



Your Community Impact Statement Submittal - Council File Number: 25-1486 - City Planning Number: CPC-2025-6505-DB-DRB-SPPC-PR-VHCA - Agenda Item Number: 3

1 message

LA City SNow <cityoflaprod@service-now.com>

Sat, Jan 10, 2026 at 1:14 PM

Reply-To: LA City SNow <cityoflaprod@service-now.com>

To: cd2cfac@gmail.com, commission@ladwp.com, Clerk.CIS@lacity.org, planning.mobility@lacity.org, CPC@lacity.org, ladbs.haulrequest@lacity.org, CEMC@lacity.org, APCSouthLA@lacity.org, LAFDFireCommission@lacity.org, H.Kline@whcouncil.org, Jasmin.SanLuis@lacity.org

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or resolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: Woodland Hills-Warner Center

Name: Heath Kline

Email: h.kline@whcouncil.org

The Board approved this CIS by a vote of: Yea(17) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 01/08/2026

Type of NC Board Action: For

Impact Information

Date: 01/10/2026

Update to a Previous Input: No

Directed To: Area Planning Commission - South Los Angeles, City Council and Committees, Board of Transportation Commissioners, Building and Safety Commissioners, City Planning Commission, Climate Emergency Mobilization Commission, Community Forest Advisory Committee, Fire Commission, Street Standards Committee, Board of Water and Power Commissioners

Council File Number: 25-1486

City Planning Number: CPC-2025-6505-DB-DRB-SPPC-PR-VHCA

Agenda Date: 01/13/2026

Item Number: 3

Summary: Thousands of Woodland Hills residents in a VHFHSZ face a proposed 398-unit development where fire safety is at stake. 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. The added traffic from 398 units would further compromise emergency egress. The community has no forum to raise fire hazard compliance, hydrant capacity, evacuation impacts, or stormwater concerns. Once ministerial approval is granted, it cannot be revisited, potentially setting citywide precedent. The Santa Monica Mountains Conservancy is alarmed by impacts to Conservancy lands. CF 25-1486 directs legal analysis of eligibility claims and mandates safety evaluations before approval with community review. Without action, approval proceeds on untested legal interpretation with no community input. Community members expressed concerns that, just past the one-year anniversary of the devastating Palisades and Altadena fires that claimed lives, destroyed thousands of homes, and shattered entire communities, the City must demonstrate it has learned from these tragedies. Approving high-density development in a VHFHSZ without rigorous fire safety review would signal that expedited housing approvals take precedence over protecting lives and communities in our most vulnerable areas. CF 25-1486 shows the City prioritizes human safety and will take necessary steps to prevent future catastrophes. WHWCNC takes no position on the project but supports CF 25-1486 because the community and Conservancy deserve answers before irreversible approval, not after.



WHWCNC CIS CF1486 VHFHSZ GC Proj 1-8-2026.pdf

1408K

Board Members

President Jon Mann.

Vice President Karen DiBiase.

Treasurer Heath Kline

Secretary Joyce Fletcher.

Parliamentarian August Steurer

Karen DiBiase, Area 1 Residential

Geoffrey Hobson, Area 1 Business

Shelly Swartz, Area 1 CB Organization.

Open Seat, Area 1 Alternate

Julian Tu, Area 2 Residential

Reina Cerros McCaughey, Area 2 Business

Jon Mann, Area 2 CB Organization

Open Seat, Area 2 Alternate

August Steurer, Area 3 Residential

Dean Matthews, Area 3 Business

Harout Aristakessian, Area 3 CB Organization

Open Seat, Area 3 Alternate

Open, Area 4 Residential

Martin Lipkin, Area 4 Business

Mary Jo Rizvi, Area 4 CB Organization

Janyce Pink, Area 4 Alternate

Open Seat, Area 5 Residential

Open Seat, Area 5 Business

Megan Jacoby, Area 5 CB Organization

Open Seat, Area 5 Alternate

Danny Mulvihill, Area 6 Residential

Heath Kline, Area 6 Business

Harris Cohn, Area 6 CB Organization

Open Seat, Area 6 Alternate

Kate Kennedy, Area 7 Residential

Juliet Schwarz, Area 7 Business

Joyce Fletcher, Area 7 CB Organization

Michelle Delgado, Area 7 Alternate

Marc Shapiro, At-Large

Melanie Kirschbaum, At-Large Alternate

Board Authorized Submittal

by Heath Kline on behalf of

Jon Mann, President j.mann@whcouncil.org

Action Passed on 01/08/2026

Members Present: 17 Quorum:13

Members voting Aye: 17

Members voting Nay: 0

Members Abstaining: 0

Members Not voting/ Ineligible: 0

Members Recused: 0

Members Absent: 6

Members Temp. Absent/Out of Room 0

Contact Persons:

H,Kline@whcouncil.org,

A.Steurer@whcouncil.org

ITEM: AB2011/AB2243/AB893 – Application Analysis for
CPC-2025-6505-DB-DRB-SPPC-PR-VHCA

POSITION: Support the Original Resolution.

REQUESTED ACTION: Approve CF 25-1486,

Directing the Department of City Planning, with the assistance of the City Attorney, to report within 30 days with a detailed analysis of the application of AB2011 / AB2243 / AB893 to the Woodland Hills Country Club Project.

Date: January 8, 2026

Background

Residents of Woodland Hills and the surrounding hillside communities—along with the Santa Monica Mountains Conservancy, which has worked for decades to protect these wildland-adjacent areas—face a proposed 398-unit development on a site designated as a Very High Fire Hazard Severity Zone. The site is located within one-half to one mile of brush-laden hillsides in Santa Monica Mountains Conservancy-designated nature areas.

The Issue

The developer asserts that state housing streamlining laws (AB 2011, AB 2243, AB 893) allow for ministerial approval within 90 days—without CEQA review, a public hearing, or an appeal. The community currently has no forum to raise questions about fire hazard compliance, hydrant capacity, evacuation impacts, or stormwater absorption.

The eligibility claim rests on several provisions in state law:

- “Commercial corridor” is defined by a 70-foot right-of-way—not by the roadway width, zoning, use, or neighborhood character.
- The 20-acre site itself is zoned A1 Agricultural.
- Seventy-five percent of the project site perimeter adjoins urban uses.
- Specific Plans over 25 years old can be bypassed, which would nullify protections for the Mulholland Scenic Parkway and the Girard Tract.
- Single-family zoning exceptions apply where parking is permitted, regardless of whether a Conditional Use Permit is required.
- Ministerial approval eliminates CEQA review, evacuation and first-responder access evaluation, public hearings, Planning Commission review, appeals, and community input.

Citywide Implications

This determination may set a precedent for similarly situated sites throughout Los Angeles. Commercial corridors across the city—defined by right-of-way width rather than actual roadway capacity—could become eligible for the same treatment. Once ministerial approval is granted, it cannot be revisited.

CF 25-1486

Councilmember Blumenfield stated, “This is a privately owned, large-scale golf course adjacent to the Santa Monica Mountains, and building anything here should be intensely vetted by community stakeholders.” His motion requests that a 30-day legal analysis be conducted to determine whether these state laws apply as claimed before any approval.

Santa Monica Mountains Conservancy Concerns

In its December 18, 2025 letter to Mayor Bass and Planning Director Bertoni (attached), the Santa Monica Mountains Conservancy (a state entity), as the CEQA trustee agency for the Santa Monica Mountains Zone, identified the following concerns:

- **Piecemealing:** The proposed 20-acre project is part of a 94-acre parcel designated as Open Space by the City. The project description offers no insight into the fate of the remaining 74 acres. The Conservancy states that unless the project adequately addresses the permanent fate of those 74 acres, environmental review is being improperly segmented.
- **AB 2011 Applicability:** The Conservancy believes that reliance on AB 2011 requires a legally defined parcel whose boundaries match the project site, and that tract map approval with full CEQA review may be required before AB 2011 can be applied.
- **Lighting Impacts:** The 94 acres is currently free of all lighting. The proposed project would introduce multi-story buildings, approximately 900 parking spaces, and associated vehicle and street lighting. The Conservancy states this would constitute a permanent, significant adverse effect on natural resources, including State-listed threatened mountain lions, bobcats, and grey foxes.
- **Wetland Features:** Two water features on the property are listed in the U.S. Fish and Wildlife Service's National Wetland Inventory and would be partially eliminated by the proposed project.
- **Specific Plan Protections:** The majority of the 94-acre parcel lies within the outer corridor of the Mulholland Scenic Parkway Specific Plan, and the 20-acre development footprint is in the geographic heart of the Girard Tract Specific Plan.

The Conservancy states that no project approaching even five acres within the City of Los Angeles portion of the Santa Monica Mountains Zone has been approved in the last quarter-century. The Conservancy opposes any level of review less than a full Environmental Impact Report with alternatives.

Site-Specific Concerns

For Woodland Hills, the proposed development would place 398 units on a site that is:

- Designated as a Very High Fire Hazard Severity Zone
- Served by two narrow roads that residents use for evacuation and that emergency vehicles use for response
- Located in an area that receives significant rainfall, raising stormwater absorption concerns when permeable open space is replaced with impervious surfaces
- Adjacent to single-family homes on narrow, 100-year-old, substandard street pavements of 15 to 20 feet in width, instead of the minimum 36 ft. width of pavement, with no feasible means of widening.

Why This Matters Now

With City Council action on CF 25-1486, the community receives answers to its concerns and the City completes legal and safety evaluations (as required by AB-747) before an irreversible decision. Without action, approval may proceed based on an untested legal interpretation, with no opportunity for community input, potentially establishing citywide precedent.

Our Request

The Woodland Hills-Warner Center Neighborhood Council requests that the City Council:

1. Approve the motion in CF 25-1486 as submitted initially.
2. Direct the City Attorney and Planning Department to complete the legal analysis within 30 days.

Our Position

The Woodland Hills-Warner Center Neighborhood Council takes no position on the merits of the proposed development. We support CF 25-1486 because our community and the Conservancy deserve answers before approval, not after. State Senator Henry Stern, who authored AB2011 is also expressing concerns and seeks deeper analysis.

The role of Neighborhood Councils, as defined in Article IX of the Los Angeles City Charter, includes advisory responsibility for land-use matters affecting their communities. If the legal analysis determines that discretionary review authority exists, and if the Woodland Hills Country Club project comes before the WHWCNC Planning, Land Use & Mobility Committee and Board, the WH-WCNC will approach that review with an open mind. We will hear from the developer, community members, and City departments, conduct a thorough analysis, and make an informed recommendation based on a comprehensive review of all evidence.

Contact: execboard@whcouncil.org | 818-639-9444 | whcouncil.org

SANTA MONICA MOUNTAINS CONSERVANCY

LOS ANGELES RIVER CENTER & GARDENS
570 WEST AVENUE TWENTY-SIX, SUITE 100
LOS ANGELES, CALIFORNIA 90065
PHONE (323) 221-8900
FAX (323) 221-9001
WWW.SMMC.CA.GOV



December 18, 2025

Karen Bass, Mayor
Vince Bertoni, Director of Planning
City of Los Angeles
200 N. Spring Street
Los Angeles, California 90012

Woodland Hills Open Space-Designated Golf Course 398-Unit Residential Project
CPC-2025-6505-DB-DRB-SPPC-PR-VHCA
VTT-84929-VHCA 4868 Canoga Avenue

Hon. Mayor Bass and Director Bertoni:

As a California Environmental Quality Act (CEQA) trustee agency for the Santa Monica Mountains Zone, the Santa Monica Mountains Conservancy offers the following reasons why the City must not process the proposed 20-acre mixed income residential project in Woodland Hills without a regular review under CEQA. Per the attached exhibit, the proposed project is located well within the Santa Monica Mountains Zone established by the Legislature in 1980 (Public Resource Code Section 33105).

Public Resource Code Section 33001 states:

The Legislature hereby finds and declares that the Santa Monica Mountains Zone, as defined in Section 33105, is a unique and valuable economic, environmental, agricultural, scientific, educational, and recreational resource that should be held in trust for present and future generations; that, as the last large undeveloped area contiguous to the shoreline within the greater Los Angeles metropolitan region, comprised of Los Angeles and Ventura Counties, it provides essential relief from the urban environment; that it exists as a single ecosystem in which changes that affect one part may also affect all other parts; and that the preservation and protection of this resource is in the public interest.

Because of the Zone's unique resource value that benefits millions of residents, proposed development within the Zone warrants the highest level of scrutiny to protect resources to the greatest extent practicable. No project approaching even five acres within the City of Los Angeles portion of the Zone has been approved in the last quarter-century.

Nonetheless the ecological capacity of the City of Los Angeles portion of the Zone located east of Topanga Canyon Boulevard has significantly diminished in that quarter-century with many current ongoing threats. Each open space property, or portion thereof, in the Zone contributes to the Zone's level of ecological function.

The proposed 20-acre project would essentially be as large as the developed portion of the Taft High School campus but jammed into a Santa Monica Mountains canyon full of trees and free of all lighting. The subject property is rung by numbered habitat blocks (see attached) in the Conservancy's adopted *Big Wild – Topanga State Park Core Habitat Planning Map* recognized by a City Council resolution. This adopted planning map is part of the Conservancy's *Eastern Santa Monica Mountains Land Protection Plan* which also is recognized by a City Council resolution.

The subject property is less than 900 feet from the Conservancy's property that abuts City-owned Serrania Park and its associated open space acreage. In short, core habitat ecological values in those two parks are located less than 300 yards from the subject property. The whole golf course 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. Both a golf course water feature located southwest of the clubhouse and another in the central drainage leading to Dumetz Road, have been longstanding elements in the United States Fish and Wildlife Service's National Wetland Inventory. Both are slated to be partially eliminated in the proposed project.

The proposed high density project site on agriculturally zoned land is now a boundaryless island within a single 94-acre parcel designated as Open Space by the City. The project proposal offers zero insight into what would or could become of the remaining 74 acres. Unless the project description adequately addresses the permanent fate of those 74 acres, the project environmental review is clearly being piecemealed. The Conservancy believes that reliance on AB 2011 requires a legally defined parcel of which the boundaries match the project site. The project must first proceed with a Tract Map approval, and perhaps map recordation, before AB 2011 can even attempt to be applied. The proposed tract map needs full CEQA review as a first step.

The environmental fate of the full 94 acres within the Zone, and that of all the properties that abut the 94 acres, are at stake, not just 20 acres proposed for the project which does not exist in a vacuum. A full Environmental Impact Report (EIR) that addresses the full 94-acre parcel as an integral part of the project, and the project's potential impacts on

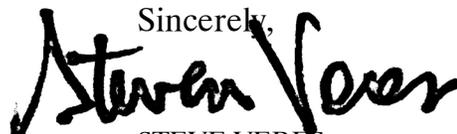
Hon. Karen Bass and Director Bertoni
CPC-2025-6505-DB-DRB-SPPC-PR-VHCA
December 18, 2025
Page 3

surrounding parcels, is mandatory to provide decisionmakers with Alternatives that can reduce environmental impacts and increase public benefits.

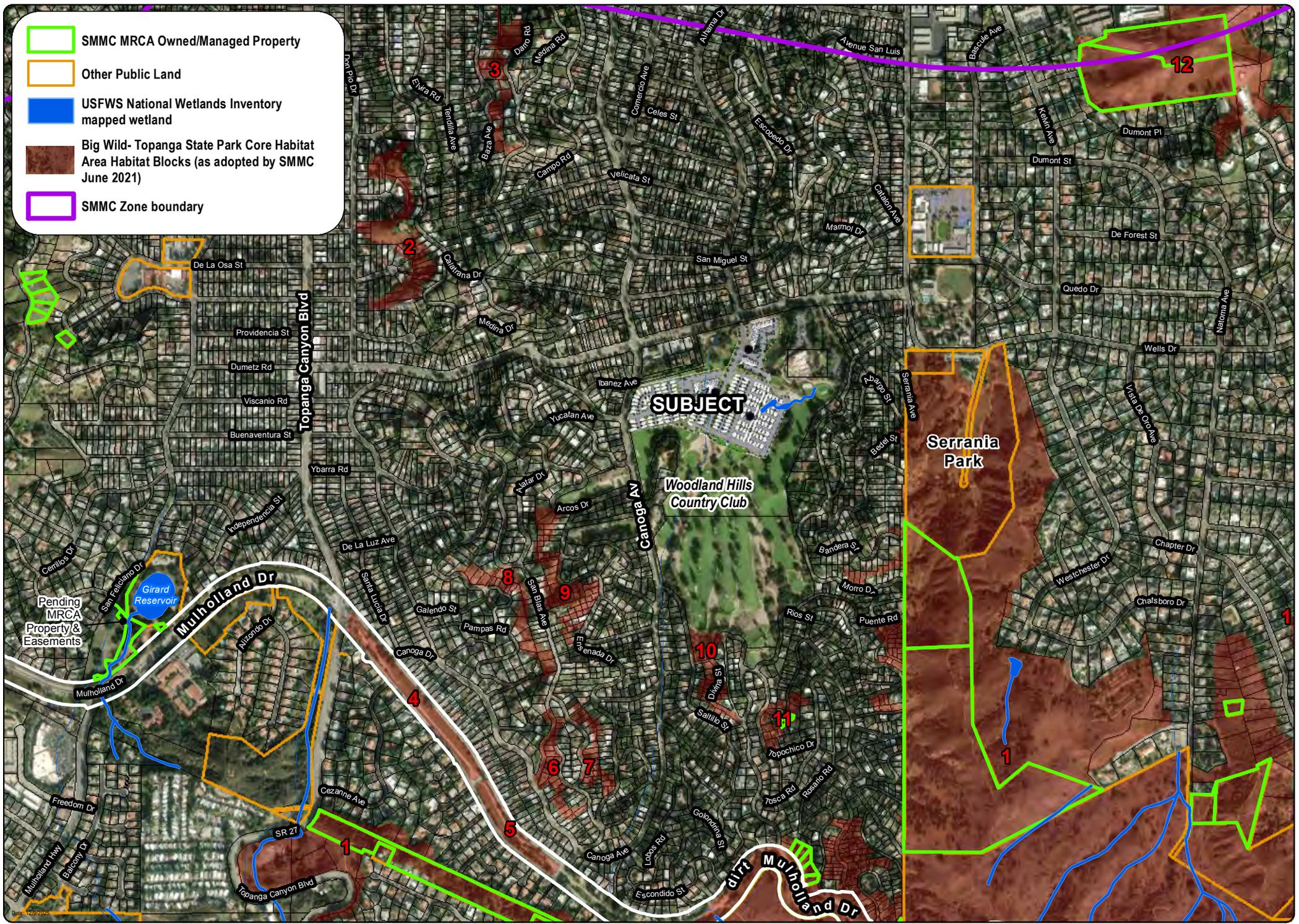
That EIR must address the mass concentration of lighting the proposed project would bring with uniformly multi-story buildings, almost 900 parking spaces, headlights from the 900 cars, and ubiquitous street and drive lane lighting. The baseline condition of the 94 acres is currently free of all lighting. The proposed level of lighting would have a permanent, significant adverse effect on natural resources for a considerable radius determined by surrounding topography and the adjacent project housing configuration. 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. The required EIR will allow for project alternatives that substantially reduce this lighting impact on wildlife resources.

The sensitivity of the subject 94 acres is further illustrated by its majority being within the outer corridor of the Mulholland Scenic Parkway Specific Plan. The subject 20-acre proposed development footprint lies in the geographic heart of the Girard Tract Specific Plan. The mass concentration of lighting and vehicles from the proposed project is antithetical to the spirit of both Specific Plans to maintain community integrity and resource values. The proposed project is completely incongruous with the surrounding land uses. If housing is proposed for the site, that housing must be more congruous with the resources of the Santa Monica Mountains Zone that benefits all of Los Angeles. The Conservancy stands in full opposition to both the proposed project and the City's consideration of any level of review less than an Environmental Impact Report with alternatives.

Please direct all future questions and documents to Paul Edelman, Deputy Director for Natural Resources and Planning at the above letterhead address.

Sincerely,

STEVE VERES
Chairperson

-  SMMC MRCA Owned/Managed Property
-  Other Public Land
-  USFWS National Wetlands Inventory mapped wetland
-  Big Wild- Topanga State Park Core Habitat Area Habitat Blocks (as adopted by SMMC June 2021)
-  SMMC Zone boundary



398 Unit Mixed Income Housing Development Project
 CPC-2025-6505-DB-DRB-SPPC-PR-VHCA, VTT-84929-VHCA

0 250 500 Feet

N
S
E
W







398 Unit Mixed Income Housing Development Project
 CPC-2025-6505-DB-DRB-SPPC-PR-VHCA, VTT-84929-VHCA

0 250 500 Feet