

To: Whom it May Concern

Re: Council File 25-1486 (Councilmember Bob Blumemfield CD3)

Per - Development of the Woodland Hills Country Club – 4868 N Canoga Avenue, Woodland Hills

Case Number – CPC-2025-6505-DB-DRB-SPPC-PR-VHCA

City Planner – Claudia Rodriguez

Date: 1/13/26

Submitted in PLUM Committee

Council File No: 25-1486

Item No.: 3

Deputy: Wong

**Woodland Hills-Warner Center Neighborhood Council
Motion and CIS**

Approved January 8, 2026, Special Board Meeting

(26-001) Motion to Approve a CIS Related to the Proposed Development at the Woodland Hills Country Club

The Woodland Hills Warner Center Neighborhood Council approves a CIS (Community Impact Statement) that SUPPORTS the motion submitted by Bob Blumenfeld in Council File 25-1486

Following Blumenfeld's motion, this Neighborhood Council requests that the City Council, Department of City Planning, Los Angeles Fire Department, LA Department of Transportation, and City Attorney:

1. **Legal Analysis:** Provide a legal analysis of whether state housing streamlining laws (AB 2011, AB 2243, and AB 893) apply to the proposed project at the Woodland 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 LAFD 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

Summary for Portal

Woodland Hills – Warner Center NC SUPPORTS CF 25-1486

Background

Hundreds of Woodland Hills residents and the surrounding hillside communities face a proposed 398-unit development on a site designated as a Very High Fire Hazard Severity Zone. The Santa Monica Mountains Conservancy, which has worked for decades to protect these wildland-adjacent areas, is alarmed by how the project affects the Conservancy lands.

The Issue

The developer asserts that state housing streamlining laws (AB 2011, AB 2243, AB 893) allow ministerial approval within 90 days—without CEQA review, a public hearing, or an appeal. The eligibility claims rest on classifying Canoga Avenue as a “commercial corridor” based on right-of-way width, even though the site is zoned Agricultural and Open Space, is purportedly adjacent to single-family homes, and served by two canyon roads that function as evacuation routes. The community currently has no forum to raise questions about fire hazard compliance, hydrant capacity, evacuation impacts, or stormwater absorption.

Citywide Implications

We express concern that once ministerial approval is granted, it cannot be revisited. This determination may also set a precedent for similarly situated sites throughout Los Angeles.

CF 25-1486

The motion from Bob Blumenfield offers a path forward: direct a legal analysis to determine whether these provisions apply as claimed, and request safety evaluations before any approval, with opportunity for community review.

Why This Matters Now

With action, the community receives answers and the City completes safety evaluations before an irreversible decision. Without action, approval proceeds based on an untested legal interpretation, with no opportunity for community input.

Our Position

The Woodland Hills-Warner Center Neighborhood Council takes no position on the project itself. We support CF 25-1486 because our community and the Conservancy deserve answers before approval, not after.

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

COMMUNITY IMPACT STATEMENT

Woodland Hills-Warner Center Neighborhood Council

Date: December 17, 2025

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 ministerial approval within 90 days—without CEQA review, public hearing, or appeal. The community currently has no forum to raise questions about fire hazard compliance, hydrant capacity, evacuation impacts, or stormwater absorption.

The eligibility claims rest 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 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 Neighborhood Council 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

Roll Call Vote: *Yes - Karen DiBiase, Shelly Schwartz, Julian Tu, Jon Mann, Susan Roberts, August Steurer, Harout Aristakessian, Martin Lipkin, Mary Jo Rizvi, Megan Jacoby, Danny Mulvihill, Heath Kline, Harris Cohn, Kate Kennedy, Joyce Fletcher, Juliet Schwarz, Marc Shapiro*

Yes 17 No 0 Abstain 0 Recused 0 Absent 6

August Steurer attended the meeting from Santa Monica, Ca.