

Communication from Public

Name: Cynthia Wands

Date Submitted: 02/22/2026 05:43 PM

Council File No: 25-1486

Comments for Public Posting: My name is Cynthia Wands and I have been a homeowner for 30 years in the neighborhood surrounding the Woodland Hills Country Club. I am writing you regarding the proposed 398-unit development at the Woodland Hills Country Club, located in a Very High Fire Hazard Severity Zone (VHFHSZ) in a non-conforming hillside area with very narrow streets. I watched the Palisades Fire from my home and witnessed the horror of what happens in an explosive fire event. The narrow winding roads of the Woodland Hills community are a true liability for evacuation in an emergency - adding hundreds of housing units in this residential neighborhood would lead to a major disaster. 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 a deliberate mischaracterization of the existing housing and the needs of the community. Please do not let the greed and malfeasance of these developers blind the City to the right to follow the law in protecting their constituents. THIS IS NOT A RETAIL OR COMMERCIAL AREA: The site's A-1 Agricultural zoning and "Open Space" designation does not principally permit "office, retail, or parking" and the site fails the "commercial corridor" frontage requirements because the Applicant requires a discretionary waiver to avoid mandatory sidewalk dedications. The discretionary waiver to avoid mandatory sidewalk dedications due to historic trees will violate the Americans with Disabilities Act (ADA) under federal law which requires clear, accessible public routes, including sidewalks, connecting streets to bus stops. The golf course site is also larger than 20-acres without the tentative tract application, which also necessarily requires full EIR review. The 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. In an era where corporate greed and government corruption has been revealed to be an ongoing punch to our American trust in public officials, please do the right thing here. Advocate and protect your constituents, your voters, your community. We won't have the chance to undo this wrong, and we're relying on you to lead the way with the future in mind. Thank you.

Communication from Public

Name: Jessie Marcus

Date Submitted: 02/22/2026 10:07 PM

Council File No: 25-1486

Comments for Public Posting: As a concerned citizen and long time Los Angeles resident I strongly support Councilmember Blumenfield's Motion (CF 26-0184). Our community and my home in the historic Girard Tract is located within a Very High Fire Hazard Severity Zone (VHFHSZ) and lacks the infrastructure for the high-density development proposed under AB 2011/2243. For the safety of the residents and wildlife the City must require a full CEQA review and an Environmental Impact Report (EIR) to protect our public safety and the fragile Santa Monica Mountains ecosystem. Please approve this motion to ensure responsible, balanced land use.
Thank you, Jessie Marcus

Communication from Public

Name: Stephen Carroll

Date Submitted: 02/22/2026 05:07 PM

Council File No: 25-1486

Comments for Public Posting: I am writing to express my strong support for Councilmember Blumenfield's Motion (CF 26-0184). As a resident living near the proposed development in the Girard Tract, my primary concern is life-safety and emergency infrastructure for my family and the neighborhood. The proposed site is located within a Very High Fire Hazard Severity Zone (VHFHSZ). The existing road infrastructure in this hillside area is already at capacity. The addition of high-density development under AB 2011/2243—including over 800 new parking spaces—into this topography would create a severe evacuation choke point. In a wildfire scenario, this lack of egress capacity would be catastrophic, endangering the lives of first responders, existing neighbors, and the hundreds of new residents who would be moving into a known fire hazard zone. Our community recognizes the housing crisis and strongly supports addressing it. Woodland Hills has successfully embraced significant new residential density in the Warner Center area—a location with the appropriate grid infrastructure, transit access, and a vastly lower wildfire risk. We support growth, but it must be responsible, balanced, and safe. Because of the severe, documented risks associated with building high-density housing in a VHFHSZ, I urgently request that the City require a full CEQA review and a comprehensive Environmental Impact Report (EIR). We must ensure that any development protects public safety and the fragile ecosystem of the Santa Monica Mountains. I ask respectfully that you please approve this motion.

Communication from Public

Name: Ted S.

Date Submitted: 02/22/2026 06:20 PM

Council File No: 25-1486

Comments for Public Posting: I live on Morro Drive in the Gerard neighborhood and the mere thought of having to evacuate this area in case of a fire like the Palisades or the Eaton fire scares my family to death. There are only two escape routes and. Both consist of narrow winding streets with one lane in each direction. Every day there are blocked roads with delivery trucks blocking traffic. Fire trucks have a difficult time getting thru these narrow winding roads, when they are going down these streets. The addition of the first phase of 400 homes on the Woodland Hills Country Club would have a devastating impact on accessibility to this area. Once the developers get the OK to build the first phase, they will certainly continue to build a second, third, and fourth phase on the remaining land. This project must be stopped as there are no large enough corridors to support this added traffic, as the developers claim. They are trying to fast track this development and put one over on this city and this neighborhood.

Communication from Public

Name: Donald Salveson

Date Submitted: 02/22/2026 01:37 PM

Council File No: 25-1486

Comments for Public Posting: Respectfully to our valley PLUM COMMITTEEMEMBERS I have been a resident of Woodland Hills since 1985. My wife and her parents moved to and has resided in Woodland Hills since 1957. My in-laws lived in Woodland Hills until their passing. My wife and I have stayed in WH as we love the area, its history, open spaces and our single family community. Our families have lived in the Woodland Hills, south of Ventura Blvd, on Dumetz, Martinez and now Chaumont. The Dumetz home was adjacent to one of the original Girard homes. The area potentially being developed would severely impact our community in many negative ways, and likely few if any positive. My family strongly supports Councilmember Blumenfield's Motion (CF 26-0184) motion. Our community in the Girard Tract is located within a Very High Fire Hazard Severity Zone (VHFHSZ) and lacks the infrastructure for the high-density development proposed under AB 2011/2243. The City must require a full CEQA review and an Environmental Impact Report (EIR) to protect our public safety and the fragile Santa Monica Mountains ecosystem. Please approve this motion to ensure responsible, balanced land use. Respectfully, Don & Kathy Salveson

Communication from Public

Name: Melinda Garber

Date Submitted: 02/22/2026 03:25 PM

Council File No: 25-1486

Comments for Public Posting: I grew up in the Woodland Hills area and, as an adult have lived here for more than 20 years 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 justified 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 already much 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. Please do the right thing to ensure this project gets the appropriate level of scrutiny needed for development of this size in a location that is entirely unsuitable. Melinda Garber

Communication from Public

Name: Kristine Valentine
Date Submitted: 02/22/2026 02:02 PM
Council File No: 25-1486
Comments for Public Posting: Please approve Councilmember Bob Blumenfield's motion (CF 26-0184) to ensure responsible land use within the Very High Fire Hazard Severity Zone in the Girard Tract area of Woodland Hills. Planning in advance of development can prevent the devastation that was the result of the Palisades and Altadena fires.

Communication from Public

Name:

Date Submitted: 02/22/2026 12:40 PM

Council File No: 25-1486

Comments for Public Posting: We have owned a home in the Girard Tract since 2008 and understand the desirability of this neighborhood. We do are not NIMBY'S. We support the importance of housing needs for our unhoused and are active in helping these communities. This development, however, is bypassing our neighborhood's safety and taking huge risks for future harm by not considering the fact we live in an extremely high risk fire area and escape routes are limited. This is a mountainous community and many homes located in areas that fire trucks cannot easily access. We also have chosen to live here because of the beauty and natural environment. We pay a premium for fire insurance and property taxes to live here and it is completely unacceptable for us to be bypassed for any discussions about this development regarding traffic and fire risks. The City must require a full CEQA review and an environmental Impact Report (EIR) to protect our public safety and the fragile Santa Monica Mountains ecosystem. Please approve this motion to ensure responsible, balanced land use.

Communication from Public

Name: James O'Donnell

Date Submitted: 02/22/2026 04:13 PM

Council File No: 25-1486

Comments for Public Posting: My name is James O'Donnell; I live at 4526 San Taela Ct on the west side of the Woodland Hills Country Club. I have been driving Canoga Ave for over 60 years. The roads in this area are narrow and at many points allow only one car at a time. The city uses smaller trash truck to deal with the road condition. Fire trucks and emergency vehicles don't have that option. Many times, through the years, I have seen them unable to reach a place they need to go to. After the last earthquakes it was a real challenge getting to and from our home with the additional construction worker and their vehicles. If there was a fire, earthquake or other emergency, there would be a lot of people trying to leave an area that already unable to handle existing traffic. Why would you add a 398-unit development at the Woodland Hills Country Club to an existing problem? One of the four lanes on Canoga Ave, north of the freeway has been closed for months due to the large development they are building. This has caused traffic problems. Canoga Ave is a two-lane road at the Woodland Hills Country Club site. I can't imagine the problems this will cause! I 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. 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