environmental integrity, and neighborhood livability. The project site is located in a Very High Fire Hazard Severity Zone in a non conforming hillside area with narrow and substandard streets. These streets already experience congestion and serve as critical evacuation routes. In the event of a wildfire, there are well founded fears that residents could be trapped by traffic clogged egress. Even a single disabled or abandoned vehicle could make evacuation impossible. This is a foreseeable and life threatening risk. In the community where we live, nearly all of us have experienced serious difficulties obtaining homeowners insurance. Our insurance premiums have more than doubled, and two of our neighbors were unable to renew their policies because their insurance companies discontinued coverage. They were forced to rely on the California FAIR Plan. During the most recent fire season, two neighbors did not have any insurance coverage at all. These real conditions show how vulnerable this area already is to fire risk and how irresponsible it would be to significantly increase density without full review. While I understand the importance of providing housing, AB 2011 and its subsequent amendments were intended to apply to underutilized existing commercial corridors, not open green space in environmentally sensitive and fire prone hillside neighborhoods. High density development is already occurring in the Warner Center commercial corridors, which aligns with the intent of AB 2011. The proposed development at 4868 North Canoga Avenue does not. Amendments including AB 2243 and AB 893 removed critical guardrails related to fire safety and allowed developers to override adopted Specific Plans. These changes enable projects to bypass common sense protections designed to protect residents, wildlife, and historic resources. In a severe fire zone, such shortcuts place lives at risk. I request that the City comply with AB 747 by requiring a full Evacuation Capacity Study and a comprehensive Environmental Impact Report. The developer

claims state housing laws allow ninety day ministerial approval without CEQA review or public hearing by classifying Canoga Avenue as a commercial corridor. This classification is flawed. The site is zoned Agricultural Open Space, is adjacent to single family homes, and is served by narrow streets that function as evacuation routes. The site is not a true commercial area. Its zoning does not principally permit office retail or parking uses. The project relies on a discretionary waiver to avoid sidewalk dedications, raising serious ADA accessibility concerns. The site also exceeds twenty acres and lacks a tentative tract map, which independently requires full CEQA review. The golf course contains habitat and wetlands and is an important part of the Santa Monica Mountains ecosystem supporting raptors, bobcats, and other wildlife. The proposed project would introduce continuous lighting from multi story buildings, extensive parking, vehicles, and street lighting, creating permanent and unmitigable biological impacts. The Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan remain valid and enforceable. The project is inconsistent with both and would impact historic resources including the William Bell designed golf course and protected pepper trees. The intent of AB 2011, AB 2243, and AB 893 was to redevelop underused commercial properties, not to allow rapid approval of dense development on open green space in a Very High Fire Hazard Severity Zone. For these reasons, I respectfully request full CEQA review including an Environmental Impact Report and a comprehensive Evacuation Capacity Study before any further consideration of this project. Thank you for your time and consideration. Sean Clarke 4510 San Taela court Woodland Hills CA 91364

Communication from Public

Name: Lee Moody

Date Submitted: 01/11/2026 11:13 AM

Council File No: 25-1486

Comments for Public Posting: My name is Lee Moody and I live in the neighborhood surrounding the Woodland Hills Country Club. I am writing to express my deep concern regarding the proposed 398 unit development at the Woodland Hills Country Club. Many members of our community believe this project is inappropriate for this location and poses serious risks to public safety, environmental integrity, and neighborhood livability. The project site is located in a Very High Fire Hazard Severity Zone in a non conforming hillside area with narrow and substandard streets. These streets already experience congestion and serve as critical evacuation routes. In the event of a wildfire, there are well founded fears that residents could be trapped by traffic clogged egress. Even a single disabled or abandoned vehicle could make evacuation impossible. This is a foreseeable and life threatening risk. In the community where we live, nearly all of us have experienced serious difficulties obtaining homeowners insurance. Our insurance premiums have more than doubled, and two of our neighbors were unable to renew their policies because their insurance companies discontinued coverage. They were forced to rely on the California FAIR Plan. During the most recent fire season, two neighbors did not have any insurance coverage at all. These real conditions show how vulnerable this area already is to fire risk and how irresponsible it would be to significantly increase density without full review. While I understand the importance of providing housing, AB 2011 and its subsequent amendments were intended to apply to underutilized existing commercial corridors, not open green space in environmentally sensitive and fire prone hillside neighborhoods. High density development is already occurring in the Warner Center commercial corridors, which aligns with the intent of AB 2011. The proposed development at 4868 North Canoga Avenue does not. Amendments including AB 2243 and AB 893 removed critical guardrails related to fire safety and allowed developers to override adopted Specific Plans. These changes enable projects to bypass common sense protections designed to protect residents, wildlife, and historic resources. In a severe fire zone, such shortcuts place lives at risk. I request that the City comply with AB 747 by requiring a full Evacuation Capacity Study and a comprehensive Environmental Impact Report. The developer

claims state housing laws allow ninety day ministerial approval without CEQA review or public hearing by classifying Canoga Avenue as a commercial corridor. This classification is flawed. The site is zoned Agricultural Open Space, is adjacent to single family homes, and is served by narrow streets that function as evacuation routes. The site is not a true commercial area. Its zoning does not principally permit office retail or parking uses. The project relies on a discretionary waiver to avoid sidewalk dedications, raising serious ADA accessibility concerns. The site also exceeds twenty acres and lacks a tentative tract map, which independently requires full CEQA review. The golf course contains habitat and wetlands and is an important part of the Santa Monica Mountains ecosystem supporting raptors, bobcats, and other wildlife. The proposed project would introduce continuous lighting from multi story buildings, extensive parking, vehicles, and street lighting, creating permanent and unmitigable biological impacts. The Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan remain valid and enforceable. The project is inconsistent with both and would impact historic resources including the William Bell designed golf course and protected pepper trees. The intent of AB 2011, AB 2243, and AB 893 was to redevelop underused commercial properties, not to allow rapid approval of dense development on open green space in a Very High Fire Hazard Severity Zone. For these reasons, I respectfully request full CEQA review including an Environmental Impact Report and a comprehensive Evacuation Capacity Study before any further consideration of this project. Thank you for your time and consideration.

Communication from Public

Name: Christine

Date Submitted: 01/11/2026 11:15 AM

Council File No: 25-1486

Comments for Public Posting: I am a neighbor in the Woodland Hills community near the golf course. I strongly urge the council to make every effort to require that this project undergo a complete standard review of environmental impact, fire safety, emergency egress, traffic and infrastructure impacts. As currently proposed, this project doesn't conform to the intent of the laws the developers are seeking to exploit. Sincerely, Christine McBurney

Communication from Public

Name: Gabe
Date Submitted: 01/11/2026 11:16 AM
Council File No: 25-1486

Comments for Public Posting: Hello, I'm Gabe Sokoloff, 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. After losing our last neighborhood and community to the Palisades Fire, we are acutely aware of the importance of fire prevention and planning to a community's long-term existence and wellbeing. In fact, we bought our current home backing up on the Country Club comfortable in the fact that the golf course provided a much-needed fire safety zone and access point for firefighters. Allowing development would tax and already precarious evacuation situation in the community and risk devastation like we saw in the Palisades. While I am passionate about the importance of housing, 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. Moreover, 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. Please prevent this tragedy before it happens again. Sincerely,
Gabe Sokoloff

Communication from Public

Name: Rachael Greene

Date Submitted: 01/11/2026 11:42 AM

Council File No: 25-1486

Comments for Public Posting: After losing our last neighborhood and community to the Palisades Fire, we are acutely aware of the importance of fire prevention and planning to a community's long-term existence and wellbeing. In fact, we bought our current home backing up on the Country Club comfortable in the fact that the golf course provided a much-needed fire safety zone and access point for firefighters. Allowing development would tax an already precarious evacuation situation in the community and risk devastation like we saw in the Palisades. Please prevent this tragedy before it happens again. I have attached a before and after photo of the neighborhood where our children were raised believing their home was safe and secure.



Communication from Public

Name: Lynn

Date Submitted: 01/11/2026 12:00 PM

Council File No: 25-1486

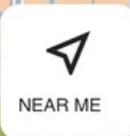
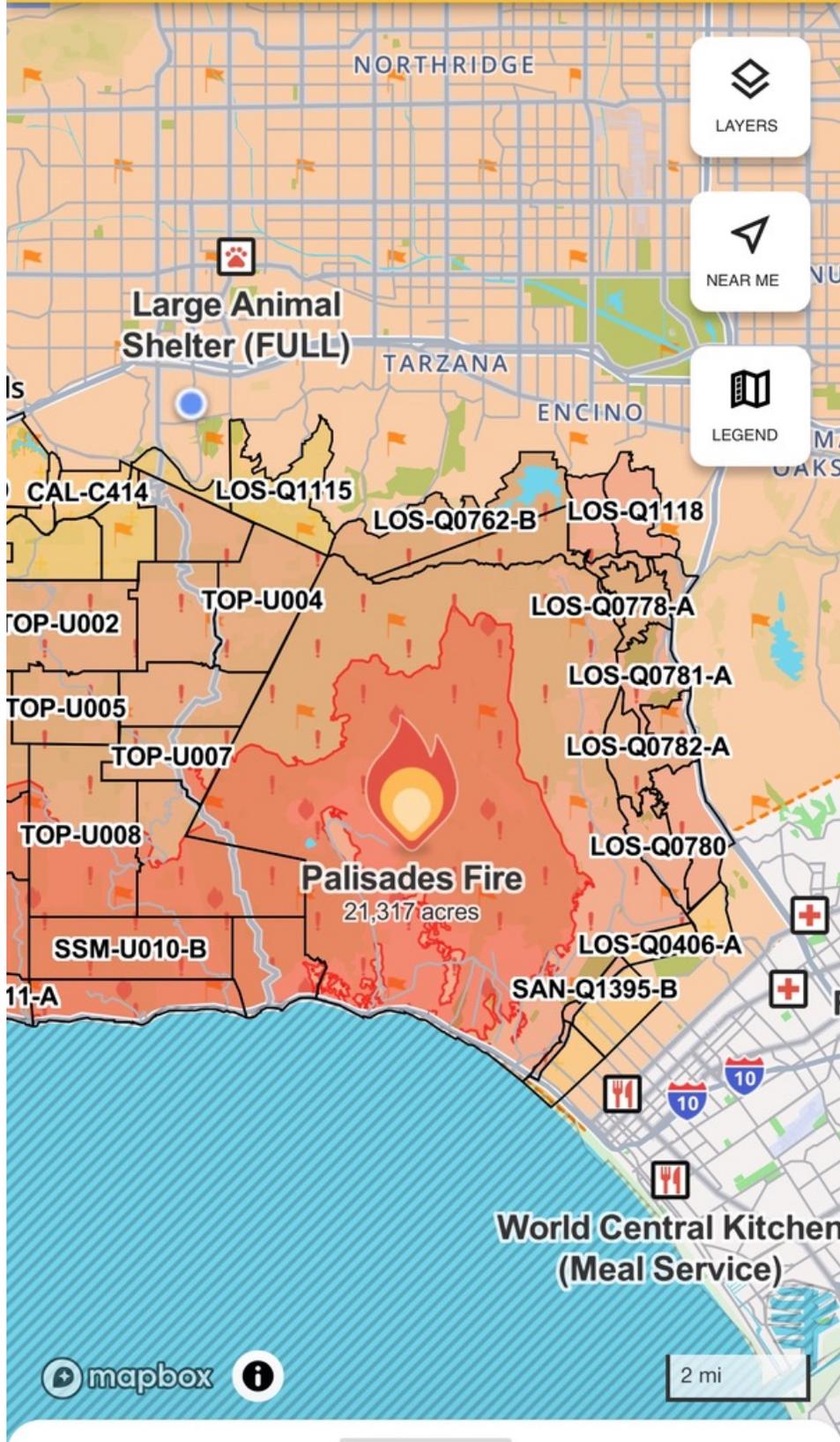
Comments for Public Posting: My name is Lynn Segal and I live in the neighborhood surrounding the Woodland Hills Country Club. Regarding the proposed 398-unit development at the Woodland Hills Country Club: I am deeply concerned about the impact this inappropriate, high density development will have on our environmentally sensitive, fragile neighborhood. The project site is located in a Very High Fire Hazard Severity Zone (VHFHSZ). Emergency access roads make the Palisades main access roads look like super highways. Remember the gridlock? This safety fear is one of several disturbing aspects of the proposed project. My home is adjacent to the proposed project and sends fears up my spine. I watched the Palisades fire with go bags packed for our family as the fire proceeded in our direction. 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, visual 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 following that intent, and should have been obvious to authors of the Amendments. This was brought up at the Woodland Hills Homeowners meetings and we were assured by city planners that this area will not be affected by proposed Amendments. 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 provided loopholes enabling 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 object to the propose development when so many obvious considerations seem to have been ignored including CONGESTION AND ROAD CONDITIONS, LOSS OF OPEN SPACE HARM TO WILDLIFE, INCONSISTENT WITH THE SPECIFIC PLAN. 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 residential 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.

7:07

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Communication from Public

Name: James ODonnell
Date Submitted: 01/11/2026 12:31 PM
Council File No: 25-1486

Comments for Public Posting: My name is James O'Donnell, I live at 4526 San Taela Ct above the Woodland Hills Country Club. I am writing to express my deep concern regarding the proposed 398-unit development at the Woodland Hills Country Club. Many members of our community believe this project is inappropriate for this location and poses serious risks to public safety, environmental integrity, and neighborhood livability. The project site is located in a Very High Fire Hazard Severity Zone in a non-conforming hillside area with narrow and substandard streets. These streets already experience congestion and serve as critical evacuation routes. In the event of a wildfire, there are well founded fears that residents could be trapped by traffic clogged egress. Even a single disabled or abandoned vehicle could make evacuation impossible. This is a foreseeable and life-threatening risk. In the community where we live, nearly all of us have experienced serious difficulties obtaining homeowners insurance. Our insurance premiums have more than doubled, and two of our neighbors were unable to renew their policies because their insurance companies discontinued coverage. They were forced to rely on the California FAIR Plan. During the most recent fire season, two neighbors did not have any insurance coverage at all. These real conditions show how vulnerable this area already is to fire risk and how irresponsible it would be to significantly increase density without full review. While I understand the importance of providing housing, AB 2011 and its subsequent amendments were intended to apply to underutilized existing commercial corridors, not open green space in environmentally sensitive and fire prone hillside neighborhoods. High density development is already occurring in the Warner Center commercial corridors, which aligns with the intent of AB 2011. The proposed development at 4868 North Canoga Avenue does not. Amendments including AB 2243 and AB 893 removed critical guardrails related to fire safety and allowed developers to override adopted Specific Plans. These changes enable projects to bypass common sense protections designed to protect residents, wildlife, and historic resources. In a severe fire zone, such shortcuts place lives at risk. I request that the City comply with AB 747 by requiring a full Evacuation Capacity Study and a comprehensive Environmental Impact Report. The developer claims state housing laws allow ninety-day

ministerial approval without CEQA review or public hearing by classifying Canoga Avenue as a commercial corridor. This classification is flawed. The site is zoned Agricultural Open Space, is adjacent to single family homes, and is served by narrow streets that function as evacuation routes. The site is not a true commercial area. Its zoning does not principally permit office retail or parking uses. The project relies on a discretionary waiver to avoid sidewalk dedications, raising serious ADA accessibility concerns. The site also exceeds twenty acres and lacks a tentative tract map, which independently requires full CEQA review. The golf course contains habitat and wetlands and is an important part of the Santa Monica Mountains ecosystem supporting raptors, bobcats, and other wildlife. The proposed project would introduce continuous lighting from multi story buildings, extensive parking, vehicles, and street lighting, creating permanent and unmitigable biological impacts. The Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan remain valid and enforceable. The project is inconsistent with both and would impact historic resources including the William Bell designed golf course and protected pepper trees. The intent of AB 2011, AB 2243, and AB 893 was to redevelop underused commercial properties, not to allow rapid approval of dense development on open green space in a Very High Fire Hazard Severity Zone. For these reasons, I respectfully request full CEQA review including an Environmental Impact Report and a comprehensive Evacuation Capacity Study before any further consideration of this project. Thank you for your time and consideration. James O'Donnell

Communication from Public

Name: Carol ODonnell
Date Submitted: 01/11/2026 12:33 PM
Council File No: 25-1486

Comments for Public Posting: My name is Carol ODonnell, I live at 4526 San Taela Ct above the Woodland Hills Country Club. I am writing to express my deep concern regarding the proposed 398-unit development at the Woodland Hills Country Club. Many members of our community believe this project is inappropriate for this location and poses serious risks to public safety, environmental integrity, and neighborhood livability. The project site is located in a Very High Fire Hazard Severity Zone in a non-conforming hillside area with narrow and substandard streets. These streets already experience congestion and serve as critical evacuation routes. In the event of a wildfire, there are well founded fears that residents could be trapped by traffic clogged egress. Even a single disabled or abandoned vehicle could make evacuation impossible. This is a foreseeable and life-threatening risk. In the community where we live, nearly all of us have experienced serious difficulties obtaining homeowners insurance. Our insurance premiums have more than doubled, and two of our neighbors were unable to renew their policies because their insurance companies discontinued coverage. They were forced to rely on the California FAIR Plan. During the most recent fire season, two neighbors did not have any insurance coverage at all. These real conditions show how vulnerable this area already is to fire risk and how irresponsible it would be to significantly increase density without full review. While I understand the importance of providing housing, AB 2011 and its subsequent amendments were intended to apply to underutilized existing commercial corridors, not open green space in environmentally sensitive and fire prone hillside neighborhoods. High density development is already occurring in the Warner Center commercial corridors, which aligns with the intent of AB 2011. The proposed development at 4868 North Canoga Avenue does not. Amendments including AB 2243 and AB 893 removed critical guardrails related to fire safety and allowed developers to override adopted Specific Plans. These changes enable projects to bypass common sense protections designed to protect residents, wildlife, and historic resources. In a severe fire zone, such shortcuts place lives at risk. I request that the City comply with AB 747 by requiring a full Evacuation Capacity Study and a comprehensive Environmental Impact Report. The developer claims state housing laws allow ninety-day

ministerial approval without CEQA review or public hearing by classifying Canoga Avenue as a commercial corridor. This classification is flawed. The site is zoned Agricultural Open Space, is adjacent to single family homes, and is served by narrow streets that function as evacuation routes. The site is not a true commercial area. Its zoning does not principally permit office retail or parking uses. The project relies on a discretionary waiver to avoid sidewalk dedications, raising serious ADA accessibility concerns. The site also exceeds twenty acres and lacks a tentative tract map, which independently requires full CEQA review. The golf course contains habitat and wetlands and is an important part of the Santa Monica Mountains ecosystem supporting raptors, bobcats, and other wildlife. The proposed project would introduce continuous lighting from multi story buildings, extensive parking, vehicles, and street lighting, creating permanent and unmitigable biological impacts. The Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan remain valid and enforceable. The project is inconsistent with both and would impact historic resources including the William Bell designed golf course and protected pepper trees. The intent of AB 2011, AB 2243, and AB 893 was to redevelop underused commercial properties, not to allow rapid approval of dense development on open green space in a Very High Fire Hazard Severity Zone. For these reasons, I respectfully request full CEQA review including an Environmental Impact Report and a comprehensive Evacuation Capacity Study before any further consideration of this project. Thank you for your time and consideration. Carol ODonnell

Communication from Public

Name: Jacqueline Sly

Date Submitted: 01/11/2026 12:47 PM

Council File No: 25-1486

Comments for Public Posting: My name is Jacqueline Sly. I am a home owner in the residential streets of Girard Tract and neighbor to the Woodland Hills Country Club. My husband and I moved here in 2017. My family - my great-grandmother, grandmother, mother, and aunts have lived in the San Fernando Valley for decades. They ran small businesses and raised families through the 60s until today. Regarding the proposed 398-unit development at the Woodland Hills Country Club: Many of us in the community are deeply concerned about the impact this inappropriate, high-density project will have on our fragile and environmentally sensitive neighborhood. The site is located in a Very High Fire Hazard Severity Zone (VHFHSZ) within a non-conforming hillside area that has very narrow streets. There is a valid concern that residents like myself and my family could be trapped in traffic jams while trying to evacuate during a fire. This is just one of many troubling aspects of the proposal. While I live in Woodland Hills, I work in Pasadena alongside colleagues who lost their residences in the Eaton Fire last year in Altadena. For those unfamiliar with the area: a majority of the roads in Altadena follow a grid structure. Typically, navigating in and out of that area via its numerous vertical and horizontal streets is remarkably simple. Yet, my coworkers still faced immense challenges while evacuating during the fire storm combination of winds and wildfire. They found themselves racing against the clock, trying to navigate through a rapidly shifting fire landscape with roads becoming unusable all around them. With the Palisades and Eaton Fires serving as illustrations of the realities of what impedes safe and effective neighborhood evacuation, I have significant concerns about our own area as it exists today AND how this proposed project would worsen many factors & introduce other complicating safety impediments. Although I recognize the necessity of supplying housing for our community, I contend that AB 2011 and its subsequent Amendments should be restricted to actual, existing, commercially zoned corridors, as was the original aim. Substantial high-density development is presently occurring in the true commercial corridors of Warner Center, and that location appears to align with the initial purpose of AB 2011. The proposed project at 4868 N Canoga Avenue decidedly does not. The addition of amendments (AB 2243 and AB 893), which

eliminated remaining safeguards regarding fire safety and permit the invalidation of a carefully crafted specific plan, has allowed developers to bypass common sense as well as the protections offered by fire zone classifications and specific plan mandates intended to safeguard the public. The dangers present in a severe fire zone already jeopardize the lives of all residents; we do not need this exacerbated by poor judgment and a lack of thorough consideration and review from the legislators and public officials charged with our advocacy and protection. I am petitioning the City to adhere to AB 747, which mandates a comprehensive Evacuation Capacity Study and Environmental Impact Report. The developer asserts that state housing laws (AB 2011, AB 2243, AB 893) permit a 90-day ministerial approval absent CEQA review, public hearings, or appeals—categorizing Canoga Avenue as a "commercial corridor" despite its Agricultural/Open Space zoning and proximity to single-family residences serviced by narrow, substandard streets acting as evacuation paths. The purpose of AB 2011, AB 2243, and AB 893 is to facilitate the development of dense housing on underutilized commercial properties without community review, not to develop open green spaces in the midst of Very High Fire Hazard Severity Zone neighborhoods. For the aforementioned reasons, a project of this nature should never be permitted based on rapid "ministerial" approval. Consequently, I am requesting that the Project be maintained to a full CEQA review, including the formulation of an Environmental Impact Report and an Evacuation Capacity Study.

Communication from Public

Name: Kmiecik Family

Date Submitted: 01/11/2026 12:54 PM

Council File No: 25-1486

Comments for Public Posting: Public Comment – In Support of Bob Blumenfield Councilmember 3rd District Motion My family has lived in this community for generations. The Woodland Hills Country Club property is not vacant land—it is a critical fire buffer, wildlife habitat, and part of a fragile hillside system that protects our neighborhoods. I strongly support Councilmember Bob Blumenfield’s motion and oppose development at this site. Building hundreds of homes in a high fire severity zone with limited evacuation routes is dangerous and irresponsible. This land currently helps protect our community. Once it is overbuilt, that protection is gone forever. Please stand with residents, first responders, and common sense. Support Bob Blumenfield’s motion and reject fast-tracked development. Our safety and our community must come first.

Communication from Public

Name: Robert W. Dickerson

Date Submitted: 01/11/2026 01:08 PM

Council File No: 25-1486

Comments for Public Posting: My name is Robert W. Dickerson. I have lived near the Woodland Hills Country Club for over twenty years. The proposed 398-unit development at the Woodland Hills Country Club should not be allowed to proceed unless and until it is fully vetted, and passed muster, for the following reasons (among several others): The recent fires, destruction and deaths in the Palisades and Eaton fires underscore the need to be very cautious about high-density developments in fire hazard areas, particularly those in high-density residential areas. The project site is located in a Very High Fire Hazard Severity Zone in a non-conforming hillside area with very narrow streets. The streets in the area south of Woodland Hills Country Club are referred to locally (and correctly) as the "spaghetti streets." In the recent fires we were given an evacuation notice as the fire moved northward over the Santa Monica mountains. Given the fallout from the City's failures with respect to these recent fires; it behooves the City to be especially concerned about allowing a development that might trigger another disaster. I am not opposed to development in Woodland Hills, and support the original intent of AB 2011, which was to have such new, fast-tracked developments only in actual, existing, commercially zoned corridors near public transportation. A last-minute amendment (undoubtedly promoted by real estate developers), however, circumvented this common sense to redefine "commercial corridor" entirely by street width. That is nonsensical and definitely not in keeping with the spirit of AB 2011 as originally intended. . 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 respectfully 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. Allowing this project to proceed on a fast-track basis is antithetical to good government oversight of development and the protection of residents in the affected area. Respectfully submitted, Robert W. Dickerson

Communication from Public

Name: Ute Shaw

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

Council File No: 25-1486

Comments for Public Posting: My name is Ute Shaw, and I am a resident of the community surrounding the Woodland Hills Country Club. I am writing to formally oppose the proposed high-density residential development at this site. This project is inappropriate, unsafe, and fundamentally incompatible with both the environmental realities and the character of this neighborhood. First and foremost, this land is not vacant property waiting for a higher return on investment. The Woodland Hills Country Club serves as one of the last remaining large green spaces in this area. It functions as: A critical wildfire buffer in a Very High Fire Hazard Severity Zone A wildlife corridor supporting native and protected species A carbon and pollution sink, improving air quality in a heavily impacted basin Home to more than 200 mature oak trees, many over a century old A historic landscape and cultural asset, not disposable real estate In practical terms, it functions for our community the way Central Park functions for New York: not just as open land, but as essential infrastructure for health, safety, and resilience. Even if one were to ignore every environmental and public-safety concern and view this site merely as developable square footage, what is being proposed still fails basic planning standards. A 398-unit, high-density project in this location represents severe overdevelopment: The surrounding streets are narrow, substandard, and already congested. The area lacks the capacity to support this level of population increase. The scale, massing, and visual impact are completely inconsistent with the surrounding residential character. Emergency access and evacuation routes are already constrained, a condition that would become dangerous, not hypothetical, during a wildfire or natural disaster. This is not smart growth. It is density placed where density does not belong. The argument that this project benefits the City through increased tax revenue ignores the true economic costs: Increased fire protection and emergency response burden Higher infrastructure maintenance and service demands Greater strain on evacuation systems and insurance markets Long-term environmental degradation that cannot be reversed or mitigated When these costs are honestly calculated, this development becomes a net negative for the City and for the community. Equally troubling is the manner in which this project is being advanced. The use of AB 2011 to fast-track approval is a

distortion of the law's intent. These statutes were created to encourage housing on existing commercial corridors, not to convert open space, agricultural land, or historic landscapes in extreme fire zones into dense residential tracts through ministerial approval. The Woodland Hills Country Club site: Is zoned Agricultural/Open Space, not commercial Is adjacent to single-family residential neighborhoods, not urban corridors Lies within a Very High Fire Hazard Severity Zone Is governed by the Mulholland Scenic Parkway Specific Plan and the Girard Tract Specific Plan, both of which emphasize preservation, low intensity use, and visual protection Is a recognized historic landscape, with features tied to the original William Bell design Approving this project without a full Environmental Impact Report, evacuation analysis, and public process is not responsible governance. It is a failure of due diligence. This development is being driven by financial return, not by sound planning, public safety, environmental stewardship, or community benefit. Expediency is being placed above consequence. The City has a responsibility not just to approve housing, but to approve the right housing in the right places. This is the wrong place. For all of these reasons, I strongly urge the City to: Require a full Environmental Impact Report Require a comprehensive Evacuation Capacity Study Reject the misuse of ministerial approval for this site Protect the Woodland Hills Country Club as the environmental, historic, and safety asset that it is Once land like this is lost, it is lost forever. No amount of mitigation fees or tax revenue can replace mature oaks, open space, wildfire buffers, or historic landscapes. This decision will define whether the City stands for thoughtful planning and public safety, or whether irreplaceable community assets can be sacrificed for short-term financial gain. Respectfully, Ute Shaw

Communication from Public

Name: Dorothy McGarrah

Date Submitted: 01/11/2026 01:42 PM

Council File No: 25-1486

Comments for Public Posting: My name is Dorothy McGarrah. I live on Canoga Avenue in Woodland Hills just blocks north of the proposed development in the Woodland Hills Country Club. Even now I regularly wait a lengthy time at rush hour to be able to simply back out of my driveway to enter the street. An additional 800-1000 vehicles using the same one lane - northbound in the morning and southbound in the evening would make it impossible to exit. Also those south of the project would be completely blocked in. But the true nightmare is a fire. I have spoken to the nearest fire station and they deem it indefensible physically and logically to put high density units into a canyon with no egress or evacuation. My neighbors are now experiencing cancellation of insurance policies based on the risk of adjacency to the canyon as well as the aging trees. I cannot imagine that this property could be insured privately as it would be a death trap. We are experiencing many projects in the Warner Center area which we accept as having value. But a wood space canyon between dirt Mulholland [the northern border of last year's fire] and Dumetz [the southern border of Girard tract] is the antithesis of commercial. A few narrow windy roads are adjacent to the century old golf course. I am confused by the amendments AB2243 and AB893 being used to waive need for fire safety review, particularly in the wake of L.A.'s worst fire. Providing housing that is a death trap is no favor to anyone. We read that the fire effort was hampered by a desire to protect plants. This location contains protected wetlands, plants and is part of the Santa Monica eco-system. As such I am requesting the City follow AB 747 requiring a full Evacuation Capacity Study and Environmental Impact Report. Thank you .
Sincerely, Dorothy McGarrah

Communication from Public

Name: Nick Huntington

Date Submitted: 01/11/2026 01:53 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: SP

Date Submitted: 01/11/2026 02:11 PM

Council File No: 25-1486

Comments for Public Posting: The fast track proposal to develop Woodland Hills Country Club into 398 homes is both reckless and short sighted. This proposed area of development has only two places to exit in case of a fire. As seen with the Palisades fire, the risk is too great to allow this development to go forward without intense environmental and civic review. This proposed development does not fit into AB 2011.

Communication from Public

Name: Staley Prom

Date Submitted: 01/11/2026 02:24 PM

Council File No: 25-1486

Comments for Public Posting: I respectfully urge you to deny the Woodland Hills Project at the Woodland Hills golf course from the streamlined, ministerial review and California Environmental Quality Act (CEQA) exempt process that the developer has applied for. The project does not meet the requirements under Cal. Gov. Code § 65912.121 for streamlined review, would locate approximately 400 new homes in a very high fire hazard severity zone, and would create significant public health and safety risks for the community. While there are multiple concerns with the project, perhaps most critically, it would be developed on vacant, open space recreational land, within a very high fire hazard severity zone, and therefore does not qualify for the streamlined ministerial review, and must be fully evaluated under CEQA. The applicant purports to meet both the requirement that (i) the project site be no greater than 20 acres and (ii) that vacant sites not be within a very high fire hazard severity zone. This is not the case. The project would be developed on a northwestern portion of the golf course, the northernmost side of which is located on parcel 2172-002-002 (lot 1087 in Tract No. 1000), which is 53 acres. However, the developer claims that for purposes of the site criteria, including the 20-acre limitation, that “site” only means the actual property that is physically disturbed by construction. Even if that were the case, the applicant seems to assert that they will develop 400 homes and put in utilities and roads and sidewalks and curbs and 800 parking spots in that shaded area without somehow physically disturbing the surrounding acreage of the parcels. Unless they plan to leave the remaining golf course holes in place, and not have to grade or otherwise disturb those surrounding areas, the assertion that they will only disturb the 19.86 acre “site” is highly dubious. The project website concedes that the golf course business would close under this plan and that ownership is “looking at options for preserving the clubhouse facility. ” The application is highly indicative of illegal project segmentation to evade review. Unless they can show that the entire project is limited to a 19.86-acre legal parcel, and provide information on the plans for the remaining approximately 62 acres, the ministerial review must be denied. Moreover, even if the applicant’s definition of site applies (and they could limit the entire disturbed area to 20 acres), the same interpretation of “site”

would have to apply to all criteria including the requirement that vacant sites not be within a very high fire hazard severity zone – meaning, the “site” analyzed for vacancy must be limited to the area only physically disturbed by construction. In other words, the applicant cannot look beyond the borders of its purported project site in order to claim the property is not vacant. Here, the applicant claims that the project site is not vacant, because the golf course has buildings and structures on it, along with golf cart paths, retaining walls and a concrete storm drain system. However, this is wrong for a couple of reasons. First, it appears the portion of the property that would be physically disturbed by construction does not contain buildings or structures. The nonresidential clubhouse building in the northeast corner of the Woodland Hills Country Club property is outside of the proposed 20 acre “site” (and is a separate parcel, no. 2172-002-001, set within parcel no. 2172-002-002). The applicant cannot have it both ways. If the “site,” for purposes of Cal. Gov. Code § 65912.121 (determining whether the project qualifies for streamlined, ministerial review) is to be considered not vacant, due to the one nonresidential clubhouse structure in the northeast corner of the golf course property (on a separate parcel, no. 2172-002-001), or possibly one or two small structures that may be elsewhere on the course (outside of the 20 acres), that requires considering the site to be the entire parcel, inclusive of those structure(s), which is 53 acres. And in that case, the 53-acre “site” does not qualify for streamlined, ministerial review, as projects only qualify if the site is not greater than 20 acres. Additionally, there is another problem in that Cal. Gov. Code § 65912.121(b) requires that the site be located on a “legal parcel or parcels.” To be consistent with both the plain meaning dictionary definition, other sections of the Government Code, and with the context and purpose of the Act, “vacant” must be interpreted to mean land without permanent, habitable structures. The city has authority and a duty under its police powers to protect public health, safety, and welfare. Respectfully, approving this project under streamlined, ministerial review would be a failure in that regard, and illegal under the California Government Code. Please deny the ministerial review, and require that the project undergo full review. Thank you.

Staley Prom, Esq.
Girard Tract Resident
Woodland Hills, CA 91364

December 14, 2025

To: Planning Director Vince Bertoni
Deputy Director Lisa Weber
Planning Department Staff
Via Email: vince.bertoni@lacity.org, lisa.weber@lacity.org, brian.r.carr@lacity.org,
Claudia.rodriquez@lacity.org, blake.lamb@lacity.org planning@lacity.org

Re: Deny Streamlined Ministerial Review and CEQA exemption for Woodland Hills Golf Course Development Project

Dear Los Angeles City Planning Director Vince Bertoni and Planning Department Staff,

I write to respectfully urge you to deny the Woodland Hills Project at the Woodland Hills golf course from the streamlined, ministerial review and California Environmental Quality Act (CEQA) exempt process that the developer has applied for.¹ The project does not meet the requirements under Cal. Gov. Code § 65912.121 for streamlined review, would locate approximately 400 new homes in a very high fire hazard severity zone, and would create significant public health and safety risks for the community.

i. The Project Would Build Approximately 400 New Homes on Vacant Property in a Very High Fire Hazard Severity Zone

While there are multiple concerns with the project, perhaps most critically, it would be developed on vacant, open space recreational land, within a very high fire hazard severity zone, and therefore does not qualify for the streamlined ministerial review, and must be fully evaluated under CEQA.

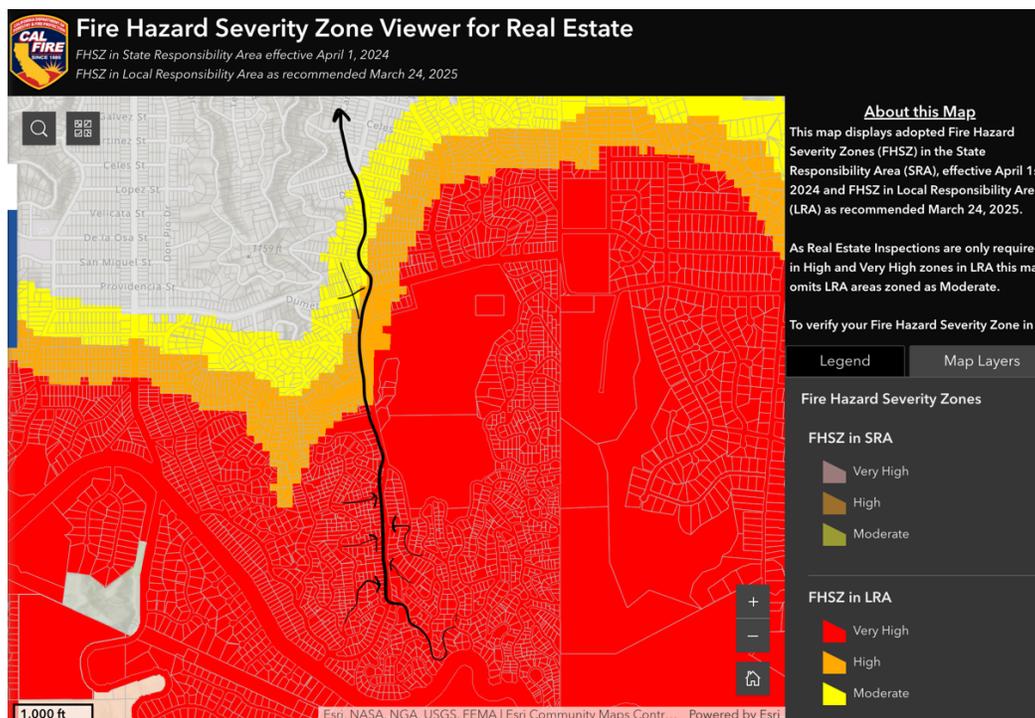
I live just south of the golf course, in the Girard Tract's "spaghetti streets," which are nicknamed for their narrow, windy character. This hilly neighborhood just below Dirt Mulholland has limited, narrow ways in and out. When the winds picked up the night of January 7th, 2025 after the Palisades Fire had begun, I evacuated with my five year old son as soon I learned from neighbors that two of our primary roads out, Alhama and Mulholland, had been blocked by fallen trees. It was very scary. I vividly recall driving north up Canoga Avenue towards Ventura Boulevard behind a horse trailer that was presumably evacuating from Topanga Canyon through our neighborhood (via Dirt Mulholland and Santa Maria Road). In the event that we need to evacuate again, I cannot fathom the impact and congestion that adding residents of 400 new homes, and approximately 800 cars (the amount of parking spaces that the project proposes) would have on the narrow evacuation corridor for this neighborhood, trying to go north on

¹ Application project location is 4868 N Canoga Ave., Los Angeles, CA 91364

Canoga Avenue (a narrow, two laned residential street) past the Dumetz intersection and Ventura Boulevard.

The exclusion from the streamlined, ministerial process for increased density caused by new residential development on vacant sites in very high fire hazard zones is intended to prevent just that kind of risk.

Below is Cal-Fire’s Fire Hazard Severity Map showing the golf course and the Girard Tract homes on the surrounding sides and to the south, which rely on the Canoga Avenue corridor to evacuate in the event of a fire. Some of the evacuation routes that feed into Canoga are noted, as is the four way intersection at Canoga and Dumetz (with an +), near which the proposed project’s residents would also need to evacuate. The Girard Tract Specific Plan,² which AB 2243 and AB 2011 irresponsibly seek to disregard, also recognizes the danger. See, e.g., “the existing streets in the tract are narrow and substandard according to the City’s standards for hillside streets.” It recognized even in the 1980s that with the past increased number of large single-family homes in the Tract, the “overdevelopment is resulting in densities that are *excessive and inappropriate for a hillside area.*” (emphasis added)



² Available at [https://planning.lacity.gov/odocument/67a0e6c4-8693-4981-907d-5385f39d2e56/Girard Tract Specific Plan .pdf](https://planning.lacity.gov/odocument/67a0e6c4-8693-4981-907d-5385f39d2e56/Girard%20Tract%20Specific%20Plan.pdf)

ii. **The Project Fails to Meet Site Criteria Required for Streamlined, Ministerial Review**

The applicant purports to meet both the requirement that (i) the project site be no greater than 20 acres and (ii) that vacant sites not be within a very high fire hazard severity zone. This is not the case.

The project would be developed on a northwestern portion of the golf course, the northernmost side of which is located on parcel 2172-002-002 (lot 1087 in Tract No. 1000³), which is 53 acres. However, the developer claims that for purposes of the site criteria, including the 20-acre limitation, that “site” only means the actual property that is physically disturbed by construction. (Applicant’s photo of their “site” below)



Figure 1 – Project Site

Even if that were the case, the applicant seems to assert that they will develop 400 homes and put in utilities and roads and sidewalks and curbs and 800 parking spots in that shaded area *without* somehow physically disturbing the surrounding acreage of the parcels. Unless they plan to leave the remaining golf course holes in place, and not have to grade or otherwise disturb those surrounding areas, the assertion that they will only disturb the 19.86 acre “site” is highly dubious. The project website concedes that the golf course business would close under this plan and that ownership is “looking at options for preserving the clubhouse facility.”⁴ **The application is highly indicative of illegal project segmentation to evade review. Unless they can show that the entire project is limited to a 19.86-acre legal parcel, and provide**

³ See

<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=2172-002>

⁴ See <https://woodlandhillsproject.com/#faq>

information on the plans for the remaining approximately 62 acres, the ministerial review must be denied.

LGC Geotechnical, Inc.'s Preliminary Geotechnical Summary for a Proposed Re-Development of the Woodland Hills Country Club dated March 22, 2021 provides a good indication of the actual scope of the project that the applicant is planning, as well as the extent of grading required. See the Project Description at Section 1.3 on pages 1-2: "The proposed plan includes developing an approximately 185-acre country club into four rough graded super-pads. Two separate designs are currently presented: one which includes grading of the existing clubhouse area on the northeast corner of the site, and another which does not (see Figure 4A & 4B)." Please see those conceptual grading plans in the document, which the Planning Department has.

Moreover, even if the applicant's definition of site applies (and they could limit the entire disturbed area to 20 acres), the same interpretation of "site" would have to apply to all criteria including the requirement that vacant sites not be within a very high fire hazard severity zone – meaning, the "site" analyzed for vacancy must be limited to the area only physically disturbed by construction. In other words, the applicant cannot look beyond the borders of its purported project site in order to claim the property is not vacant.

Here, the applicant claims that the project site is not vacant, because the golf course has buildings and structures on it, along with golf cart paths, retaining walls and a concrete storm drain system. However, this is wrong for a couple of reasons. First, it appears the portion of the property that would be physically disturbed by construction does not contain buildings or structures.⁵ The nonresidential clubhouse building in the northeast corner of the Woodland Hills Country Club property is outside of the proposed 20 acre "site" (and is a separate parcel, no. 2172-002-001, set within parcel no. 2172-002-002).

The applicant cannot have it both ways. If the "site," for purposes of Cal. Gov. Code § 65912.121 (determining whether the project qualifies for streamlined, ministerial review) is to be considered not vacant, due to the one nonresidential clubhouse structure in the northeast corner of the golf course property (on a separate parcel, no. 2172-002-001), or possibly one or two small structures that *may* be elsewhere on the course (outside of the 20 acres), that requires considering the site to be the *entire* parcel, inclusive of those structure(s), which is 53 acres.⁶ And in that case, the 53-acre "site" does not qualify for streamlined, ministerial review, as projects only qualify if the site is not greater than 20 acres. Additionally, there is another problem in that Cal. Gov. Code § 65912.121(b) requires that the site be located on a "legal parcel or parcels."

⁵ See Aerial image from Google Maps, here:

https://www.google.com/maps/place/Woodland+Hills+Country+Club/@34.1560169,-118.5947507,140m/data=!3m1!1e3!4m6!3m5!1s0x80c29ec52aced9dd:0x22d5e2ebc3bd29ce!8m2!3d34.1573164!4d-118.5911699!16s%2Fg%2F1w97vnds?entry=tu&g_ep=EgoyMDI1MTIwOS4wIKXMDS0ASAFQAw%3D%3D and compare with applicant's map of the "site."

⁶ The northern portion of the golf course, parcel AIN:2172-002-002, is 53 acres. See

<https://portal.assessor.lacounty.gov/parceldetail/2172005001>

The southern portion of the golf course, parcel AIN: 2172-005-001, is 29 acres. See

<https://portal.assessor.lacounty.gov/parceldetail/2172005001>

iii. **“Vacant” Must be Properly Interpreted in Applying Cal. Gov. Code § 65912.121(j)(2).**

Further, both City staff and the applicant have put forth erroneous definitions of “vacant” which are inconsistent with the context and purpose of AB 2011 and its site criteria.

First, the Planning Department’s Inter-Department Memorandum on AB 2011 and SB 6 Implementation⁷ creates its own definition of vacant, based on the Los Angeles Municipal Code’s definition of “vacant lot.” (Los Angeles Municipal Code Section 12.03 defines vacant lot as “[a] lot on which no building, temporary or permanent, is erected.”) However, respectfully, that definition is not part of the Affordable Housing and High Road Jobs Act, nor does it make sense in the context of the Act, particularly its inclusion of temporary structures.

While “vacant” was not defined by AB 2011, it is important to consider the context and purpose of the Act in determining its proper meaning. The Act is focused on affordable residential housing development. In carving out an exception from ministerial review for new residential development in very high fire hazard severity zones, it is clear legislators intended for new housing development and development pressures in high risk fire zones to remain subject to careful consideration and public input. Net new habitable structures mean things like more evacuees, and more pressure on evacuation routes; it also means greater need for fire-fighting services and resources like water. When proposing to change uninhabited land to residential development, it is critical to consider significant impacts related to the property’s fire risk, and that is why the legislature included that exception from the ministerial process. There is a greater need to assess the impacts from new development in a high fire zone when the new housing is a change from the status quo (i.e., there are no existing habitable structures); this is why the legislature provided that critical discretionary review and CEQA review could not be bypassed in those scenarios. As such, “vacant” in this context logically means property that is lacking permanent habitable structures. This is consistent with both the plain meaning dictionary definition, other sections of the Government Code, and with the context and purpose of the Act.

Merriam-Webster’s defines vacant as “not occupied by a ... possessor...,” and “being without ... occupant.”⁸ Vocabulary.com explains that “[v]acant has its roots in the Latin word meaning “empty” or “free.” It can mean “unoccupied.””⁹ The Cambridge Dictionary defines vacant as “not filled or occupied; available to be used.”

As to other parts of the Government Code, in the housing element context, Cal. Gov. Code Section 65583.2 discusses "vacant sites" and "nonvacant sites" for housing needs, with “vacant” implying land without permanent structures, which would be suitable for residential development. Similarly, the Starter Home Revitalization Act,¹⁰ defines vacant as “having no

⁷ https://planning.lacity.gov/odocument/efb2ba8c-6594-46e5-b48c-db468cdafd44/AB_2011_SB_6_Implementation_Memo.pdf

⁸ See <https://www.merriam-webster.com/dictionary/vacant>

⁹ See <https://www.vocabulary.com/dictionary/vacant>

¹⁰ The Starter Home Revitalization Act provides for ministerial review of housing projects meeting certain requirements, including, in part, where lots to be subdivided are vacant and zoned for single-family residential development.

permanent structure, unless the permanent structure is abandoned and uninhabitable.” (CA Govt Code § 66499.41(a)(2)(A)(ii)).

Vacant must be similarly interpreted in this context – land without permanent, habitable structures.

Again, here the applicant claims that the project site is not vacant, because the golf course has buildings and structures on it, along with golf cart paths, retaining walls, a storm drain system, and landscaping. Setting aside the fact discussed above that there appear to be no structures on the proposed 20 acre “site,” the landscaping, golf cart paths, and other non-structural improvements do not render a property not vacant.¹¹ To accept the applicant’s definition of vacant would lead to absurd results. Cal. Gov. Code § 65912.121(j)(2) is meant to require special caution in areas of very high fire risk. Why would the legislature have meant for that special caution to be waived if a property had landscaping or similar nonstructural improvements? That is nonsensical. You simply cannot accept applicant’s assertion that the property is not vacant; and since the proposed project lies within a very high fire hazard severity zone, it does not qualify for ministerial, CEQA-exempt review.

iv. Conclusion

The city has authority and a duty under its police powers to protect public health, safety, and welfare. Respectfully, approving this project under streamlined, ministerial review would be a failure in that regard, and illegal under the California Government Code. Please deny the ministerial review, and require that the proposed project undergo full discretionary review and the CEQA review that it deserves, in order to protect our community. Thank you.

Sincerely,



Staley Prom, Esq.
Girard Tract Resident

Cc:
Mayor Karen Bass
Los Angeles City Attorney Heydee Feldstein Soto, cityatty.help@lacity.org
City Council Member Bob Blumenfield, councilmember.blumenfield@lacity.org
Governor Gavin Newsom

¹¹ This interpretation is also consistent with how Los Angeles County categorizes parcels. The golf course parcel no. 2172-002-002 is deemed a “Vacant Parcel with Existing Non-Structural Other Imp[rovements]”. See <https://portal.assessor.lacounty.gov/parceldetail/2172002002>

Communication from Public

Name: Melina Palumbo
Date Submitted: 01/11/2026 02:48 PM
Council File No: 25-1486
Comments for Public Posting: We are not in support of development due to risk of too much urbanization and population in areas where there are limited roads for traffic flow for fire and emergency events

Communication from Public

Name: Debra Harner

Date Submitted: 01/11/2026 04:22 PM

Council File No: 25-1486

Comments for Public Posting: To the Members of the PLUM Committee: On January 8, 2025, with much of Pacific Palisades already burned to the ground and wildfires still raging out of control, my husband and I packed our car and drove away from our Woodland Hills home, not sure we would ever be returning. The mandatory evacuation boundary line -- at the border of the Santa Monica Mountains parkland -- was only a block south of our street, but despite the black smoke billowing hundreds of feet in the air just behind us, most of our neighbors stayed put, waiting for “official” orders to leave. We made a different choice because we have lived in our house (an original Girard Tract cabin built in 1929) for almost 45 years, and this was not our first rodeo; we’re all too familiar with the power and unpredictability of California wildfires and weren’t taking any chances. As we made our way down Golondrina Street (a tiny winding road where two cars can barely meet) – and north toward the freeway on Canoga Avenue (also a fairly narrow two lanes with no sidewalks for most of the stretch between Mulholland and Dumetz), I remember remarking to my husband, “I’m glad we’re leaving now...Just look how many people had the same idea.” While traffic was not exactly inching and people were not yet panicking, it was still slow going, as more and more cars pulled onto the thoroughfare, all headed toward the 101. It was very clear that ours is not a neighborhood designed to accommodate a disaster-driven mass exodus. And keep in mind, there were still NO mandatory evacuation orders in place – meaning hundreds of others, like almost everyone on our block, were still at home! Now imagine this picture if another 600-800 cars were pulling onto the same street from the 398 residences that a group of Orange County developers want to build on 90 acres of the current Woodland Hills Country Club. I shudder to think of the possible, tragic outcome. The concept that such a huge and densely occupied housing project in this environmentally-sensitive location could be approved by city planners without first requiring a series of careful impact studies seems unthinkable. But because of California Assembly Bill 2011 and its subsequent ill-advised amendments (which loosely redefine the term “commercial corridor”) we have been told that these builders might easily be granted their requested fast-tracked approval – giving no voice to the serious safety concerns of the hundreds of families residing

nearby. I am begging your committee to please take any steps within your power – as soon as possible --to halt the fast-tracking of this potentially dangerous development. I also urge those of you who do not live in the Valley to take a drive out to our community. Traverse the narrow winding streets – many with only one outlet off the hillside. Take a look at the two-mile stretch of Canoga Avenue that these developers are characterizing as a “commercial corridor.” (See how many businesses you can count – other than one small church with a preschool!) Measure the distance to any form of public transit. (The nearest bus stop is at least 1.5 miles away.) If you do that bit of homework, and then truly consider the safety of this large and historic portion of the Woodland Hills community, I think you will find that this particular development proposal demands a much more thorough vetting than AB 2011, AB 2243 and AB 893 require. Sincerely,
Debra and Bud Harner

To the Members of the PLUM Committee:

On January 8, 2025, with much of Pacific Palisades already burned to the ground and wildfires still raging out of control, my husband and I packed our car and drove away from our Woodland Hills home, not sure we would ever be returning. The mandatory evacuation boundary line -- at the border of the Santa Monica Mountains parkland -- was only a block south of our street, but despite the black smoke billowing hundreds of feet in the air just behind us, most of our neighbors stayed put, waiting for “official” orders to leave. We made a different choice because we have lived in our house (an original Girard Tract cabin built in 1929) for almost 45 years, and this was not our first rodeo; we’re all too familiar with the power and unpredictability of California wildfires and weren’t taking any chances.

As we made our way down Golondrina Street (a tiny winding road where two cars can barely meet) – and north toward the freeway on Canoga Avenue (also a fairly narrow two lanes with no sidewalks for most of the stretch between Mulholland and Dumetz), I remember remarking to my husband, “I’m glad we’re leaving now...Just look how many people had the same idea.” While traffic was not exactly inching and people were not yet panicking, it was still slow going, as more and more cars pulled onto the thoroughfare, all headed toward the 101. It was very clear that ours is not a neighborhood designed to accommodate a disaster-driven mass exodus. And keep in mind, there were still NO mandatory evacuation orders in place – meaning hundreds of others, like almost everyone on our block, were still at home!

Now imagine this picture if another 600-800 cars were pulling onto the same street from the 398 residences that a group of Orange County developers want to build on 90 acres of the current Woodland Hills Country Club. I shudder to think of the possible, tragic outcome. The concept that such a huge and densely occupied housing project in this environmentally-sensitive location could be approved by city planners without first requiring a series of careful impact studies seems unthinkable. But because of California Assembly Bill 2011 and its subsequent ill-advised amendments (which loosely redefine the term “commercial corridor”) we have been told that these builders might easily be granted their requested fast-tracked approval – giving no voice to the serious safety concerns of the hundreds of families residing nearby.

I am begging your committee to please take any steps within your power – as soon as possible --to halt the fast-tracking of this potentially dangerous development. I also urge those of you who do not live in the Valley to take a drive out to our community. Traverse the narrow winding streets – many with only one outlet off the hillside. Take a look at the two-mile stretch of Canoga Avenue that these developers are characterizing as a “commercial corridor.” (See how many businesses you can count – other than one small church with a preschool!) Measure the distance to any form of public transit. (The nearest bus stop is at least 1.5 miles away.) If you do that bit of homework, and then truly consider the safety of this large and historic portion of the Woodland Hills community, I think you will find that this particular development proposal demands a much more thorough vetting than AB 2011, AB 2243 and AB 893 require.

Sincerely,

Debra and Bud Harner

Communication from Public

Name: Debra Harner

Date Submitted: 01/11/2026 04:24 PM

Council File No: 25-1486

Comments for Public Posting: To the Members of the PLUM Committee: On January 8, 2025, with much of Pacific Palisades already burned to the ground and wildfires still raging out of control, my husband and I packed our car and drove away from our Woodland Hills home, not sure we would ever be returning. The mandatory evacuation boundary line -- at the border of the Santa Monica Mountains parkland -- was only a block south of our street, but despite the black smoke billowing hundreds of feet in the air just behind us, most of our neighbors stayed put, waiting for “official” orders to leave. We made a different choice because we have lived in our house (an original Girard Tract cabin built in 1929) for almost 45 years, and this was not our first rodeo; we’re all too familiar with the power and unpredictability of California wildfires and weren’t taking any chances. As we made our way down Golondrina Street (a tiny winding road where two cars can barely meet) – and north toward the freeway on Canoga Avenue (also a fairly narrow two lanes with no sidewalks for most of the stretch between Mulholland and Dumetz), I remember remarking to my husband, “I’m glad we’re leaving now...Just look how many people had the same idea.” While traffic was not exactly inching and people were not yet panicking, it was still slow going, as more and more cars pulled onto the thoroughfare, all headed toward the 101. It was very clear that ours is not a neighborhood designed to accommodate a disaster-driven mass exodus. And keep in mind, there were still NO mandatory evacuation orders in place – meaning hundreds of others, like almost everyone on our block, were still at home! Now imagine this picture if another 600-800 cars were pulling onto the same street from the 398 residences that a group of Orange County developers want to build on 90 acres of the current Woodland Hills Country Club. I shudder to think of the possible, tragic outcome. The concept that such a huge and densely occupied housing project in this environmentally-sensitive location could be approved by city planners without first requiring a series of careful impact studies seems unthinkable. But because of California Assembly Bill 2011 and its subsequent ill-advised amendments (which loosely redefine the term “commercial corridor”) we have been told that these builders might easily be granted their requested fast-tracked approval – giving no voice to the serious safety concerns of the hundreds of families residing

nearby. I am begging your committee to please take any steps within your power – as soon as possible --to halt the fast-tracking of this potentially dangerous development. I also urge those of you who do not live in the Valley to take a drive out to our community. Traverse the narrow winding streets – many with only one outlet off the hillside. Take a look at the two-mile stretch of Canoga Avenue that these developers are characterizing as a “commercial corridor.” (See how many businesses you can count – other than one small church with a preschool!) Measure the distance to any form of public transit. (The nearest bus stop is at least 1.5 miles away.) If you do that bit of homework, and then truly consider the safety of this large and historic portion of the Woodland Hills community, I think you will find that this particular development proposal demands a much more thorough vetting than AB 2011, AB 2243 and AB 893 require. Sincerely,
Debra and Bud Harner

Communication from Public

Name: Adoreil Babileh
Date Submitted: 01/11/2026 04:45 PM
Council File No: 25-1486

Comments for Public Posting: My name is Adoreil Babileh 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 experienced significant difficulty securing homeowners insurance during escrow due to my property being located in a high fire-risk area. Many insurance companies either declined to provide coverage altogether or quoted premiums that were prohibitively expensive. Ultimately, I was required to obtain coverage through two separate policies in order to insure my home: the California FAIR Plan, along with a supplemental policy from another insurance provider to cover additional protections not included under the FAIR Plan. Despite this combined approach, my monthly homeowners insurance cost remains extremely high. This situation created substantial stress during escrow and continues to be a significant financial burden. I wanted to provide this context to explain the challenges homeowners like myself face when insuring properties in designated high fire zones. 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.

My name is Adoreil Babileh 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 experienced significant difficulty securing homeowners insurance during escrow due to my property being located in a high fire-risk area. Many insurance companies either declined to provide coverage altogether or quoted premiums that were prohibitively expensive.

Ultimately, I was required to obtain coverage through two separate policies in order to insure my home: the California FAIR Plan, along with a supplemental policy from another insurance provider to cover additional protections not included under the FAIR Plan. Despite this combined approach, my monthly homeowners insurance cost remains extremely high.

This situation created substantial stress during escrow and continues to be a significant financial burden. I wanted to provide this context to explain the challenges homeowners like myself face when insuring properties in designated high fire zones.

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. 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.

I would also like to share my perspective based on my professional experience. Over the course of my career, I have been involved with numerous affordable housing projects.

From this experience, I strongly believe that many so-called "affordable housing" initiatives are being misused. In practice, these projects often appear to serve as vehicles to boost political ratings during election cycles and to significantly enrich developers, rather than to meaningfully address the housing crisis.

This is especially evident in Los Angeles, where the number of unhoused individuals continues to rise and the housing crisis has worsened despite the volume of affordable housing projects being approved. These developments consume a disproportionate share

of city and utility company priorities and resources, often delaying or negatively impacting other critical projects.

Additionally, developers frequently take advantage of extensive discounts, tax incentives, and favorable loan programs intended to support public benefit. Instead, these advantages often result in increased profits for developers, with limited tangible relief for California residents—particularly those living in Los Angeles who are most affected by the housing crisis.

I believe this issue deserves closer scrutiny, as the current approach does not appear to be delivering the intended outcomes for the communities it is meant to serve.

Communication from Public

Name: Marion Hebert

Date Submitted: 01/11/2026 04:59 PM

Council File No: 25-1486

Comments for Public Posting: The owners of Woodland Hills Country Club are attempting to misuse housing bills AB 2011, AB 2243, and AB 893 to fast-track development in a Very High Fire Hazard Severity Zone (VHFHSZ). AB 2011 does not allow development in extreme fire zones unless enhanced wildfire safety measures have been adopted, which has not occurred for this project. Approving this proposal would place residents at unacceptable risk, especially in light of recent catastrophic wildfires such as the Palisades and Altadena fires. The project would result in significant and irreversible environmental harm, including:

- Closure of a 100-year-old community golf course and protected greenspace
- Removal of ancient oak trees
- Destruction of a vital wildlife corridor adjacent to the Santa Monica Mountains Conservancy
- The property is zoned A1-1XL and designated Open Space under the Community Plan, yet the developer is attempting to circumvent these protections by invoking AB 2011.
- The development would also significantly increase flooding risks by obstructing a natural mountain drainage basin that runs from Topanga Canyon to the LA River, threatening nearby homes and infrastructure.

I urge the City to protect the residents of Woodland Hills and reject this project, and to put an end to the misuse of state housing laws that prioritizes private profit over public safety, environmental protection, and long-established community planning.

Communication from Public

Name: Matthew Heisie

Date Submitted: 01/11/2026 05:38 PM

Council File No: 25-1486

Comments for Public Posting: My name is Matthew Heisie. I purchased a home here in Woodland Hills in 2017 with my wife. I'm strongly against the 398-unit Woodland Hills Project being pushed onto the existing or former golf course land, and people deserve to understand what's actually happening here. This isn't just a disagreement about development — there are real questions about whether this project is even legal under existing Los Angeles zoning and planning laws. The site is zoned open-space A1, which is open-space/agriculture. That zoning only allows things like single-family homes, farming, and limited recreational uses. Large housing projects are NOT permitted in A1. This unsuitable, high-density project will negatively impact our delicate and environmentally vulnerable neighborhood. The site is situated within a Very High Fire Hazard Severity Zone (VHFHSZ) in a non-conforming hillside region characterized by extremely narrow streets. There are legitimate fears that residents could become trapped by traffic congestion during a fire evacuation. AB 2011 — the law the developer is trying to use to “speed this up” — only applies to land that already allows retail or office uses by right. That is the key requirement. If the city tries to approve hundreds of units on A1 land without a public rezoning process, environmental review, or discretionary hearings, that is effectively: Spot zoning. Rezoning without due process is a violation of the Los Angeles Municipal Code and a violation of the Los Angeles General Plan. The city should not legally ignore its own zoning just because a developer wants to call a golf course “urban use.” Open-space and agricultural zones have special protections. The law was designed for commercial corridors, not for land that was always meant to remain low-density. The site is neither retail nor is it commercial. The site's A-1 Agricultural zoning and "Open Space" designation do not principally allow for "office, retail, or parking," and the location fails to meet the "commercial corridor" frontage criteria because the Applicant necessitates a discretionary waiver to avoid mandatory sidewalk dedications. This waiver, sought to preserve historic trees, would contravene the Americans with Disabilities Act (ADA), a federal law mandating clear, accessible public pathways, including sidewalks that link streets to bus stops. Furthermore, the golf course site exceeds 20 acres without the

tentative tract application, a factor that also mandates a full EIR review. In high contrast to the location proposed for 4868 N Canoga Avenue, if you go approximately 2.5 miles north of the proposed site, you'll find Warner Center. Which is currently seeing substantial high-density development as it is a true commercial corridor, which appears to align with the purpose of AB 2011. The addition of amendments (AB 2243 and AB 893), which threaten any remaining fire safety safeguards and permit the invalidation of a carefully crafted specific plan, has allowed developers to bypass common sense as well as fire zone protections and specific plan mandates meant to ensure public safety. The dangers inherent in a severe fire zone already place all residents at risk; we do not need this exacerbated by poor judgment and a lack of thorough review by the public officials and legislators charged with our protection and advocacy. I am calling on the City to adhere to AB 747, which necessitates a comprehensive Evacuation Capacity Study and Environmental Impact Report. The developer asserts that state housing laws (AB 2011, AB 2243, AB 893) permit a 90-day ministerial approval process devoid of CEQA review, public hearings, or appeals—categorizing Canoga Avenue as a "commercial corridor" despite its Agricultural/Open Space zoning and proximity to single-family homes accessed by substandard narrow streets that serve as evacuation routes. For many reasons, a project of this nature should not be granted swift "ministerial" approval. Consequently, I request that the Project be subject to a full CEQA review, including the preparation of an Environmental Impact Report and an Evacuation Capacity Study. If the city wants to rezone A1 land, it should do it publicly, legally, and transparently — not through a loophole that doesn't actually apply.

Communication from Public

Name: nicole kraake

Date Submitted: 01/11/2026 05:47 PM

Council File No: 25-1486

Comments for Public Posting: Public Comment – PLUM Committee Re: Motion Affecting Protected Oak Trees / Consistency with Urban Forestry Initiatives
Councilmember Bob Blumenfield has been a visible and influential advocate for urban forestry and green space investment in Council District 3, particularly in Woodland Hills. His record includes securing increased funding for the City’s Urban Forestry Division following service reductions during the Great Recession; improving tree maintenance, inventory, trimming, dead tree removal, and root pruning to protect public safety and sidewalks; and advancing community greening projects that integrate native landscaping and climate-adaptive design. Notable examples include the development of Caballero Creek Park in Tarzana and the Haynes Street Greenway in Woodland Hills—projects that emphasize native vegetation, shade, access to green space, and environmental resilience. His office has also supported partnerships with nonprofit organizations such as City Plants, which provide free trees to residents and promote neighborhood-scale canopy expansion. Collectively, these initiatives are framed as responses to extreme heat, air quality concerns, and climate change, and they reflect an understanding that trees are essential civic infrastructure. Because of this record, it is both appropriate and necessary to evaluate the current motion through the lens of consistency and follow-through. Urban forestry initiatives depend not only on planting new trees, but on protecting existing mature trees, especially native oaks that provide disproportionate ecological, climate, and fire-safety benefits. Those protections rely on early, accurate identification and disclosure of protected trees—not on correcting or minimizing impacts later through applicant-funded reports after a project is already designed. When a motion allows inaccurate or incomplete disclosures regarding protected oak trees to be addressed downstream, it risks undermining the very principles that urban forestry initiatives are meant to advance. Tree canopy expansion efforts lose credibility if the legal and procedural safeguards for existing canopy—particularly mature native oaks—are weakened in practice. Public trust in urban forestry programs depends on alignment between stated environmental priorities and land-use decision-making. Where leadership has emphasized tree protection, climate resilience, and green

infrastructure, there is a heightened responsibility to ensure that City actions reinforce those commitments by upholding rigorous disclosure, verification, and protection standards. I respectfully urge the PLUM Committee to ensure that any action taken on this motion is consistent with the goals underlying the City's urban forestry and green space initiatives by: Requiring accurate, early disclosure of protected oak trees and potential impacts Avoiding reliance on post-hoc reports to cure disclosure deficiencies Treating the protection of mature native trees as a governing constraint, not a negotiable variable Protecting and expanding the urban forest requires both planting new trees and safeguarding the ones we already have. Consistency between policy leadership and land-use outcomes is essential to achieving that goal. Thank you for your consideration.

Communication from Public

Name: Scott Kraake

Date Submitted: 01/11/2026 05:54 PM

Council File No: 25-1486

Comments for Public Posting: FULL REVISED PUBLIC COMMENT – SCOTT KRAAKE (INTEGRATED) Public Comment: PLUM Committee Re: Protected Oak Trees / Disclosure Contradictions / Protected Tree Ordinance My name is Scott Kraake, and I am a resident of Woodland Hills. I am submitting this comment to address the treatment of oak trees on the Woodland Hills Country Club property and the way those trees are characterized in the applicant’s tree report. The oak trees on this site are not incidental vegetation, despite how they are labeled in the tree report. They are part of a historic designed landscape, and their preservation was intentional and documented at the time the golf course was designed. The course was designed by William Bell, whose professional work is well documented for integrating existing mature oak trees into course layouts rather than clearing them. In this case, numerous primary source documents; including historic maps, contemporaneous planning materials, and early course documentation—demonstrate that the course was explicitly designed around an existing mature oak canopy. These records show that the oak trees predate the course and that fairways, greens, and circulation were intentionally aligned to preserve and incorporate those trees as defining landscape features. The applicant’s tree report nevertheless characterizes these same oak trees as “non-intentional” or “incidental” vegetation and concludes that zero protected trees are present. That characterization is not only legally irrelevant, it is also in direct contradiction to the developer’s own tree disclosures and representations elsewhere in the project record. Reframing acknowledged site features as “incidental” does not resolve discrepancies—it creates them. Under the City’s Protected Tree Ordinance, oak trees indigenous to Southern California are protected based on species and size alone, regardless of whether they were planted intentionally, preserved by design, or arose naturally. Protection does not depend on origin, design intent, or land-use context. Accordingly, even if the “incidental” characterization were accepted—which the historical record contradicts, it would still have no bearing on protected status. The administrative record shows that a tree report has been submitted and that correspondence requesting verification has been directed to the City’s Urban Forestry Division. What the record does not

demonstrate is that the conclusion of “zero protected trees” has been independently verified, reconciled with contradictory disclosures, or cleared by the City. I am not asking this Committee to adjudicate factual disputes today. I am asking that PLUM recognize the presence of mature oak trees as a governing site condition, acknowledge the internal contradictions in the application materials, and ensure that no action is taken based on unresolved assumptions or legally irrelevant characterizations. Where mature native oaks are present, particularly as part of a historic designed landscape, proceeding without full verification and accurate characterization risks irreversible environmental harm and the permanent loss of protected resources. Thank you for your consideration. Submitted by: Resident and Constituent Dumetz Rd. Scott Kraake Woodland Hills

Communication from Public

Name: Nicole Kraake
Date Submitted: 01/11/2026 06:00 PM
Council File No: 25-1486
Comments for Public Posting: Supplemental Written Public Comment – PLUM Item 26-001 Planning Case CPC-2025-6505 NOTE: This submission is intended to supplement my previously submitted public comment for PLUM Item 26-001 by providing additional factual and historical context regarding protected oak trees on the site.

January 6, 2026

Urban Forestry Division
Attn: Protected Tree Ordinance / Determination Review
Bureau of Street Services (StreetsLA)
1149 S. Broadway, 4th Floor
Los Angeles, CA 90015

Subject:

Urban Forestry Determination Request
Planning Case CPC-2025-6505: 4868 N. Canoga Avenue (Woodland Hills)

To the Urban Forestry Division,

This correspondence is submitted to request formal verification and determination by the Urban Forestry Division regarding the presence, status, and regulatory treatment of protected trees associated with **Planning Case CPC-2025-6505**, located at **4868 N. Canoga Avenue, Woodland Hills, California**.

This request is made to enable the Division to fulfill its statutory responsibilities under the Los Angeles Municipal Code and the City's Protected Tree Ordinance, and is based on the materials attached hereto, which include: (1) the Applicant's Tree Report, (2) photographic documentation of mature native oak trees on and adjacent to the site, and (3) relevant excerpts of governing ordinances and conservation statutes.

The attached materials document site conditions that appear to fall within the Municipal Code definitions of *protected trees* and *removal*, the latter of which expressly includes grading, trenching, root disturbance, or other activity that may result in decline or death of a protected tree, irrespective of whether full tree removal occurs. Review by the Urban Forestry Division is an independent requirement triggered by the presence of, or potential impact to, protected tree resources, regardless of other discretionary or ministerial approvals associated with the project.

For clarity, **Tree Reports are required for any project that could potentially affect or result in the removal of protected trees or shrubs on the subject property or within the adjacent public right-of-way**. Where a Tree Report is submitted, it must be prepared by a qualified Tree Expert and must fully identify all protected trees and potential impacts. **An incomplete or invalid Tree Report does not satisfy the requirements of the Protected Tree Ordinance and cannot be relied upon for project clearance or streamlining.**

By way of context, I am personally subject to the City's Protected Tree Ordinance on my own property, including restrictions that prohibit trimming or pruning of protected oak trees without prior authorization from the City. Based on that experience, I am seeking clarification as to how mature oak trees that appear to be present on the subject property, and are visible from adjacent properties, may not be identified or addressed in the Applicant's Tree Report. This context underscores the importance of confirming the completeness and validity of the report relied upon for Planning Case CPC-2025-6505.

In addition, the attached statutory and policy materials—including the California Oak Woodlands Conservation Act (AB 242) and the Los Angeles County Oak Woodlands Conservation Management Plan—establish that oak woodlands and historically supported oak canopy constitute a recognized public resource. Where such conditions are present, they may require evaluation as part of environmental review threshold determinations.

Accordingly, and to ensure compliance with adopted law and to prevent irreversible impacts to protected tree resources, I respectfully request that the Urban Forestry Division provide the following ministerial determinations *in writing*, currently within its records and authority, *no later than fourteen (14) calendar days of receipt of this correspondence*.

1. Confirmation of whether any **Protected Tree Permit(s)** have been issued for the subject property;
2. Confirmation of whether the Applicant's Tree Report has been reviewed and **determined to be complete, valid, and approved** by the Urban Forestry Division, including identification of any deficiencies noted, required revisions, or conditions imposed;
3. Clarification as to whether any **grading, access preparation, fuel modification, construction, or related site activity** has occurred or is proposed within the root protection zones of identified oak trees; and
4. Confirmation of whether the presence of mature oaks or oak woodland conditions has been evaluated by the City as part of a **CEQA threshold analysis**, or whether such evaluation is pending.

This request is not intended to presume noncompliance. Rather, it is submitted to ensure that the Division has the opportunity to make the required determinations within its authority, based on the information presently in the record. In the absence of documentation demonstrating compliance, the conditions reflected in the attached materials may warrant further investigation and enforcement review by the appropriate City departments.

This request is submitted in the context of ongoing community review of Planning Case CPC-2025-6505 within the Woodland Hills-Warner Center Community Plan area; accordingly, a copy of this correspondence is being provided to the Neighborhood Council for informational purposes only.

Thank you for your attention to this matter and for your continued stewardship of the City's protected tree resources.

Respectfully,

Nicole Kraake M.Ed.
Resident and Constituent
Woodland Hills, City of Los Angeles
nkraake26@gmail.com

Attachments:

1. [Applicant Tree Report \(Full\)](#)
2. [Photographic Documentation of Mature Native Oaks](#)
3. [Protected Tree Ordinance Excerpts \(LAMC: Ordinance No. 177.404\)](#)
4. [California Oak Woodlands Conservation Act \(AB 242\) – Excerpts](#)
5. [Los Angeles County Oak Woodlands Conservation Management Plan – Excerpts](#)

Communication from Public

Name: Amelito Biboso
Date Submitted: 01/11/2026 06:07 PM
Council File No: 25-1486

Comments for Public Posting: My name is Amelito Biboso and I live in the neighborhood surrounding the Woodland Hills Country Club. I am writing to express my deep concern regarding the proposed 398 unit development at the Woodland Hills Country Club. Many members of our community believe this project is inappropriate for this location and poses serious risks to public safety, environmental integrity, and neighborhood livability. The project site is located in a Very High Fire Hazard Severity Zone in a non conforming hillside area with narrow and substandard streets. These streets already experience congestion and serve as critical evacuation routes. In the event of a wildfire, there are well founded fears that residents could be trapped by traffic clogged egress. Even a single disabled or abandoned vehicle could make evacuation impossible. This is a foreseeable and life threatening risk. In the community where we live, nearly all of us have experienced serious difficulties obtaining homeowners insurance. Our insurance premiums have more than doubled, and two of our neighbors were unable to renew their policies because their insurance companies discontinued coverage. They were forced to rely on the California FAIR Plan. During the most recent fire season, two neighbors did not have any insurance coverage at all. These real conditions show how vulnerable this area already is to fire risk and how irresponsible it would be to significantly increase density without full review. While I understand the importance of providing housing, AB 2011 and its subsequent amendments were intended to apply to underutilized existing commercial corridors, not open green space in environmentally sensitive and fire prone hillside neighborhoods. High density development is already occurring in the Warner Center commercial corridors, which aligns with the intent of AB 2011. The proposed development at 4868 North Canoga Avenue does not. Amendments including AB 2243 and AB 893 removed critical guardrails related to fire safety and allowed developers to override adopted Specific Plans. These changes enable projects to bypass common sense protections designed to protect residents, wildlife, and historic resources. In a severe fire zone, such shortcuts place lives at risk. I request that the City comply with AB 747 by requiring a full Evacuation Capacity Study and a comprehensive Environmental Impact Report. The developer

claims state housing laws allow ninety day ministerial approval without CEQA review or public hearing by classifying Canoga Avenue as a commercial corridor. This classification is flawed. The site is zoned Agricultural Open Space, is adjacent to single family homes, and is served by narrow streets that function as evacuation routes. The site is not a true commercial area. Its zoning does not principally permit office retail or parking uses. The project relies on a discretionary waiver to avoid sidewalk dedications, raising serious ADA accessibility concerns. The site also exceeds twenty acres and lacks a tentative tract map, which independently requires full CEQA review. The golf course contains habitat and wetlands and is an important part of the Santa Monica Mountains ecosystem supporting raptors, bobcats, and other wildlife. The proposed project would introduce continuous lighting from multi story buildings, extensive parking, vehicles, and street lighting, creating permanent and unmitigable biological impacts. The Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan remain valid and enforceable. The project is inconsistent with both and would impact historic resources including the William Bell designed golf course and protected pepper trees. The intent of AB 2011, AB 2243, and AB 893 was to redevelop underused commercial properties, not to allow rapid approval of dense development on open green space in a Very High Fire Hazard Severity Zone. For these reasons, I respectfully request full CEQA review including an Environmental Impact Report and a comprehensive Evacuation Capacity Study before any further consideration of this project. Thank you for your time and consideration. I too was canceled by my insurance prior to the LA fires. I had difficulties acquiring insurance due to high fire dangers in the area. A few months passed and I finally got coverage through the California Fair Plan. The downside is the limited plan only covers fire. A lot less coverage than my previous insurance.

Communication from Public

Name: Sholeh

Date Submitted: 01/11/2026 06:36 PM

Council File No: 25-1486

Comments for Public Posting: My name is Sholeh 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. Thank you for your consideration and please have empathy for our concerns as if it were your own community. Sholeh Memauri

Communication from Public

Name: T.Sirota

Date Submitted: 01/11/2026 07:19 PM

Council File No: 25-1486

Comments for Public Posting: My wife and I have lived on Morro Drive for 25 plus years and wish to express how upsetting this proposed development on the Woodland Hills Country Club would be to this community. Our main concern would be for the residents safety if this fast tracked proposal should be approved. The access streets to our home are very narrow, with just barely enough room for two cars to get thru in opposite directions at moderately slow speeds. The possible fire hazard that these narrow corridors contain would present hazardous conditions should a fire similar to the recent Palisades,, and Altadena fires break out. This proposed development was purposely Fast Tracked over the Thanksgiving and Christmas Holiday season to try getting approval without a thorough environmental review, as well as a full discretionary review. AB 2011 was not meant to allow dense housing in high fire areas, without wild fire standards in place. An additional 400 homes would result in at least 700 to 800 cars that would congest our already narrow and congested streets. It would cause gridlock in our streets and Extreme Hazards. This too, would only be the first phase of this development, with enough acreage for at least 3 additional developments of this size. This fast tracking must be halted, and a full review of this project must be done. Thank You for this consideration !

Communication from Public

Name: NT

Date Submitted: 01/11/2026 07:19 PM

Council File No: 25-1486

Comments for Public Posting: My name is Norman Tempia and I live in the neighborhood surrounding the Woodland Hills Country Club. Regarding the 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, neighborhood. The project site is located in a Very High Fire Hazard Severity Zone in a non-conforming hillside area with many narrow streets. I believe that AB 2011 and its subsequent Amendments should be limited to actual, legally defined commercially zoned corridors, as law dictates. Lots of high density developments are taking place in the actual commercial corridors of Warner Center, which is north Canoga at Ventura Blvd. This is in keeping with the original intent of AB 2011. There are only two narrow lanes south of 4868 Canoga. In an evacuation one lane would be for residents leaving the area, the other for fire fighting personnel, trucks and other equipment to enter the area. An abandoned car on one or both lanes would stop all egress on Canoga. This is deadly since many hydrants run south on Canoga as well.. Amendments (AB 2243 and AB 893) which removed guardrails for fire safety and allow for nullification of a specific plan, has enabled developers to circumvent legal protections of fire zone designations and mandates designed to protect area people and homes. I request 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 south of Ventura Blvd. as a "commercial corridor" despite Agricultural/Open Space zoning and adjacency to single-family homes served by many narrow substandard streets that function as evacuation routes. Canoga south of Ventura Blvd. is simply not a "commercial corridor" by any existing legal definitions. 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 90 acre golf course site also necessarily requires a 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. Also 398 units, with 900 parking spaces plus multiple deliveries daily 7 days a week would impact traffic and community safety in general. The site contains recognized habitat for protected species and wetlands. The golf course is an integral portion of the Santa Monica Mountains ecosystem, particularly for raptors and small to medium sized mammals including bobcats. The concentration of lighting the project would bring with multi-story buildings, almost 900 parking spaces, headlights and street lighting. The project proposes a 24-hour shopping mall level of direct lighting and human impact in an area that is accessible to State-listed threatened evolutionarily significant mountain lions, bobcats and grey fox. The Girard Tract Specific Plan is relevant and enforceable, the project is "inconsistent" with both the Girard Tract Plan and the Mulholland Scenic Parkway Specific Plan. The Girard Plan cites updates as recent as May 2003. The Project also requires demolition of an historic site and landscaping structures.

Communication from Public

Name: April Cooper

Date Submitted: 01/11/2026 07:22 PM

Council File No: 25-1486

Comments for Public Posting: I have lived in Woodland Hills for 43 years. I feel like this neighborhood is an extended version of my property. I try to watch over it through earthquakes, a lot of rain-because I live on the hill but also during the horrible fires. At night I would watch at the horizon as it turned red and hoped the fires would not come over the conservatory where I was. Protection. I received the building information on the Woodland Hills Country Club and couldn't believe how an established 18 hole golf course could be cut apart for a 398 complex. Not only does it not fit into the location but the builder is abusing the actual size of Canoga Avenue and other narrow streets in this area. Chaos on Canoga and these other small streets reign when small construction like cutting back trees or fixing a pot hole happens let alone putting in a 398 building complex! Ask the fire department on how Not easy it is to come over on this side of Canoga. Canoga is not a thoroughfare. It is a small residential street. You have to be careful when you go up and down any of these streets as it stands now with additional traffic and people like in Woodland Hills would become disastrous. God forbid if we needed to have an evacuation now or with these additional people and cars. No safety. The Woodland Hills Country Club is also an environmental place for DWP and birds and animals. I don't think this can be ignored for the sake of money because that is what they are really talking about. Good builders would never dream of putting up this complex there when it is so unsafe to everyone, old neighbors and new neighbors.

Communication from Public

Name: Thomas Owens
Date Submitted: 01/11/2026 07:33 PM
Council File No: 25-1486

Comments for Public Posting: My name is Thomas Owens 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 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. 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. The intent of AB 2011, AB 2243, and AB 893 are for underused commercial properties to be developed into dense housing without community review, not open green spaces in the center of Very High Fire Hazard Severity Zone neighborhoods. For the above reasons, a project such as this should never be allowed based on quick "ministerial" approval. Therefore, I am requesting that the Project undergo full CEQA review, including preparation of an Environmental Impact Report and an Evacuation Capacity Study. Thank you for taking the time to consider this. Best regards, Thomas Owens 22111 Dumetz Rd. Woodland Hills Towens149@gmail.com

Communication from Public

Name:

Date Submitted: 01/11/2026 07:47 PM

Council File No: 25-1486

Comments for Public Posting: My name is Cynthia M 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. We have been under mandatory evacuation, with the sheriff coming to our door to instruct us to evacuate. 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. There is substantial evidence that the development will impact historic resources, including the William Bell-designed course and protec

Communication from Public

Name:

Date Submitted: 01/11/2026 07:59 PM

Council File No: 25-1486

Comments for Public Posting: I've been horrified at the thought of building so many homes on the historic Woodland Hills country club. My biggest concern is the bottle neck that would be created if a fire were to break out. Our Girard tract neighborhood already has too many cars with only a couple of ways down and out. To tear out the beautiful natural environment, to be replaced by yet another stack and pack concrete jungle and adding possibly another 800+ cars is dangerous. Woodland Hills and surrounding neighborhoods are already overly built with condo after condo. Many vacant units. Woodland Hills does not need any further housing development. Lets fill the units available before adding more.

Communication from Public

Name: Peter Williams

Date Submitted: 01/11/2026 08:08 PM

Council File No: 25-1486

Comments for Public Posting: Opposition to the development of the Woodland Hills Country Club As a part of the Girard track community, I wish to not only voice my opposition, but my adamant rebuke against the compatibility of any development of Woodland Hills Country Club. Both on the part of this developer and now of our city government in its consideration. Long before the Palisades fire, I recognized that this neighborhood was only safe because of the few homes that are on the small squirrely streets allowing for egress in the case of any emergency, especially fire. Now, one year after we had to bulldoze cars out of the way to allow people to run for their lives in the Palisades, the city of Los Angeles appears to be considering putting another group of its citizens once again at great bodily risk. The reason my wife and I purchased in the Girard tract nine years ago and not deeper into the hills was to avoid a far greater risk with fewer options in the case of emergency. Never would I have thought that the city of Los Angeles would attempt to work against our safety and put us at the very risk we made such great strides to avoid. Yes, the golf course is a recreational area, but it serves a far greater purpose for its neighbors. Providing the necessary last chance open space to escape to in case of fire as well as a fire break to further protect the larger community. The lobbying efforts of developers, now seeking the help of the state and city representatives to ignore such endangerment, would be blatant neglect of duty on the part of city and state officials that we pay to protect us. At the essence of this incredible neglect is the idea that we can turn a residential zone into a commercial district because one street is wide enough. This does not justify the rezoning of an entire residential neighborhood that consists of insufficient infrastructure, older utilities, and yes most importantly inappropriate streets. We must not be myopic in our thinking in trying to rearrange, to meet the requirements of a recent assembly bill. Just a very few years ago most all of us were adamant about our green space; this is what renews. This amazing open space at the heart your consideration is home to coyotes, bobcats, owls and a vast number of ducks and geese that have made this a part of their migration pattern. And hundreds of trees, many of which are Oaks which renew the air and allow us to be healthier. This building and stacking up new homes in this non-commercial area is outrageous. And only those

who may be politically motivated by big money and can forget the safety or wellness of an entire community can see otherwise. The developers had their eye on this inexpensive purchase of this beautiful, lovely golf course, then destroying it and developing it for the one purpose: to make hundreds of millions of dollars, all while destroying the livelihood and completely minimizing the safety of this community. We in Woodland Hills welcome the building of affordable homes but they must be appropriately zoned and compatible in their use. But this scorched earth for a great profit of just a few individuals is truly an encroachment of the largest proportion.

Communication from Public

Name: Helen Gilbert

Date Submitted: 01/11/2026 08:30 PM

Council File No: 25-1486

Comments for Public Posting: The proposed development of 398 dwellings on the Woodland Hills Golf Course site is inappropriate and dangerous in our high fire risk residential area. We (and our neighbors) have been dropped by home insurance companies 3 times due to fire risk and have to deal with extremely high monthly premiums to be covered. This development would cause a potentially fatal bottleneck during evacuation at Canoga Avenue, where the one entrance and exit is planned. Canoga Avenue in this area is not a 'commercial corridor', but a quiet, winding residential street, not served by public transportation. Woodland Hills is home to much development, both commercial and residential, but the proposal to develop the golf course, set into the back of the canyon, minutes from dirt Mulholland, is simply unsafe, unconsidered, and unsupported by public transport and amenities.

Communication from Public

Name: Garm Beall

Date Submitted: 01/11/2026 08:34 PM

Council File No: 25-1486

Comments for Public Posting: Dear Councilmember Blumenfield and Members of the PLUM Committee: I urge you to place Council File 25-1486 onto the next available PLUM Committee agenda. On Wednes., Jan. 7, the executive director of Coalition for Valley Neighborhoods, Gina K. Thornburg, spoke with Candy Rosales, the legislative assistant of the Planning and Land Use Management Committee. She informed the Coalition that this council file was not going to appear on the next agenda of the PLUM Committee and that the committee meets on the second and fourth Tuesdays of the month. Given the urgency surrounding this proposed development, I'd like to thank you for responding to the Coalition's written public comments by placing it on this week's agenda. As a local resident deeply concerned about the proposal to build almost 400 dwellings on the north area of the historically, environmentally, and culturally significant Woodland Hills Country Club golf course, I support the Coalition's advocacy on this matter and request that you move this motion to the full LA City Council this month, January 2026. The public deserves an opportunity to hear our elected officials' thoughts on the requests for report-backs from the Department of City Planning and the Office of the City Attorney. We deserve to voice our concerns over this development, which is proposed on a property situated on a mountainslope in a Very High Fire Hazard Severity Zone within the Santa Monica Mountains Zone and the Mulholland Scenic Parkway Specific Plan outer corridor. This proposed development should be subjected to a complete environmental analysis and should not be fast-tracked, as the Santa Monica Mountains Conservancy noted in its recent letter to the City of LA. Council File 25-1486 is only a first step in opening up avenues for transparent public input and discourse. Please agendaize it in committee and send it to the full City Council expeditiously, before the end of this calendar month. s Experiencing approaching fire and winds a year ago was, frankly, terrifying. We had our most important things by the front door for days as we monitored the fire, climbing the back side of mountain behind us, to within 1 mile away. Thank you for your attention to this matter. Sincerely, Garm Beall

Communication from Public

Name: Claudia de Garmo
Date Submitted: 01/11/2026 08:37 PM
Council File No: 25-1486

Comments for Public Posting: My name is Claudia de Garmo 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. [Add personal story about the LA Fires and/or challenges of getting homes insured in our area] 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. There is substantial evidence that the development will impact historic resources, including the William Bell-designed course and protect

Communication from Public

Name: Patricia Davis & David Plesh

Date Submitted: 01/11/2026 08:40 PM

Council File No: 25-1486

Comments for Public Posting: We are writing to you regarding the controversial plans for a development at 4868 Canoga Ave., Woodland Hills. As residents of this area who daily walk and drive by the County Club we are urging the planning commission and other governmental officials to block this project - the reasons are numerous: 1. This is a high fire hazard area and such a condensed residential space raises concern in evacuations. 2. Dumetz Rd. and Canoga Ave. are clearly not a commercial corridor as defined by AB 2011. The nearest commercial corridor is nearly a mile away. 3. It appears that the Country Club is designated as Open Space. Clearly the project will result in environmental degradation. Tree removal and the large amount of paving indicated in the plan will contribute to our already hot summers. Also, the design does not fit the established character of the area. 4. The lead developer, Ryan Ogulnick, has been fined for money laundering. This is on the heels of a recent federal investigation in Los Angeles that resulted in the arrest of two Real Estate developers charged with wire fraud and money laundering using public funds.

Communication from Public

Name: James

Date Submitted: 01/11/2026 08:42 PM

Council File No: 25-1486

Comments for Public Posting: Dear City of Los Angeles, Please consider the words and opinions of the people who live in the Woodland Hills Girard Tract as truth. The Woodland Hills Country Club development that is being proposed is not appropriate for our community. AB 2011 does not apply here. This is not a commercial corridor no matter how wide our street is. We just witnessed what could happen if a major fire were to break out and cars were to pile up without proper egress. Our spaghetti streets in our hills are not wide enough to handle a mass evacuation especially if there were to be another 800 cars at the mouth at the bottom of the hill at Dumetz. Canoga was used heavily for Fire and Police department coordination just this last January when we were under a serious threat from the Palisades fire. Topanga state park is at the top of our hill, it's all potential fuel for a disastrous fire. Please make sure that this project does not pass under AB 2011 or AB 2243. Our neighborhood is residential, NOT a COMMERCIAL CORRIDOR! This would severely affect our neighborhood. Thank you for your consideration! Best to you all in 2026!

Communication from Public

Name: Julie Levi

Date Submitted: 01/11/2026 08:52 PM

Council File No: 25-1486

Comments for Public Posting: RE: CF 25-1486 Proposed Project for WHCC My name is Julie Levi 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 extremely worried 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 in the event of a fire or other evacuation. There are many disturbing aspects of the proposed project. Just one year ago, residents of the Palisades (and Altadena, among other neighborhoods) had to evacuate due to a catastrophic fire. Some got stuck in gridlock on impassable streets and ran for their lives. My daughter and her family (including two children under the age of 5) voluntarily evacuated their Studio City home when the Griffith Park /Hollywood Hills fire seemed to be getting closer. It took them one hour to get a quarter of a mile to Ventura Bl. 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 dangers that exist in a severe fire zone put all residents' lives at risk. 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. 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: The site's A-1 Agricultural zoning and "Open Space" designation does not 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. Additionally, a quick online search indicates that that the ENTIRE city of LA (population: 3.9 million) has permitted or built 64,000 units, but the neighborhood of Woodland Hills (pop: 79,000) has permitted or built 17,000 units. Another thing to consider is that this 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. We even have mountain lions, which are protected under state law. 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 Julie Levi

Regarding the WHCC:

My name is Julie Levi 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 extremely worried 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 in the event of a fire or other evacuation. There are many disturbing aspects of the proposed project.

Just one year ago, residents of the Palisades (and Altadena, among other neighborhoods) had to evacuate due to a catastrophic fire. Some got stuck in gridlock on impassable streets and ran for their lives. My daughter and her family (including two children under the age of 5) voluntarily evacuated their Studio City home when the Griffith Park /Hollywood Hills fire seemed to be getting closer. It took them one hour to get a quarter of a mile to Ventura Bl.

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 dangers that exist in a severe fire zone put all residents' lives at risk. 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.

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:

The site's A-1 Agricultural zoning and "Open Space" designation does not 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.

Additionally, a quick online search indicates that that the ENTIRE city of LA (population: 3.9 million) has permitted or built 64,000 units, but the neighborhood of Woodland Hills (pop: 79,000) has permitted or built 17,000 units.

Another thing to consider is that this 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. We even have mountain lions, which are protected under state law.

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

Julie Levi

A handwritten signature in cursive script that reads "Julie Levi". The signature is written in black ink and is positioned to the right of the typed name "Julie Levi".

Communication from Public

Name: Kate Donarye

Date Submitted: 01/11/2026 09:25 PM

Council File No: 25-1486

Comments for Public Posting: I am writing to oppose the fast tracking of the new development at 4868 Canoga Ave. This will create an EXTREME fire hazard, likened to Paradise CA, where narrow roads will all funnel to Canoga which is a road with just one lane in each direction. Just half a block from this proposed development, it's a literal country lane, with no sidewalks, no shoulders and one side ends in a dirt road that often washes away during the rains, where even fire trucks get stuck. On the other end is a 4 way stop (no stop light) with single family homes on 3 corners and a tiny community church on the other. In no way is this a "commercial corridor" and it's laughable to anyone who has ever actually been to the area. It's over 1/2 a mile just to get to an intersection that even has a stoplight. There are no buses that go down Canoga Ave, as there's no reason for them to. Adding another 1,000 cars to a tiny street during a fire will be the equivalent of signing thousands of death certificates. The fires in January of 2025 came incredibly close, many of us had to evacuate and it was terrifying. This is a high fire zone. The people who live in this area already cannot get fire insurance, and those that do still have it, are being continually dropped. Their only recourse is getting the Fair Plan, which would make this "low-cost housing", anything but, and even then, if their homes burn down, they won't be made whole, and will likely be financially ruined. The golf course has been there for 100 years, and has been a habitat for migrating geese, coyotes, mountain lions, and thousands of other animals that will be killed due to this ill-conceived cramming of as many homes as possible into a small area. It's heartbreaking. Not to mention the infrastructure. ALL of our systems are outdated and can barely accommodate the current residents (hundreds are still on septic systems, the sewer system in the street needs to be ram-jetted weekly to keep from backing up). Who will pay for the many new stop lights this would require? Expand the street and add sidewalks? I am all for low-cost housing, though adding it at the cost of ruining the environment, and causing the immanent death of those who already live here, is not the way to do it. We are just asking for an environmental review as well as traffic and fire studies in order to adjust the density and figure out ways to make it safer for everyone and not as destructive to the environment. Kind regards, Kate Donayre

Communication from Public

Name:

Date Submitted: 01/11/2026 09:25 PM

Council File No: 25-1486

Comments for Public Posting: My name is Karen Reed. I live in the neighborhood near the Woodland Hills Country Club and I'm deeply concerned about the proposed building of 398 units on part of the golf course. My primary concerns are the safety issues if fire evacuation becomes necessary, the negative impact on our environmentally sensitive area as well as destroying a historical site. These concerns - and others - are shared by MANY neighbors. This development is located in a VHFHSZ (Very High Fire Hazard Severity Zone) where it's hilly with very narrow streets. The proposed project will increase congestion in the neighborhood where there are many substandard 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. People would be trapped. The situation is hazardous enough as it currently is without this development added. In addition, this neighborhood already has a challenge in the area of finding fire insurance coverage. I have been periodically and randomly canceled by various companies over the years. With the fires last year and the addition of this project, the chances are excellent that many or most of us will be forced into the CA Fair Plan that is unaffordable with terrible coverage. There will also be negative environmental impact. The site of this project 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. For one example, the mass concentration of lighting with multi-story buildings, almost 900 parking spaces and headlights from the cars and street lighting would be a permanent, unmitigable significant biological impact in this area that is accessible to State-listed threatened evolutionarily significant mountain lions, bobcats and grey foxes. The valuable function of the golf course which acts as a "sponge" during rains and helps mitigate flooding would be significantly cut back. Many trees will be gone that currently provide cooling, cleaning carbon dioxide from the air, as well as retaining water at their roots and providing homes for many species. Instead, there will be hundreds of more air conditioners pumping hot air into a very high temperature area during summer and adding to noise pollution. These are just a few environmental concerns that are not being addressed. The Girard Specific Plan is

still relevant and enforceable and the project is "inconsistent" with both this plan (updated May 2003) as well as the Mulholland Scenic Parkway Specific Plan. This development 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. I do understand the importance of providing housing in our community but it needs to be done in a thoughtful, common-sense way. I believe that AB 2011 and its subsequent amendments should be limited to ACTUAL, existing, commercially zoned corridors, as intended. This project is in a completely residential area; we are definitely not a retail or commercial area. 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: Michelle Waters
Date Submitted: 01/11/2026 09:39 PM
Council File No: 25-1486

Comments for Public Posting: My husband and I live on a fragile canyon slope adjacent to the Woodland Hills Country Club—an irreplaceable historic open space intentionally designed nearly 100 years ago to provide environmental balance, fire protection, watershed, recreation, and some relief from excessive heat in this community. We strongly oppose the proposed Woodland Hills Country Club Golf Course 398-unit residential development because it fundamentally endangers public safety, violates long-standing planning protections, and appears to undermine the very intent of state housing law. Woodland Hills is consistently identified as the hottest neighborhood in the San Fernando Valley, with temperatures reaching an alarming 121 degrees in 2020. This high-density project would be built directly adjacent to the Santa Monica Mountains within an Extremely High Fire Hazard Severity Zone (VHFHSZ). It would eliminate the community's primary fire break by removing numerous 100-year-old trees, ponds, wetlands, and expansive green open space—replacing a life-saving microclimate with a concrete and stucco heat island. The golf course currently provides critical cooling, open refuge for residents, and an essential buffer for wildfire defense. Recent amendments to AB 2011—specifically AB 2243 and AB 893—have stripped vital fire-safety and other planning safeguards. Without adequate scrutiny, in severe fire zones like this, human life is clearly at risk. The result is a dangerous erosion of public safety, common sense, and the protections these plans were designed to provide. People's safety must not be jeopardized by legislative loopholes or rushed approvals. I speak from painful firsthand experience. My family has survived a wildfire that devastated our home and community. I know how critical green, open space—especially a golf course—can be as a fire break and evacuation buffer. The Woodland Hills Country Club has served this community wonderfully for 100 years. Our neighborhood has extremely narrow streets, some are dead-end, and barely wide enough for two cars to pass. In a wildfire evacuation, traffic congestion is not hypothetical—it is inevitable. A single stalled or abandoned vehicle could make escape impossible. This alone should disqualify the project. AB 2011 and later amendments were not intended for agricultural, designated open space, or recreational use in an extreme fire-prone canyon.

Dense housing is already approved and being developed in the Warner Center along true commercial corridors. Additional critical concerns: Is Not a Commercial or Retail Site: The property is zoned A-1 Agricultural and designated as Open Space. This is for a reason. It does not principally permit office, retail, or parking uses and fails to meet “commercial corridor” frontage requirements. The applicant seeks discretionary waivers to avoid mandatory sidewalk dedications, which raises serious ADA compliance issues under federal law. Public sidewalks connecting streets to transit are legally required. Also, the site exceeds 20 acres and cannot lawfully proceed without a tentative tract map and full Environmental Impact Report (EIR). Traffic Congestion & Emergency Access: The project would dramatically increase congestion on substandard streets that are often only one-and-a-half cars wide, while compounding already heavy school traffic. During a fire emergency, these conditions would be life-threatening. Loss of Open Space & Severe Harm to Wildlife: The golf course contains recognized wetlands and protected habitat and is an integral part of the Santa Monica Mountains ecosystem. It supports migratory birds, raptors, bobcats, and other wildlife—and lies within accessible range of state-listed threatened mountain lions. The proposed development would introduce nearly 900 parking spaces, constant headlights, multi-story building lighting, and 24-hour human activity. This level of permanent light and disturbance would cause irreversible biological damage that cannot be mitigated. Inconsistency with Existing Specific Plans: The Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan remain valid and enforceable. The project directly conflicts with both. The Girard Tract Plan was updated as recently as 2003, and the proposal would require demolition of historic resources, including the William Bell-designed golf course and protected pepper trees. Substantial evidence demonstrates significant impacts on historic and cultural resources. As I understand, the intent of AB 2011 and its amendments would not be to sacrifice historic, open recreational space south of the freeway, in one of the hottest and most fire-vulnerable areas of Los Angeles. However, approving this project through a fast-tracked ministerial process would be reckless and even dangerous. I respectfully but urgently request that this project be subject to full CEQA review, including a comprehensive Environmental Impact Report and detailed Evacuation Capacity Study.

Communication from Public

Name: Robert Dean Calvo

Date Submitted: 01/11/2026 09:53 PM

Council File No: 25-1486

Comments for Public Posting: January 11, 2026 Dear Los Angeles City Council , I am writing to express my strong opposition to the proposed massive housing development in our community at 4868 N. Canoga Ave. As a concerned resident who has been a local homeowner since 1985, I believe that moving forward with this project without thoroughly addressing its potential impacts would be both irresponsible and detrimental to the well-being of Woodland Hills. The scale of this development threatens to overwhelm our existing infrastructure and puts our community at greater risk, especially considering our vulnerability to wildfires. It is critical that a comprehensive Environmental Impact Report (EIR) be completed and made available for public review, ensuring that fire safety and infrastructure limitations are fully considered before any decisions are made. Furthermore, the developers' characterization of the immediate neighborhood surrounding the proposed development as a commercial corridor is both misleading and inaccurate. I stand with the Woodland Hills Neighborhood Collective in urging our leaders to uphold the law and protect our neighborhood. Please do not approve this development until all environmental and safety concerns have been properly addressed. Sincerely,
Robert Dean Calvo 22057 Buena Ventura St. Woodland Hills, CA 91365 (818) 854-1369

Communication from Public

Name: Joanna Krupa

Date Submitted: 01/11/2026 10:08 PM

Council File No: 25-1486

Comments for Public Posting: Re: Council File 25-1486 — Woodland Hills Canyon 398-Unit Project / AB 2011 I am writing in strong opposition to allowing the proposed 398-unit development in the Woodland Hills Canyon to be fast-tracked under AB 2011 without full discretionary review and public hearings. This project raises serious, unresolved life-safety concerns related to wildfire risk, emergency access, evacuation feasibility, and infrastructure capacity in a canyon environment that is already constrained and vulnerable. AB 2011 does not override state or local health and safety laws, nor does it allow ministerial approval where professional judgment and discretionary determinations are required. In this case, determinations regarding evacuation capacity during wildfire events, fire department access, emergency response times, road capacity, and public safety cannot be made ministerially — they require expert analysis and judgment. The canyon's limited ingress and egress, narrow roadways, and history of wildfire risk make evacuation during an emergency highly uncertain, particularly with the addition of hundreds of new residential units. No clear, transparent, or independently verified evacuation or fire safety plan has been publicly presented that demonstrates this project can be accommodated safely. Housing is important, but it cannot come at the expense of public safety. A development of this scale in a high-risk canyon location demands full environmental review, discretionary oversight, and meaningful public participation. I respectfully request that: 1. This project be removed from AB 2011 ministerial processing. 2. Full discretionary review and public hearings be required. 3. The Fire Department and emergency management agencies provide written findings on evacuation feasibility and emergency response capacity before any approvals are considered. Fast-tracking this project without addressing these fundamental safety concerns puts residents, future occupants, and first responders at risk. Thank you for considering this public comment. Joanna Krupa 5055 hood dr Woodland Hills Woodland Hills 91364

Communication from Public

Name: Lisa

Date Submitted: 01/11/2026 10:18 PM

Council File No: 25-1486

Comments for Public Posting: Standing in solidarity with those opposing this ill-thought development in our Girard tract neighborhood. There has been no consideration to the community and their safety during a fire or the impact on wildlife, diminishing wetlands, the historic nature of this property or anything else which has been a treasured part of the West Valley for generations. Public health and safety should be paramount and it appears that is of no. Importance to any who might suppose that this project is appropriate for our hillside community especially after the devastating fires a year ago which resulted in loss of life and which did cause many to evacuate their homes here in fear and anticipation of the fire taking a turn into the Girard tract. This project should not be approved!

Communication from Public

Name: John Smatlak

Date Submitted: 01/11/2026 10:18 PM

Council File No: 25-1486

Comments for Public Posting: My name is John Smatlak and my wife and I have lived in the neighborhood surrounding the Woodland Hills Country Club since 1995. 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 in the hills above the project where our home is located could be trapped by traffic clogged egress in the event of a fire. This is one of several unsettling aspects of the proposed project. While I understand the critical importance of attacking the problem of housing affordability throughout our City, 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 commercial corridors of Warner Center, a location 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: No one could honestly call the proposed project site 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 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: Manuel Donayre

Date Submitted: 01/11/2026 11:00 PM

Council File No: 25-1486

Comments for Public Posting: Honorable City Counsel, I am writing in strong opposition to the 398-Unit Woodland Hills Canyon Project, which is being fast-tracked under State Law AB 2011. My wife and I have lived on Canoga Ave. in Woodland Hills for 8 years. We absolutely love our home and have come to truly appreciate the 80+ year old community we now reside in. However, we have become increasingly concerned about critical infrastructural deficiencies that threaten its long-term viability and safety. These issues are exacerbated by the proposed density of this development. Specifically, the community faces: * **Fire Danger and Infrastructure:** Urgent need for updating/burying aging electrical lines traversing the Santa Monica Mountains, replacing aging main waterlines, and long-overdue maintenance of the chaparral bordering the wildland-urban interface. Increased environmental temperatures and extended droughts heighten the risk of catastrophic fires, a threat the current infrastructure is ill-equipped to handle, as evidenced by recent events in Altadena and Palisades. * **Traffic and Safety on Canoga Ave.:** Canoga Blvd. is a narrow, two-lane roadway already functioning as a critical chokepoint for canyon egress, which would be overburdened by the projected traffic from 398 new units. The current configuration is already dangerously inadequate; our family has had three parked vehicles totaled in front of our home, with three other similar incidents nearby in the last three years. The increased density poses an unacceptable risk to resident safety during routine traffic and, critically, during emergency evacuations. The lack of infrastructure to safely support a development of this size is clear. Allowing an out-of-town developer to bypass established protective oversight for profit, without a commitment to improving the community's long-term health and safety, is unacceptable. I urge the City Council to exercise its duty to protect the constituents of Woodland Hills by taking all necessary steps to halt the proposed development, which is fundamentally incompatible with the existing infrastructure and safety needs of the community. Thank you for your time and consideration. Manuel Donayre

Communication from Public

Name: Lee Olson

Date Submitted: 01/11/2026 11:28 PM

Council File No: 25-1486

Comments for Public Posting: My wife & I live in a hillside neighborhood that shares a small canyon with the the Woodland Hills Country Club. We were shocked to find out that a densely-packed 398-home development is being planned within the golf course tract. Following the Palisades & Eaton fires, CalFire re-classified our hillside community & the country club as a Very High Fire Hazard Severity Zone. After this re-classification & our learning about the terrible evacuation problems in the Palisades & Paradise fires, we are now very concerned about our own safety if there is a fast-moving fire in our area. This neighborhood has winding, narrow streets, ours just one single lane. I've read that the proposed development will add 835 cars to all the other vehicles that would be trying to evacuate. Last July, Governor Newsom issued an executive order that allows local governments, including L.A., to exempt wildfire burn zones in the Palisades & other high-risk areas from the state's dense housing law, SB9, to allow residents to safely evacuate. If that exception applies to the Palisades, I believe it applies to us as well. Also regarding the Palisades, I am very familiar with the large upscale neighborhood that stood between Sunset Blvd. & the bluffs above PCH. Many of the properties were new & newish luxury homes built to the current fire codes. All of those houses are now gone. Yes, I assume that the building code is being upgraded. But when there is a firestorm driven by 80 mph winds in a Very High Fire Hazard Severity Zone, I am very skeptical that 398 closely-packed homes would survive. The project also does not fit the requirements of AB 2011, AB 2243 & AB 893 that allow for fast-tracking of dense housing without community review, because the proposed development does not front a "commercial corridor." There are no such commercial streets in this area. Finally, the proposed development clearly flouts the Mulholland Scenic Parkway Specific Plan, which is intended to protect the natural environment of this hillside area. There is a large part of Woodland Hills, north of Ventura Blvd., where the Mulholland Plan does not apply, which is not in a Very High Fire Hazard Severity Zone, & where lots of multi-family housing has been & is currently being constructed. This area seems like the appropriate zone for such housing.

Communication from Public

Name: David

Date Submitted: 01/11/2026 11:37 PM

Council File No: 25-1486

Comments for Public Posting: Building a development of this size in the middle of a fire zone with such narrow roadway access seems extremely dangerous to the safety of the entire surrounding neighborhood. After what this region went through a year ago with such devastating fires, at the very least a thorough environmental study, along with a public hearing for the neighborhood residents to voice concerns over this matter should be allowed. Ignoring safety for convenience and profit could potentially put so many lives at risk.

Communication from Public

Name: Jessie Marcus

Date Submitted: 01/11/2026 11:51 PM

Council File No: 25-1486

Comments for Public Posting: My name is Jessie 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. Since the wildfires I have been dropped by several insurance companies who abandoned the area. 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. There is substantial evidence that the development will impact historic residential area. This project is a threat to our safety.

Communication from Public

Name:

Date Submitted: 01/11/2026 07:32 AM

Council File No: 25-1486

Comments for Public Posting: I remember seeing the billowing plumes of smoke rising above the ridge that separates our neighborhood from Topanga. It was immediately clear that a single shift in the wind would be all it would take to ignite our side of the hill. As I watched the fire rage and the unfathomable tragedy unfold just beyond our neighborhood, all I could do was hope it would not spread and consume more lives, homes, and dreams. My name is Ali Andalibi, and I live in the neighborhood surrounding the Woodland Hills Country Club. In this context, I am deeply concerned about the proposed 398-unit development at the Woodland Hills Country Club. Many of us who live here believe this project represents an inappropriate, high-density development in an environmentally sensitive and fire-prone area. The site lies within a Very High Fire Hazard Severity Zone (VHFHSZ), on a non-conforming hillside, and is served by narrow, substandard streets. There is a very real and well-founded fear that residents could be trapped by traffic-clogged evacuation routes during a wildfire. Given what we have recently witnessed across Los Angeles, this concern is neither hypothetical nor exaggerated. Like many of my neighbors, I am also facing increasing difficulty obtaining or maintaining homeowners insurance due to wildfire risk. Allowing large-scale residential development in a known fire hazard zone only exacerbates these risks for both new and existing residents. While I recognize the urgent need for housing, AB 2011 and its subsequent amendments were intended to apply to existing, commercially zoned corridors, not open green spaces embedded within fire-prone residential neighborhoods. Substantial high-density development is already occurring in the true commercial corridors of Warner Center, which aligns with the law's original intent. The proposed project at 4868 N. Canoga Avenue clearly does not. Subsequent amendments—AB 2243 and AB 893—removed critical fire-safety and planning guardrails, allowing developers to override specific plans and fire zone protections that were deliberately designed to safeguard lives. The risks inherent to a severe fire zone should not be compounded by insufficient review or ministerial approval processes that exclude public input. I am therefore requesting that the City comply with AB 747 and require a full Evacuation Capacity Study and Environmental Impact Report (EIR). The developer asserts that

AB 2011 allows a 90-day ministerial approval without CEQA review, public hearings, or appeal, by classifying Canoga Avenue as a “commercial corridor.” This classification ignores the site’s Agricultural/Open Space zoning, its adjacency to single-family homes, and its reliance on narrow residential streets that serve as evacuation routes. Additional concerns include:

- Not a commercial corridor: The site is zoned A-1 Agricultural and designated Open Space. It does not principally permit retail or office uses and fails commercial corridor frontage requirements.
- Evacuation and congestion risks: Many surrounding streets are effectively only 1.5 cars wide. During an emergency, a single stalled or abandoned vehicle could render an evacuation route impassable.
- Loss of open space and wildlife impacts: The golf course is an integral part of the Santa Monica Mountains ecosystem, supporting protected species including bobcats and other wildlife. The proposed density, lighting, and nearly 900 parking spaces would introduce permanent, unmitigable biological impacts.
- Inconsistency with adopted plans: The project conflicts with both the Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan, and would require demolition of historic features, including elements of the William Bell–designed course. The intent of state housing laws was to redevelop underutilized commercial properties—not to convert open green spaces in extreme fire hazard zones through expedited, ministerial approval.

For these reasons, this project must undergo full CEQA review, including preparation of an Environmental Impact Report and Evacuation Capacity Study, before any approval is considered.

Communication from Public

Name:

Date Submitted: 01/11/2026 07:56 AM

Council File No: 25-1486

Comments for Public Posting: My name is Eve Watterson 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. At our address we have been unable to get appropriate homeowners insurance for two years leaving us only with CFP in a SEVERE FIRE ZONE. This threatens the physical, emotional and financial safety of our family! 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 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: PAMELA JILL (SIMON) EVANS

Date Submitted: 01/11/2026 09:01 AM

Council File No: 25-1486

Comments for Public Posting: My name is Pamela Evans and I live in an area surrounding the Woodland Hills Country Club. I grew up in Woodland Hills, and raised my children in this area. 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 DENSITY FIRE SAFETY ZONE (VHFHSZ) in a non-conforming hillside area with very narrow streets. There are 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. AND THAT IT IS BEING BUILT IN A LANDSLIDE AREA. THE GOLF COURSE IS SINGLE LANE ROADS BEHIND IT AND THERE ARE ONLY TWO LANES ON DUMETZ. IT IS NOT WARNER CENTER!!! 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. IT IS ZONED A1 AND SHOULD ONLY ALLOW 1 HOME (PLUS ADU) PER 5 ACRES. THE REQUEST FOR SUCH A HUGE INCRE IN DENSITY IS NOT ACCEPTABLE TO US. THIS IS NOT A COMMERCIAL AREA IN ANY SENSE. 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 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: WARNER CENTER IS DIFFERENT FROM THE WOODLAND HILLS "AREA" CREATED IN THE 1930'S WHICH WAS NOT DESIGNED FOR THIS DENSITY. THIS IS NOT A COMMERCIAL AREA. THERE ARE NO OTHER COMMERCIAL BUILDINGS FOR 1000 OF FEET SURROUNDING THIS SITE. 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 INCONSISTENT WITH THE SPECIFIC PLAN: Girard Tract Specific Plan is

Communication from Public

Name: Cosmas Paul Bolger Jr

Date Submitted: 01/11/2026 09:18 AM

Council File No: 25-1486

Comments for Public Posting: My name is Cosmas Paul Bolger Jr 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. My wife and I were packed and ready to run from the flames coming over the hill last year as the "Palisades Fire" roared out of control and toward our neighborhood. We were lucky that it never made it there. We also considered all of our escape routes. The proposed development has far less routes than us and would be a catastrophe if evacuation was necessary. I imagine complete chaos. 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: **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.

Communication from Public

Name: Mahnaz Fard

Date Submitted: 01/11/2026 09:18 AM

Council File No: 25-1486

Comments for Public Posting: My name is Nahnaz and I live in the neighborhood surrounding the Woodland Hills Country Club. I am writing to express my deep concern regarding the proposed 398 unit development at the Woodland Hills Country Club. Many members of our community believe this project is inappropriate for this location and poses serious risks to public safety, environmental integrity, and neighborhood livability. The project site is located in a Very High Fire Hazard Severity Zone in a non conforming hillside area with narrow and substandard streets. These streets already experience congestion and serve as critical evacuation routes. In the event of a wildfire, there are well founded fears that residents could be trapped by traffic clogged egress. Even a single disabled or abandoned vehicle could make evacuation impossible. This is a foreseeable and life threatening risk. In the community where we live, nearly all of us have experienced serious difficulties obtaining homeowners insurance. Our insurance premiums have more than doubled, and two of our neighbors were unable to renew their policies because their insurance companies discontinued coverage. They were forced to rely on the California FAIR Plan. During the most recent fire season, two neighbors did not have any insurance coverage at all. These real conditions show how vulnerable this area already is to fire risk and how irresponsible it would be to significantly increase density without full review. While I understand the importance of providing housing, AB 2011 and its subsequent amendments were intended to apply to underutilized existing commercial corridors, not open green space in environmentally sensitive and fire prone hillside neighborhoods. High density development is already occurring in the Warner Center commercial corridors, which aligns with the intent of AB 2011. The proposed development at 4868 North Canoga Avenue does not. Amendments including AB 2243 and AB 893 removed critical guardrails related to fire safety and allowed developers to override adopted Specific Plans. These changes enable projects to bypass common sense protections designed to protect residents, wildlife, and historic resources. In a severe fire zone, such shortcuts place lives at risk. I request that the City comply with AB 747 by requiring a full Evacuation Capacity Study and a comprehensive Environmental Impact Report. The developer claims state housing laws allow ninety day

ministerial approval without CEQA review or public hearing by classifying Canoga Avenue as a commercial corridor. This classification is flawed. The site is zoned Agricultural Open Space, is adjacent to single family homes, and is served by narrow streets that function as evacuation routes. The site is not a true commercial area. Its zoning does not principally permit office retail or parking uses. The project relies on a discretionary waiver to avoid sidewalk dedications, raising serious ADA accessibility concerns. The site also exceeds twenty acres and lacks a tentative tract map, which independently requires full CEQA review. The golf course contains habitat and wetlands and is an important part of the Santa Monica Mountains ecosystem supporting raptors, bobcats, and other wildlife. The proposed project would introduce continuous lighting from multi story buildings, extensive parking, vehicles, and street lighting, creating permanent and unmitigable biological impacts. The Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan remain valid and enforceable. The project is inconsistent with both and would impact historic resources including the William Bell designed golf course and protected pepper trees. The intent of AB 2011, AB 2243, and AB 893 was to redevelop underused commercial properties, not to allow rapid approval of dense development on open green space in a Very High Fire Hazard Severity Zone. For these reasons, I respectfully request full CEQA review including an Environmental Impact Report and a comprehensive Evacuation Capacity Study before any further consideration of this project. Thank you for your time and consideration.

Communication from Public

Name: Natalie Cueva

Date Submitted: 01/11/2026 09:21 AM

Council File No: 25-1486

Comments for Public Posting: Please do not allow this development to be fast tracked! It's not in the right neighborhood for multiple reasons: It's a high risk fire area with only one way in and one way out that is very narrow. It's takes away the historic golf course that many of our community are members of. It's removes an environmental water reservoir that is needed in these days of drought and extreme climate change. It also will destroy the many homes for out animal friends. The process for this has been sneaky and underhanded because even the developers know that it's not the right area and will actually cause harm to the community. SAY NO TO FAST TRACK!