

Valley Alliance of Neighborhood Councils

VANC

Alliance of the 34 San Fernando Valley Neighborhood Councils

Established March 03, 2003 by Jill Banks Barad-Hopkins

January 11, 2026

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Reference: Council File 25-1486

TO: Mayor Bass

Council Member Eunisses Hernandez
Council Member Adrin Nazarian
Council Member Bob Blumenfield
Council Member Nithya Raman
Council Member Katy Yaroslavsky
Council Member Imelda Padilla
Council Member Monica Rodriguez
Council Member Marqueece Harris-Dawson
Council Member Curren D. Price Jr.
Council Member Heather Hutt
Council Member Traci Park
Council Member John Lee
Council Member Hugo Soto-Martinez
Council Member Ysabel J. Jurado
Council Member Tim McOsker
Deputy Mayor Community Engagement, Vahid Khorsand
LA City Planning
LA Fire Department
LA Dept of Transportation
LA City Attorney

Greetings:

During the January 8, 2026 of the Valley Alliance of Neighborhood Councils (VANC), the valley leaders voted to support the motion submitted by Council Member Bob Blumenfield in Council File 25-1486.

After a discussion of the issues and concerns presented by the Planning, Land Use and Mobility Committee of the Woodland Hills Warner Center

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Neighborhood Council, VANC supports their requests that the City Council, Department of City Planning, Los Angeles Fire Department, LA Department of Transportation, and the City Attorney address the following:

1. **LEGAL ANALYSIS:** Provide a legal analysis of whether state housing streamlining laws (AB2011, AB2243, AND AB893) apply to the proposed project at the Woodlad Hills Country Club and to similarly situated sites citywide, including whether the 90-day ministerial approval timeline applies or whether CEQA review is required
2. **FIRE HAZARD:** Evaluate the project's compliance with development standards for Very High Fire Hazard Severity Zones:
3. **FIRE SUPPRESSION INFRASTRUCTURE:** Request that LADWP and LAFS evaluate whether existing fire hydrants on surrounding hillsides will have adequate water pressure and flow capacity to support fire suppression, given the increased density, and vice versa.
4. **EVACUATION AND EMERGENCY ACCESS:** Request LAFD and LADOT evaluation of the proposed development's impact on evacuation capacity, time to evacuate and ability for first-responder access, given that the site is served by two canyon roads that also serve as evacuation routes
5. **HYDROLOGY:** Evaluate the project's impact on stormwater absorption and drainage capacity, given that the development would replace permeable open space with impervious surfaces
6. **COMMUNITY REVIEW:** Provide an opportunity for the Neighborhood Council and community review after these analyses are completed and made public

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 **Very High Fire Hazard Severity Zone**. This 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 (AB2011, AB2243, AB893) allow ministerial approval within 90 days-without CEQA review, public hearing, or appeal. The community 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 stie 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

WHY THIS MATTERS NOW

With City Council action on CF25-1486, the community receives answers to its concerns and the City completes legal and safety evaluation 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.

REQUEST

The Valley Leaders of VANC along with the Woodland Hills-Warner Center Neighborhood Council requests that the City Council

1. Approve the motion in CF25-1486 as submitted initially
2. Direct the City Attorney and Planning Department to complete the legal analysis within 30 days.

As defined in Article IX of the Los Angeles City Charter, the role of Neighborhood Councils include advisory responsibility for land-use matters affecting their communities. The Valley Leaders of VANC take this responsibility very seriously and support all efforts to protect our stakeholders.

VANC is looking forward to your response.

Respectfully submitted



Linda Gravani, Chair

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