

## Communication from Public

**Name:** Timothy Gaspar  
**Date Submitted:** 01/25/2026 06:28 PM  
**Council File No:** 25-1486  
**Comments for Public Posting:** Attached please find a longer letter I have addressed to LA City Planning in regard to the proposed development at the current site of the Woodland Hills Country Club. I have significant concerns around wildfire safety and other issues.

Los Angeles City Planning

Attn: Vincent Bertoni

200 N. Spring Street Suite 525

Los Angeles, CA 90012

Dear Mr. Bertoni,

My name is Tim Gaspar, I am a lifelong resident of the west San Fernando Valley and currently running for Los Angeles City Council for District 3. I am running for city council to have a positive impact on our community as a whole and that is the same reason I am writing this letter to you.

This letter is in regards to the development being planned at the current site of the Woodland Hills Country Club. I would imagine you get many letters asking for special consideration on all sorts of projects. My hope is that you will spend a few minutes reading this letter and ideally will be open to sitting down for a meeting with the stakeholders involved.

I strongly support building more housing in Los Angeles, and I believe deeply in responsible, well-planned growth. However, the proposal to construct nearly 400 residential units on the Woodland Hills Country Club property—at this scale and in this location—raises serious and unresolved concerns. These concerns are not about opposing housing; they are about public safety, wildfire risk, and the growing problem of state-level preemption that silences local voices.

Our city urgently needs new homes. But housing must be safe and grounded in on-the-ground realities. This project would generate hundreds of additional daily vehicle trips onto narrow, aging hillside roads that were never designed to accommodate that level of traffic. It would require extensive grading in a Very High Fire Severity Zone, adjacent to the Santa Monica Mountains, where wildfire risk is not theoretical—it is recurring and severe. These are not minor technical issues; they are fundamental public-safety considerations.

In the event of a serious wildfire, tens of thousands of residents in the neighborhood surrounding this property would need to evacuate. We saw what happened in the Palisades Fire when motorists abandoned their cars on Sunset Blvd and a bulldozer had to end up moving them. However, unlike Sunset Blvd. many of the streets near the country club property are not even wide enough for two cars. If a single motorist were to abandon their vehicle, it would make that road impassible for the rest of the community.

In the 2018 Paradise Fire, at least seven individuals died in their vehicles trying to flee the fire. We of course know there were significant fatalities in the Eaton and Palisades fires but we have no way of knowing how many of those fatalities were caused by evacuation issues.

Equally concerning is how this project is being advanced. The developer is relying on AB 2011, along with subsequent amendments including AB 2243 and AB 893, to bypass local review and community input. These state laws effectively preempt the City's planning authority and limit residents' and their elected representatives' ability to meaningfully shape projects that will permanently affect their neighborhoods.

Thoughtful planning and genuine community engagement are meaningless if local planning powers have been stripped away. When Sacramento removes cities' and communities' ability to evaluate wildfire evacuation, emergency-response capacity, roadway access, and infrastructure limits, it undermines both public safety and public trust.

To be clear: I want more housing built. I am not anti-growth or anti-development. But housing policy must reflect real-world conditions, especially in hillside communities facing extreme fire risk. Evacuating the neighborhoods surrounding the Woodland Hills Country Club during a major wildfire is already challenging. Adding nearly 400 additional households without full local review compounds that risk in ways that cannot be responsibly ignored.

I am asking our city's planning department to prioritize safety in our community and not allow this development to move forward without a property planning process. My own opinion is that given this area is a High Fire Hazard Severity Zone, it does not qualify under AB2011.

My hope is that by slowing the process down, the developer will pause and return to the community for a genuine, collaborative planning process.

We can build more housing while protecting our hillsides. We can add homes while respecting wildfire risk and emergency access. But that requires laws that empower—not silence—local communities, and development processes rooted in transparency, safety, and accountability.

I would greatly appreciate any opportunity to schedule a meeting that includes your office and the residents that live near the proposed country club project. I can't speak for the council office but would imagine that they would want to participate as well.

My direct number is 818-312-1536 and my email is [tim@tingaspar.com](mailto:tim@tingaspar.com). Time is of the essence on this project so if you are able to chat sometime before January 10<sup>th</sup> that would be very much appreciated.

Sincerely Yours,

Timothy Gaspar