

Communication from Public

Name: Nancie and Tom Evoniuk

Date Submitted: 01/13/2026 02:10 PM

Council File No: 25-1486

Comments for Public Posting: Concerning the proposed development of the old Woodland Hills Country Club land: 1. The neighborhood surrounding the Club was NOT told about their big plans to change the configuration of the streets in order to build their own little town inside/ gated? 2. We want to know more about the new owners, and why they went out of their way to be so secretive. 3. ARRIMUS, the new owners say this new neighborhood will have affordable units.....just how affordable, and will the investors and their families have first choice?? 4. We want to know why our Valley reps. Aka BLUMFIELD and GABRIEL, kept this under their hats, and ignored their voters rights to know who gave permits, who managed to change the configuration of Canoga and Dumetz, both single lanes and 25mph, into a commerical corridor.....which turns our area into an easy hayday for home break ins, and further commercial development. 5. The Law (2020) that makes for more fasttrack affordable housing was NOT meant for this kind of development! We feel strongly that Arrimus must start again with the neighborhood INCLUDED in the discussions! THIS IS OUR RIGHT, AND THE RICH CANNOT IGNORE US!!! And that includes our elected politicians! Sincerely, Nancie and Tom Evoniuk Saltillo Street Woodland Hills

Communication from Public

Name: Peter Williams

Date Submitted: 01/13/2026 01:55 PM

Council File No: 25-1486

Comments for Public Posting: My name is Peter Williams, and I have been a Girard Tract resident for the last nine years. I would like to voice my opposition to anything less than the full review of the development of the Woodland Hills Country Club there are many considerations least of which is the increased congestion but primarily on its lack of the necessary safeguards and compatibility. 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. Please to let the City of Los Angeles 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 neglect and 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. We in Woodland Hills welcome the building of affordable homes but they must be appropriately zoned and compatible in their use. But destruction of a safe haven and natural reserve for the profit of just

a few individuals is truly an encroachment of the largest proportion.

Communication from Public

Name: John Smith

Date Submitted: 01/13/2026 08:56 AM

Council File No: 25-1486

Comments for Public Posting: please take care to review the proposed development. The streets leading to the site are not designed to carry the extra load created by nearly 400 new homes. i am concerned that in the event of a fire we will not be able to escape. While the developer may consider the area a commercial corridor it is not. The proposed development sits in the middle of a neighborhood. The golf course that surrounds it is hardly used and generates almost no traffic and could barely be considered commercial let alone a commercial corridor.

Communication from Public

Name: Jeremy W West
Date Submitted: 01/13/2026 09:32 AM
Council File No: 25-1486

Comments for Public Posting: City Planner Renata Ooms, I've lived in Woodland Hills since 2010. Born and raised in Santa Barbara, I'm a business owner and contribute as much as I can to the communityand I am VERY concerned about the fast-tracking of proposed project at the Woodland Hills Country Club. I believe it compromises our neighborhood's fire safety. While I support housing development, it cannot come at the cost of lives. If this proceeds, I will heavily consider moving out of the area .. the reason I initially moved there and why I currently love it ... would be gone or changed dramatically. The site lies within a Very High Fire Hazard Severity Zone. Given the increased density and our narrow streets, I am requesting the City follow AB 747 requiring a full Evacuation Capacity Study and a full Environmental Impact Report (EIR). 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 commercial area. The site's "Open Space" zoning does not permit the proposed uses, and waiving sidewalk dedications would violate ADA requirements. The project also threatens to increase congestion on our substandard streets, where a single stalled vehicle could block evacuation routes. The development would result in the loss of open space and harm wildlife, disrupting the Santa Monica Mountains ecosystem and introducing significant light pollution. It is also inconsistent with the neighborhood's character and violates the Girard Tract and Mulholland Scenic Parkway Specific Plans. Additionally, it requires demolishing a historic site featuring a William Bell-designed course and protected trees. I am requesting the City follow AB 747 and require a full Evacuation Capacity Study and Environmental Impact Report. Sincerely, Jeremy West
jeremywest628@gmail.com 20938 Marmora Dr Woodland Hills, California 91364

Communication from Public

Name: Anita Zaccaro

Date Submitted: 01/13/2026 10:24 AM

Council File No: 25-1486

Comments for Public Posting: 1486 My name is Anita Zaccaro 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. This is far too many units to place in an extremely high fire hazard area. Have we learned nothing from the horrific Palisades fire? Please do not allow this development to proceed with complete environmental impact review. it does not qualify for fast-tracking, note should it!

Anita L. Zaccaro