

## Communication from Public

**Name:** Anna Kowalski

**Date Submitted:** 02/21/2026 09:00 AM

**Council File No:** 26-0184

**Comments for Public Posting:** Please approve Bob Blumenfield's Motion submitted as Council File 26-0184. We desperately need our protections back, and our neighborhood and its fragile ecosystem protected. The Girard Tract is in a VHFHSZ, and should not be subject to the high density building provisions of AB 2011, AB 2243 and AB 893 that endanger our community and wildlife. We respectfully ask the PLUM Committee to wholeheartedly approve this motion.

## Communication from Public

**Name:**

**Date Submitted:** 02/21/2026 12:25 PM

**Council File No:** 26-0184

**Comments for Public Posting:** "I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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." "I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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

## Communication from Public

**Name:** Colleen Beery

**Date Submitted:** 02/21/2026 12:30 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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. Thank you, Colleen Beery

## Communication from Public

**Name:** John Casey

**Date Submitted:** 02/21/2026 09:35 AM

**Council File No:** 26-0184

**Comments for Public Posting:** Please approve Bob Blumenfield's Motion submitted as Council File 26-0184. We desperately need our protections back, and our neighborhood and its fragile ecosystem protected. The Girard Tract is in a VHFHSZ, and should not be subject to the high density building provisions of AB 2011, AB 2243 and AB 893 that endanger our community and wildlife. We respectfully ask the PLUM Committee to wholeheartedly approve this motion.

## Communication from Public

**Name:** Sue Theule

**Date Submitted:** 02/21/2026 09:53 AM

**Council File No:** 26-0184

**Comments for Public Posting:** RE: Council File 26-0184 Please approve Council Member Bob Blumenfield's motion submitted under Council File 26-0184. Our neighborhood and its fragile ecosystem are in urgent need of restored protections. The Girard Tract is located within a Very High Fire Hazard Severity Zone (VHFHSZ) and should not be subject to the high-density building provisions of AB 2011, AB 2243, and AB 893, which pose significant risks to both our community and local wildlife. Our personal safety is also at serious risk. The narrow streets in our neighborhood create a dangerous bottleneck that would severely impede evacuation in the event of a fire or earthquake. Increased density from this development would only compound that danger, putting lives and personal property at risk. This development has been approved without any meaningful consideration for the safety of our community. We respectfully urge the PLUM Committee to approve this motion and protect the lives of the people who call this neighborhood home. Respectfully submitted, Sue Theule

## Communication from Public

**Name:** Jonathan Simons

**Date Submitted:** 02/21/2026 12:48 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I have lived in my home in this neighborhood for over 26 years. I STRONGLY support Councilmember Blumenfeld's motion CF 26-0184. Ours is a highly sensitive, fire prone area with narrow streets and often with high winds. We lack the infrastructure for this kind of development and the fragile Santa Monica mountains ecosystem must be preserved. Furthermore in a city largely known for its lack of green space properties like this must be protected.

## Communication from Public

**Name:** HELEN FARADAY YOUNG

**Date Submitted:** 02/21/2026 12:53 PM

**Council File No:** 26-0184

**Comments for Public Posting:** WE NEED AFFORDABLE HOUSING. THAT IS A GIVEN. WE NEED ENVIRONMENTAL REVIEWS AND TRAFFIC FLOW INVESTIGATIONS AND A FOCUS ON EVACUATION ROUTES. THIS IS SENSIBLE AND ESSENTIAL FOR A BALANCED SAFE NEIGHBORHOOD. DEVELOPERS SHOULD BE GIVEN EVERY OPPORTUNITY TO BUILD AFFORDABLE HOUSING AND STILL SATISFY THESE MEASURES. SOME NEIGHBORHOODS ARE ALREADY EXCESSIVELY BUILT AND THE ROADS DANGEROUSLY CONGESTED TO THE POINT OF GRIDLOCK

## Communication from Public

**Name:**

**Date Submitted:** 02/21/2026 09:58 AM

**Council File No:** 26-0184

**Comments for Public Posting:** Please approve Bob Blumenfield's Motion submitted as Council File 26-0184. We desperately need our protections back, and our neighborhood and its fragile ecosystem protected. The Girard Tract is in a VHFHSZ, and should not be subject to the high density building provisions of AB 2011, AB 2243 and AB 893 that endanger our community and wildlife. We respectfully ask the PLUM Committee to wholeheartedly approve this motion.

## Communication from Public

**Name:** Jane Lee

**Date Submitted:** 02/21/2026 12:16 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I am writing as a parent of two young children and a resident of the Girard Tract for the past seven years. We have built our life here alongside many long-time neighbors, including several in their 90s who have called this community home for decades. Our neighborhood sits within a Very High Fire Hazard Severity Zone (VHFHSZ). As a family raising young children — and as neighbors to elderly residents who would be especially vulnerable in an emergency — public safety is not theoretical for us. Evacuation routes, water pressure, emergency access, and wildfire risk are daily realities in this part of the Santa Monica Mountains. I strongly support Councilmember Blumenfield's Motion (CF 26-0184). The high-density development proposed under AB 2011/2243 would significantly increase strain on infrastructure that is already limited and would heighten risk in an area designated as extremely fire-prone. Given the environmental sensitivity of this hillside community and the very real safety implications, the City must require a full CEQA review and Environmental Impact Report (EIR). Responsible planning matters — especially in high-risk zones like ours. Please approve this motion to ensure balanced land use that prioritizes public safety, environmental protection, and the well-being of the families and elderly residents who call this neighborhood home.

## Communication from Public

**Name:** Brad

**Date Submitted:** 02/21/2026 12:20 PM

**Council File No:** 26-0184

**Comments for Public Posting:** "I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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." Based on the past years wildfires and death toll, we need a full review going forward.

## Communication from Public

**Name:** Richard

**Date Submitted:** 02/21/2026 12:21 PM

**Council File No:** 26-0184

**Comments for Public Posting:** Please approve BobBlumenfield's Motion submitted as Council File26-0184. We desperately needour protections back, and our neighborhood and its fragile ecosystemprotected. To whom it may concern: The GirardTract is in a VHFHSZ, and shouldnot be subject to the high density building provisions of AB 2011, AB2243 and AB 893 that endanger our community andwildlife. Werespectfully ask the PLUM Committee to wholeheartedly approve thismotion. Sincerely , Richard Jenik

## Communication from Public

**Name:** Corby Sandberg  
**Date Submitted:** 02/21/2026 08:58 AM  
**Council File No:** 26-0184  
**Comments for Public Posting:** Please approve Bob Blumenfield's Motion submitted as Council File 26-0184. We desperately need our protections back - and our neighborhood and its fragile ecosystem protected. The Girard Tract is in a VHFHSZ, and should not be subject to the high density building provisions of AB 2011, AB 2243, and AB 893 that endanger our community and wildlife. We respectfully ask the PLUM Committee to wholeheartedly approve this motion.  
Corby Sandberg 4207 Esteban Road Woodland Hills, CA 91364

## Communication from Public

**Name:** Dorothy Bea McGarrah

**Date Submitted:** 02/21/2026 11:19 AM

**Council File No:** 26-0184

**Comments for Public Posting:** To the PLUM Committee I am a resident of Girard tract, Woodland Hills, 91364 writing in support of Councilman Blumenfield's motion CF 26-1084 to protect our community from unreviewed construction of a very high density residence in a canyon which has the highest possible Fire Hazard designation by Cal Fire and no egress for evacuation. This region is a bowl with small arteries that feed into one road [Canoga Avenue] via small narrow windy lanes. The property in question doesn't even have that. the property is also not vacant space and serves as an important element to the eco-system. It is a rare green space [recently featured on a morning news program] that cools and cleans the air. As I write many of the adjacent streets are wall to wall parked cars because of the additional ADU housing units with no vehicle placement [driveway or alley]. Adding nearly 1000 vehicles to the one-lane each way [all north bound in the morning and south bound in the evening] would leave people unable to exit properties on Canoga Avenue on a good day, leading to more people parking on side streets, even if they have driveways on Canoga. In a disaster it would be a death trap. As bad as the 2025 fires were it would be a tragedy to create a mass casualty situation by ignoring foreseeable circumstances. Given all these considerations we feel this project is not suitable for approval without review, leaving the city with liability for a disaster created at the state level. Thank you for your consideration. Sincerely Dorothy McGarrah

## Communication from Public

**Name:** Barry Oberman

**Date Submitted:** 02/21/2026 11:19 AM

**Council File No:** 26-0184

**Comments for Public Posting:** Please approve Bob Blumenfield's Motion submitted as Council File 26-0184. We desperately need our protections back, and our neighborhood and its fragile ecosystem protected. The Girard Tract is in a VHFHSZ, and should not be subject to the high density building provisions of AB 2011, AB 2243 and AB 893 that endanger our community and wildlife. I respectfully ask the PLUM Committee to wholeheartedly approve this motion.

## Communication from Public

**Name:** Rebecca CP

**Date Submitted:** 02/21/2026 11:36 AM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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. Thank you.

## Communication from Public

**Name:** Ann Marshall

**Date Submitted:** 02/21/2026 11:50 AM

**Council File No:** 26-0184

**Comments for Public Posting:** I hope you will support Bob Blumenfield's Motion, submitted as Council File 26-0184, to include golf courses in the definition of Vacant Land. The small clubhouse does not nullify the fact that over 90 acres are vacant land, supporting a much-needed open-space ecosystem. The Warner Center 2035 Specific Plan has already increased the local housing stock in the West SFV by more than 10,000 units, so we are doing our part to tackle the housing crisis - and we need not create another crisis by adding too much density in the sensitive Very High Fire Hazard Safety Zone that is the Girard Tract. Have we learned nothing from the recent fires and constant Topanga closures? Please protect our neighborhood, our neighbors, and the important ecosystem that all need this open space, by approving this motion! sincerely, Ann Marshall

## Communication from Public

**Name:** Jamie Toscas

**Date Submitted:** 02/20/2026 08:40 PM

**Council File No:** 26-0184

**Comments for Public Posting:** Please approve Bob Blumenfield's Motion submitted as Council File 26-0184. We desperately need our protections back, and our neighborhood and its fragile ecosystem protected. The Girard Tract is in a VHFHSZ, and should not be subject to the high density building provisions of AB 2011, AB 2243 and AB 893 that endanger our community and wildlife. We respectfully ask the PLUM Committee to wholeheartedly approve this motion, it is imperative for the safety and well-being of our community and its residents.

## Communication from Public

**Name:** JW

**Date Submitted:** 02/21/2026 10:42 AM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). Our community in the Girard Tract is located within a VERY HIGH FIRE SEVERITY ZONE !!!! (VHFHSZ) Our neighborhood behind the golf course 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. I have lived by the golf course in Woodland Hills for 15 years .. please don't make me move again !!!!

## Communication from Public

**Name:** Erin Hallissy

**Date Submitted:** 02/21/2026 01:28 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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. It would be irresponsible for the City to allow the WHCC to be transformed from open space to additional housing. For those of us living in the Girard Tract, there are only 2 ways off the hill, and both are a single lane road in each direction. During the Palisades Fire, it was already a challenge ensuring that our elderly neighbors were protected and evacuated when needed. Adding additional homes in this high fire zone without a proper evacuation plan is plain and simply dangerous. 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. There are coyotes, ducks and geese living within the WHCC. Please approve this motion to ensure responsible, balanced land use.

## Communication from Public

**Name:** Kevin B Strehlo  
**Date Submitted:** 02/21/2026 10:49 AM  
**Council File No:** 26-0184

**Comments for Public Posting:** I support Councilmember Blumenfield's Motion (CF 26-0184). Our community 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. That proposal seems a likely death trap for our neighborhood. 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:** Audrey J Joyce

**Date Submitted:** 02/21/2026 02:02 PM

**Council File No:** 26-0184

**Comments for Public Posting:** Please approve Bob Blumenfiels motion submitted as Council file 26-0184. We desperately need our protections back and our neighborhood and its fragile ecosystem Protected. The Girard Tract is in a VHFHSZ and should not be subjected high density building provisions of AB2011. AB2243 and AB 893 that endanger our community and Wildlife. We Respectfully ask the PLUM Committee to Wholeheartedly Approve this motion. Thank You very much, Audrey J Joyce, one of the original founding members of The WHHO.

## Communication from Public

**Name:** Patricia Rogerson

**Date Submitted:** 02/21/2026 10:57 AM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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.

## Communication from Public

**Name:** Chelsea Larson

**Date Submitted:** 02/21/2026 11:00 AM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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.

## Communication from Public

**Name:** Moira Gilbert

**Date Submitted:** 02/21/2026 02:03 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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

## Communication from Public

**Name:** Jackie van Riessen

**Date Submitted:** 02/21/2026 02:05 PM

**Council File No:** 26-0184

**Comments for Public Posting:** "I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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." The other concern by allowing this development is cars are going to try and find alternate routes other than Canoga Ave and therefore cause congestion in neighborhoods along Topanga Canyon Blvd.

## Communication from Public

**Name:** Michael M

**Date Submitted:** 02/21/2026 11:03 AM

**Council File No:** 26-0184

**Comments for Public Posting:** I want you to know that I strongly support Councilmember Blumenfield's Motion (CF 26-0184). Our Woodland Hills community in the Girard Tract is located within a Very High Fire Hazard Severity Zone (VHFHSZ) and we don't have 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. We had very close calls with the Palisades fire reaching all the way to Mullholland which is right behind the proposed development and very near to where I live. It's just too dangerous not to review this potential threat to the safety of our neighborhood. Please approve this motion to ensure responsible, balanced land use.

## Communication from Public

**Name:** Partia Naghibi

**Date Submitted:** 02/21/2026 02:11 PM

**Council File No:** 26-0184

**Comments for Public Posting:** Please approve Bob Blumenfield's Motion submitted as Council File 26-0184. We desperately need our protections back, and our neighborhood and its fragile ecosystem protected. The Girard Tract is in a VHFHSZ, and should not be subject to the high density building provisions of AB 2011, AB 2243 and AB 893 that endanger our community and wildlife. We respectfully ask the PLUM Committee to wholeheartedly approve this motion.

## Communication from Public

**Name:** Brian K. Schlichter

**Date Submitted:** 02/21/2026 10:12 AM

**Council File No:** 26-0184

**Comments for Public Posting:** Please approve Bob Blumenfield's Motion submitted as Council File 26-0184. We desperately need our protections back, and our neighborhood and its fragile ecosystem protected. The Girard Tract is in a VHFHSZ, and should not be subject to the high density building provisions of AB 2011, AB 2243 and AB 893 that endanger our community and wildlife. We respectfully ask the PLUM Committee to wholeheartedly approve this motion.

## Communication from Public

**Name:** Darius

**Date Submitted:** 02/21/2026 10:31 AM

**Council File No:** 26-0184

**Comments for Public Posting:** Please approve Bob Blumenfield's Motion submitted as Council File 26-0184. We desperately need our protections back, and our neighborhood and its fragile ecosystem protected. The Girard Tract is in a VHFHSZ, and should not be subject to the high density building provisions of AB 2011, AB 2243 and AB 893 that endanger our community and wildlife. We respectfully ask the PLUM Committee to wholeheartedly approve this motion.

## Communication from Public

**Name:** Norman Tempia  
**Date Submitted:** 02/21/2026 12:55 PM  
**Council File No:** 26-0184

**Comments for Public Posting:** I support Councilmember Blumenfield's Motion CF 26-0184 as regards the Girard Tract, a Very High Fire Hazard zone in the 91364 zip code area. This area lacks the infrastructure to support a high density, over 90% percent market rate development, consisting of 398 new homes with 835 parking spaces. There is also a valid concern for firefighter egress and resident evacuation in the event of a catastrophic fire as we've all seen a little over a year ago. The threat is real. Canoga Ave. is a main road for many residents here. Concerning Woodland Hills, AB 747, and our high fire risk area: Canoga Ave is the only egress and exit for many Woodland Hills residents south of Ventura Blvd. Canoga functions like a main artery for many residents living in an area with serpentine streets whose only exit would be Canoga. The only egress for firefighters would also be Canoga. One lane in, one lane out. In and around the golf course a planned development project seeks to build 398 homes with parking for 835 cars with only a ministerial review! The egress and exit of these imagined, high cost, mostly market value homes would overwhelm and potentially block a very important fire escape route and a firefighter entry point to give access to the many fire hydrants along Canoga and many side streets. Canoga South of Ventura is not a "commercial corridor" as stated by developers, it only has two small lanes. As one heads south from Dumetz, south of the golf course, there are no shoulders, there are walls which make for a narrow two vehicle only passageway, there are fences in close proximity to the roadway, there is brush on the sides of the road in parts. There's a narrow curve before exiting near Mullholland Drive. In an emergency evacuation in and out of this area things would need to flow smoothly. This is especially true heading north on Canoga towards Dumetz Rd. where the impact of potentially 835 cars exiting onto Canoga could be devastating. We saw the flames a bit over a year ago from our homes. I saw them from my kitchen window. If it wasn't for a favorable wind blowing south and keeping the flames on the other side of the hill, we could have been in true jeopardy. Please follow and enact AB 747. We need that type of protection. That's what the bill was for. We've seen the devastation. Even Pacific Coast Highway got congested and that's six lanes with shoulders. This is not a site to apply bills AB 2011/ 2243. By the legal definition of these bills to

grant approval without following pre-existing laws and legacy definitions which require thorough reviews in several areas plus community involvement would be a travesty. Sincerely, Norman Tempia

## Communication from Public

**Name:** Marla Schwartz  
**Date Submitted:** 02/21/2026 10:36 AM  
**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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.

## Communication from Public

**Name:** Jodi

**Date Submitted:** 02/21/2026 12:55 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Council member Blumenfield's Motion (CF 26-0184). 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. It is imperative for the safety and well being of the residents of our neighborhood in Woodland Hills.

## Communication from Public

**Name:** Jeremiah

**Date Submitted:** 02/21/2026 01:00 PM

**Council File No:** 26-0184

**Comments for Public Posting:** High fire danger, congestion and ecological damage, this development is not appropriate for this area. I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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.

## Communication from Public

**Name:** Matthew Cutler  
**Date Submitted:** 02/21/2026 10:37 AM  
**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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.

## Communication from Public

**Name:** Julian Reeve

**Date Submitted:** 02/21/2026 01:09 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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.

## Communication from Public

**Name:** Lucy Pollak

**Date Submitted:** 02/21/2026 01:14 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I am writing to support Motion (CF 26-0184) as submitted by Councilmember Bob Blumenfield. Our Girard Tract neighborhood in Woodland Hills is a Very High Fire Hazard Severity Zone, a warren of small, narrow hillside streets that poses serious evacuation concerns. The idea of adding a high-density housing development with over 850 cars at the foot of what is 1 of only 2 egress routes without appropriate review is terrifying and a tragedy waiting to happen. Please approve Councilmember Blumenfield's motion to ensure that AB 2011/2243 is being used as intended by requiring a full CEQA review and an Environmental Impact Report. Public safety should be the priority. Please approve this motion.

## Communication from Public

**Name:** C Berardi

**Date Submitted:** 02/21/2026 10:41 AM

**Council File No:** 26-0184

**Comments for Public Posting:** strongly support Council member Blumenfield's Motion (CF 26-0184). 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. Our community must be protected from this type of harmful growth.

## Communication from Public

**Name:** David Gaudio

**Date Submitted:** 02/21/2026 02:23 PM

**Council File No:** 26-0184

**Comments for Public Posting:** Hello - I have been a resident of Woodland Hills for thirty-three years. My home is down the street from the Woodland Hills Country Club. I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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.

## Communication from Public

**Name:** Lisa Donmall-Reeve

**Date Submitted:** 02/21/2026 02:33 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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.

## Communication from Public

**Name:** Allison Charalambous

**Date Submitted:** 02/21/2026 11:18 AM

**Council File No:** 26-0184

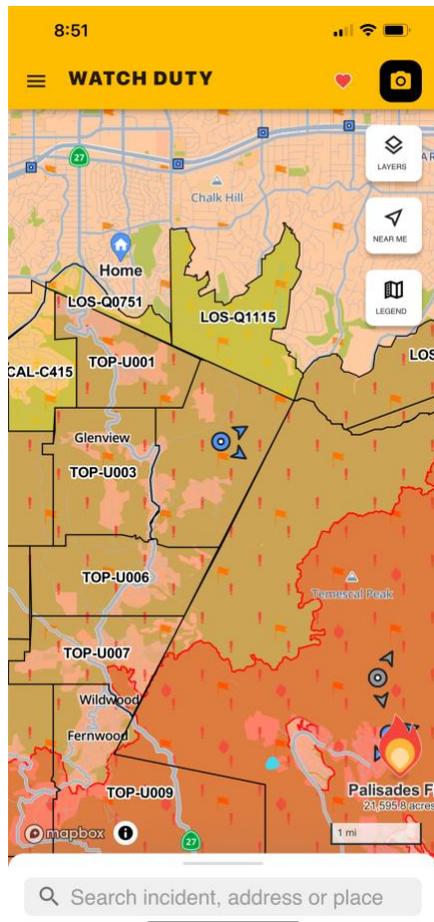
**Comments for Public Posting:** My name is Allison Charalambous and I live in the neighborhood surrounding the Woodland Hills Country Club. One year ago, the LA Fires changed the physical and economic landscape of our city forever. The city reflected on those who were displaced permanently and temporarily, those who lost everything—loved ones, homes, the security of their retirement plans—who continue to rebuild 12 months later. The 1 year memorial of the LA Fires is acutely relevant because of the proposed project at the Woodland Hills Country Club and I am concerned about the fire safety of our neighborhood if the proposed project is allowed to proceed under the fast track process. I am fortunate to be a homeowner in California and I also know we are desperate for more and affordable housing. I support creative ways of adding more housing to our communities, however there is a line between cutting red tape and compromising public safety. My son, just 9 years old, has already experienced two school closures under the threat of fire—two too many for a child his age. Sadly, the LA Fires won't be the last he experiences so intimately. These "once-in-a-lifetime" fires are already becoming his generation's reality. Regarding the proposed project at the Woodland Hills Country Club and the definition of vacant land, I am particularly concerned about: FIRE SAFETY -The site is within a Very High Fire Hazard Severity Zone. Significant fire safety concerns mandate a full Environmental Impact Report (EIR), especially given the requested height and density of the project. -Because of the increased density, I am requesting an Evacuation Capacity Study be conducted to evaluate the time it would take our community to evacuate with this increased density and ensure the streets are able to absorb the density and the community retains our ability to evacuate within a timely manner in the case of a fire or emergency. 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. 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. The Girard Tract Specific Plan cites updates as recent as May 2003, only 22 years prior to the application date. -The Project requires demolition of an historic site and landscaping structures -There is substantial evidence that the development will impact historic resources, including the William Bell-designed course and protected pepper trees. 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. I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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. T

Sincerely, Allison Charalambous Woodland Hills resident





## Communication from Public

**Name:** Jeremy Johnson  
**Date Submitted:** 02/21/2026 02:36 PM  
**Council File No:** 26-0184

**Comments for Public Posting:** I've lived in this neighborhood for 43 years and have always enjoyed the quiet, tight-knit community we have here. I am absolutely concerned that if this development were to proceed by way of a loophole that the impacts on safety, traffic, and environment would be irreversibly damaged.

## Communication from Public

**Name:** Carolyn Jeanette Mitchell

**Date Submitted:** 02/21/2026 02:44 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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. I have lived in Woodland Hills for most of my life and know that our neighborhood cannot safely support this expansive development

## Communication from Public

**Name:** John Smatlak

**Date Submitted:** 02/21/2026 03:02 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I am writing to support approval of Bob Blumenfield's Motion submitted as Council File 26-0184. Our Girard Tract neighborhood is in a VHFHSZ, is extremely difficult to evacuate due to its geography and narrow, winding roadways. Clearly it should not be subject to the high density building provisions of AB 2011, AB 2243 and AB 893. I respectfully ask that the PLUM Committee approve this motion. Thank you.

## Communication from Public

**Name:** Frank J Zajackowski

**Date Submitted:** 02/21/2026 03:03 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I have written numerous emails against the proposed, and very dangerous, proposal to build 398 homesites on the WH Country Club land. This land has been an open space and community centered haven for over 100 years, not to mention, a animal/plant habitat so sorely needed in our increasingly concrete world. Therefore, I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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. I also want to point out that the golf course is part of a natural valley that is a drainage field for the Topanga wetlands that floods every winter with the runoff finding its way to the LA River...as it has done for centuries. Please see attache photo of the muddy river that runs through the course every winter. 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 that puts the community first!



## Communication from Public

**Name:** Jamie Brennecke

**Date Submitted:** 02/21/2026 03:24 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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.

## Communication from Public

**Name:** Annette Zajackowski

**Date Submitted:** 02/21/2026 03:36 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I appreciate the opportunity make my voice heard. I strongly support Council member Blumenfield's Motion (CF 26-0184). The proposed development on the WHCC land is located within a Very High Fire Hazard Severity Zone (VHFHSZ) Fire safety is not a discretionary suggestion—it is a matter of life and death. The WHCC should not be treated as urban fill for the purposes of high-density development. It's open space, not vacant space. Additionally, it definitely lacks the infrastructure for such a 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, our community and the fragile Santa Monica Mountains ecosystem. Please approve Council member Blumenfield's motion to ensure responsible, safe and balanced land use.

## Communication from Public

**Name:**

**Date Submitted:** 02/21/2026 03:44 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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. This motion is not an attempt to block housing. It is a necessary and responsible effort to ensure that state housing laws are applied correctly, lawfully, and in a manner that does not compromise public safety or exceed statutory authority. AB 2011 provides a ministerial pathway only when threshold eligibility criteria are clearly satisfied. Determining whether those criteria apply at the Woodland Hills Country Club site is a legal question that requires careful, written analysis by City Planning and the City Attorney. Proceeding without that determination would expose the City to significant litigation risk and undermine public trust in the integrity of the entitlement process. The WHCC site raises serious questions that warrant thorough review: Whether the zoning framework satisfies the statute's requirement that office, retail, or parking be principally permitted uses; Whether the claimed "commercial corridor" qualification is legally supportable under the amended statute; Whether wildfire risk, evacuation capacity, and life-safety considerations are being adequately evaluated under objective standards; Whether ministerial processing is legally appropriate for a site of this scale and sensitivity. CF 26-0184 appropriately directs the City to answer these questions before any irreversible action is taken. That is not obstruction — it is sound governance. Given the site's location in a high fire hazard area and the intense public interest surrounding the proposal, it is essential that the City establish a clear administrative record and issue defensible findings before determining whether AB 2011 applies. A rushed or ambiguous decision would invite avoidable legal challenges and erode confidence in the City's land-use process. Councilmember Blumenfield's motion reflects prudence, transparency, and respect for both state housing law and community safety. I respectfully urge the Council to support CF 26-0184 and ensure that any decision regarding the Woodland

Hills Country Club redevelopment is grounded in clear statutory authority and substantial evidence. Thank you for your attention and leadership on this important matter.

## Communication from Public

**Name:**

**Date Submitted:** 02/21/2026 03:48 PM

**Council File No:** 26-0184

**Comments for Public Posting:** "I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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."

## Communication from Public

**Name:** Deborah K Houtsma

**Date Submitted:** 02/21/2026 03:53 PM

**Council File No:** 26-0184

**Comments for Public Posting:** Stop the madness! The area these units are being proposed to be buildt by can't handle this much additional congestion. Canoga might be a street with several lanes going in each direction north of Ventura Blvd., but once just south of Ventura the street changes into small residential street that is already over crowded. I'm no expert on these things, but I do have a fair amount of common sense. Driving up Canoga (and the surrounding little streets) already demands careful driving - often with one car needing to stop or pull over to accommodate passage by the other. This is required in normal, every day travel on these streets. If these units are built the traffic in this area will be a tangled mess in the best of conditions. Then one considers that this area is considered a high risk area for fires - its nuts. Should there be an emergency evacuation through these small streets with nerves, fear and stress running high - I shudder to think what might happen to residents. Please. Stop this development until all proper reports, geological tests, etc. have been completed. And if this can't be completely stopped dead in its tracks, then scale it down to a point where it makes sense. This isn't part of the housing solution in LA. It's part of the problem. At its core, I believe it is being driven by greed.

## Communication from Public

**Name:** Ellen Colley

**Date Submitted:** 02/21/2026 03:57 PM

**Council File No:** 26-0184

**Comments for Public Posting:** Our Woodland Hills community needs to STOP THE proposed WOODLAND HILLS COUNTRY CLUB housing development of almost 400 new homes, which will place our community in serious danger if a fire breaks out just like the deadly fire that destroyed the Pacific Palisades, where the residents were trying to evacuate to safety, but there weren't enough roads out of the area to escape due to the hundreds of cars all fleeing from the fire at the same time. Woodland Hills would be in the exact same situation if this housing development is approved. Our Councilmember Bob Blumenfield has officially introduced Council File 26-0184, a crucial motion designed to close the loopholes that developers are currently using to bypass environmental review at the Woodland Hills Country Club and we need our city planners to secure the legal protections our neighborhood deserves to prevent this housing project from going forward. I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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." Councilman Blumenfield's Motion specifically targets the "ministerial approval" tactics we have been fighting. Key highlights of the Motion include: VHFHSZ Protections: It reaffirms that land within a Very High Fire Hazard Severity Zone should not be subject to the streamlined density provisions of AB 2011 and AB 2243. Fire safety is not a "discretionary" suggestion—it is a matter of life and death. We residents of Woodland Hills seek to clarify that ecologically sensitive areas and open recreational spaces (like our golf course) should not be treated as "urban infill" for the purposes of high-density development. It's open space, not urban infill! The Girard Tract Specific Plan acknowledges the unique hillside constraints of our community that the current developer's proposal completely ignores.

## Communication from Public

**Name:** Gregory B Leger

**Date Submitted:** 02/21/2026 04:00 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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. The Developers purposed Please approve this motion to ensure responsible, balanced land use. The developer's purposed plan puts a high density housing in a area that is not designed to accommodate it.

## Communication from Public

**Name:** Lisa Wilson

**Date Submitted:** 02/21/2026 04:21 PM

**Council File No:** 26-0184

**Comments for Public Posting:** STOP THE proposed WOODLAND HILLS COUNTRY CLUB housing development of almost 400 new homes, which will place our community in serious danger if a fire breaks out just like the deadly fire that destroyed the Pacific Palisades, where the residents were trying to evacuate to safety, but there weren't enough roads out of the area to escape due to the hundreds of cars all fleeing from the fire at the same time. Woodland Hills would be in the exact same situation if this housing development is approved. Our Councilmember Bob Blumenfield has officially introduced Council File 26-0184, a crucial motion designed to close the loopholes that developers are currently using to bypass environmental review at the Woodland Hills Country Club and we need our city planners to secure the legal protections our neighborhood deserves to prevent this housing project from going forward. I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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." Councilman Blumenfield's Motion specifically targets the "ministerial approval" tactics we have been fighting. Key highlights of the Motion include: VHFHSZ Protections: It reaffirms that land within a Very High Fire Hazard Severity Zone should not be subject to the streamlined density provisions of AB 2011 and AB 2243. Fire safety is not a "discretionary" suggestion—it is a matter of life and death. We residents of Woodland Hills seek to clarify that ecologically sensitive areas and open recreational spaces (like our golf course) should not be treated as "urban infill" for the purposes of high-density development. It's open space, not urban infill! The Girard Tract Specific Plan acknowledges the unique hillside constraints of our community that the current developer's proposal completely ignores.

## Communication from Public

**Name:** Leila

**Date Submitted:** 02/21/2026 04:22 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I'm urging you to support Councilmember Blumenfield's Motion (CF 26?0184) without delay. The Girard Tract sits in a designated Very High Fire Hazard Severity Zone, and the dense development allowed under AB 2011/2243 poses serious, immediate risks to both public safety and the fragile Santa Monica Mountains ecosystem. Our neighborhood simply does not have the infrastructure to absorb this level of construction. A full CEQA review and a comprehensive Environmental Impact Report are critical and should be non?negotiable; bypassing them would be irresponsible and dangerous. Please approve this motion to ensure that land use decisions in our area remain responsible, safe, and grounded in reality.

## Communication from Public

**Name:**

**Date Submitted:** 02/21/2026 04:28 PM

**Council File No:** 26-0184

**Comments for Public Posting:** "I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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." "I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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

## Communication from Public

**Name:** Michael McClellan

**Date Submitted:** 02/21/2026 07:01 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Council File 26-0184 introduced by Councilmember Blumenfield. The Girard Tract and surrounding Woodland Hills hillside communities sit within a Very High Fire Hazard Severity Zone. Streamlined, ministerial approval pathways were never designed for projects of this scale in environmentally sensitive and infrastructure-constrained hillside areas. Fire risk, evacuation limitations, and hillside safety are fundamental public safety issues, not procedural technicalities. Open space and long-established recreational land such as the Woodland Hills Country Club should not be reclassified as “vacant urban infill.” This characterization ignores both ecological realities and the community planning framework that has governed this area for decades. These lands serve important environmental, safety, and neighborhood stability functions. A full CEQA review and Environmental Impact Report are essential to evaluate wildfire risk, traffic and evacuation impacts, hillside stability, water usage, and cumulative environmental effects. Circumventing environmental review in a VHFHSZ sets a dangerous precedent for hillside communities across Los Angeles. CF 26-0184 is a necessary corrective measure to ensure balanced, lawful, and safety-focused land use decisions. I urge the PLUM Committee and City Council to approve this motion.

## Communication from Public

**Name:** David Lawrence Glazer

**Date Submitted:** 02/21/2026 07:17 PM

**Council File No:** 26-0184

**Comments for Public Posting:** To Whom it May Concern I oppose the fast track proposal about building housing on the land of the Woodland Hills Country Club. I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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. Please help to protect our neighborhood. Sincerely, David Glazer

## Communication from Public

**Name:** Joshua Madding  
**Date Submitted:** 02/21/2026 07:45 PM  
**Council File No:** 26-0184  
**Comments for Public Posting:** Please approve Bob Blumenfield's Motion submitted as Council File 26-0184. We desperately need our protections back, and our neighborhood and it's fragile ecosystem protected. The Girard Tract is in a VHFHSZ, and should not be subject to the high density building provisions of AB 2011, AB 2243 and AB 893 that endanger our community and wildlife. We respectfully ask the PLUM Committee to wholeheartedly approve this motion.

## Communication from Public

**Name:** D.C. Lang  
**Date Submitted:** 02/21/2026 07:47 PM  
**Council File No:** 26-0184

**Comments for Public Posting:** I live across a block away from the proposed site in the hills of the Girard tract. I strongly support Councilmember Blumenfield's Motion (CF 26-0184). My worries, our worries are about the high density of population in a hilly and natural wildlife area. It would be being built on what was an 18 hole golf course. There are no main roadways, just Dumetz Road and Canoga Avenue and if there were a fire it would be a very dangerous situation. This 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. Additionally, if anyone could see with their own eyes what is being proposed they would instantly understand the problem. On a map, it looks like it could work. In reality, it would not. We ask that 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, D.C. Lang

## Communication from Public

**Name:** Shima

**Date Submitted:** 02/21/2026 07:57 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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.

## Communication from Public

**Name:** Kristin Dudley

**Date Submitted:** 02/21/2026 08:02 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support CM Blumenfield's motion (CF26-0184) . A development has been proposed. I have lived in the Girard Tract in Woodland Hills for over 30 years. It is in a VERY HIGH fire hazard severity zone (VHFHSZ) and will not be able to handle the traffic of 800-900 more residents. The infrastructure can not support this proposed high density development under AB 2011/2243. I know these assembly bills were not meant for projects like this one. The neighborhood residents are requesting a full CEQA review and an environmental impact report (EIR). We need to protect our safety and the fragile Santa Monica mountains and their ecosystem. Please approve this motion to ensure responsible balanced land use. Thank you.

## Communication from Public

**Name:** APRIL KNIGHT

**Date Submitted:** 02/21/2026 08:11 PM

**Council File No:** 26-0184

**Comments for Public Posting:** We strongly support Council Member Blumenfield's motion CF 26-0184. The city must require a full CEQA review and an environmental impact report to protect our public safety. Our community is located in the Girard Tract of Woodland Hills and which is located within a very high fire severity zone. A fire would put all residents in extreme danger because a large number of vehicles would make evacuation impossible. Our area lacks the infrastructure required for the high density development proposed on the Woodland Hills Golf course. We are also in the fragile ecosystem of the Santa Monica Mountains and need to protect our open space and wildlife. Please approve this motion to ensure responsible, balanced land use.

## Communication from Public

**Name:**

**Date Submitted:** 02/21/2026 08:12 PM

**Council File No:** 26-0184

**Comments for Public Posting:** This would be a terrible idea for our neighborhood this would cause so much destruction and damage to this community

## Communication from Public

**Name:**

**Date Submitted:** 02/21/2026 08:13 PM

**Council File No:** 26-0184

**Comments for Public Posting:** This would be the worst thing possible for our neighbors and neighborhood and we aren't being asked!

## Communication from Public

**Name:** Keith Downey

**Date Submitted:** 02/21/2026 08:15 PM

**Council File No:** 26-0184

**Comments for Public Posting:** Dear City Representatives; I, a lifelong resident of Woodland Hills, strongly support Councilmember Bob Blumenfield's Motion (CF 26-0184). Our little, somewhat rustic 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 very fragile Santa Monica Mountains ecosystem. Please approve this motion to ensure responsible, balanced land use. Respectfully submitted, Keith Downey

## Communication from Public

**Name:** Wil

**Date Submitted:** 02/21/2026 08:20 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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."

## Communication from Public

**Name:** Ellen Yan

**Date Submitted:** 02/21/2026 08:28 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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

## Communication from Public

**Name:** Tomer Yabrov

**Date Submitted:** 02/21/2026 08:32 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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."

## Communication from Public

**Name:**

**Date Submitted:** 02/21/2026 08:34 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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.

## Communication from Public

**Name:** Charles Norwood

**Date Submitted:** 02/21/2026 08:42 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I support motion CF 26-0184 to have the proposed project put through the city's normal approval process. The proposed process, under AB2011/2243, is not appropriate in a functioning community that is well established and not in need of redevelopment. The proposed project will put high density housing into nearly pristine California coastal chaparral. This environment is irreplaceable in Los Angeles. It is contiguous to city, state, and county parkland that is enjoyed by thousands of city dwellers year-round. The residents bordering this area support special taxes to maintain the trails and roads that benefit the entire city. The process of AB2011/2243 will not allow the users of this resource, or the tax payers who pay for it, to realize that their open space will host 400 families that displace wild flowers, insects, birds, and deer that cannot relocate, but need the space for their cycle of life. We should use an approval process that recognize the scale of the destructive effects that are being proposed. The AB2011/2243 process is for vacant lots, not for the world's largest urban park.

## Communication from Public

**Name:** Sheryl Simon

**Date Submitted:** 02/21/2026 08:48 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I fully support Bob Blumenfield's motion for the February 24 2026 meeting. This development of the land on the WHCC must be stopped for fire hazard, environmental. lack of oversight and safety reasons for the Santa Monica Mountain range and our community Thank You Sheryl Simon

## Communication from Public

**Name:**

**Date Submitted:** 02/21/2026 05:00 PM

**Council File No:** 26-0184

**Comments for Public Posting:** "I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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." "I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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

## Communication from Public

**Name:** Lisa  
**Date Submitted:** 02/21/2026 02:17 PM  
**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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 attention to something so critical & essential for public safety!

## Communication from Public

**Name:** Katja Schaper

**Date Submitted:** 02/21/2026 05:31 PM

**Council File No:** 26-0184

**Comments for Public Posting:** Good afternoon- I am a resident of the Woodland Hills Girard Tract community and I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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! Thank you!

## Communication from Public

**Name:** GARY P

**Date Submitted:** 02/21/2026 05:47 PM

**Council File No:** 26-0184

**Comments for Public Posting:** Our homes are located in a Very High Fire Hazard Severity Zone (VHFHSZ). We just DO NOT have the infrastructure to handle the high density development proposed for the Woodland Hills Golf Course under AB 2011/2243. We support Councilmember Blumenfield's Motion (CF 26-0184). We demand a CEQA review and an Environmental Impact Report (EIR) for both public safety, and the local ecosystem. Please approve Councilmember Blumenfield's motion.

## Communication from Public

**Name:** Talee Sands

**Date Submitted:** 02/21/2026 05:52 PM

**Council File No:** 26-0184

**Comments for Public Posting:** "I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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."

## Communication from Public

**Name:** Alicia Calvo

**Date Submitted:** 02/21/2026 09:51 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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.

## Communication from Public

**Name:** Cortland Shopper  
**Date Submitted:** 02/21/2026 09:53 PM  
**Council File No:** 26-0184

**Comments for Public Posting:** I do not want an additional 189 units of housing built in my high fire zone neighborhood. Especially after what we saw happen in the Palisades. The developers are using loopholes to deem residential areas commercial zones by the width of a single street. Once they build 189 units on 20 acres, what are they going to do with the remaining 800 acres. Probably try to build more and more u it's to make More money. I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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.

## Communication from Public

**Name:** Pyari Nandwana / Shopper

**Date Submitted:** 02/21/2026 09:58 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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 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:**

**Date Submitted:** 02/21/2026 10:11 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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.

## Communication from Public

**Name:** Shameer Poonja  
**Date Submitted:** 02/21/2026 10:27 PM  
**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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."

## Communication from Public

**Name:** Megan Jacoby

**Date Submitted:** 02/21/2026 10:44 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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.

## Communication from Public

**Name:** Jonah Henry

**Date Submitted:** 02/21/2026 11:46 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I am opposed to this motion. Los Angeles is experiencing a severe shortage of housing, and each proposed unit that the City does not allow developers to build makes the problem worse, further raising rents and pushing hard-working families into homelessness. Vacant land in Los Angeles is limited; where it exists, the City should be enthusiastic about converting it into housing. Although the location of this proposed development is indeed susceptible to wildfire, it should be up to the developers and the future tenants to determine whether that is a level of risk that they are willing to accept. For the City of Los Angeles to refuse middle-class and lower-income renters the right to live in the wildland-urban interface (WUI), but to grant this same right to the upper-income homeowners that have been living in Woodland Hills for decades, is classist, hypocritical, and irresponsible. I urge the Committee to vote against this motion and to do everything in its ability to fast-track the City's approval for this much-needed housing development.

## Communication from Public

**Name:** Katharine Schwartz

**Date Submitted:** 02/21/2026 06:02 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I strongly support Councilmember Blumenfield's Motion (CF 26-0184). 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.

## Communication from Public

**Name:** Tony Palermo

**Date Submitted:** 02/21/2026 06:15 PM

**Council File No:** 26-0184

**Comments for Public Posting:** We are extremely concerned about the proposed development of the Woodland Hills Golf Club addressed in Councilman Blumenfield's Motion (CF 26-0184). The developer is downright misstating several facts and ignoring the obvious hazards such a development would pose in an ecologically fragile and fire prone area. Our community 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 wild life that calls this canyon home must also be protected - cougars, deer, coyotes, raccoons, not to mention all the bird species. 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 - we look forward to hearing that you've done the right thing by the citizens of this fine city.

## Communication from Public

**Name:** Gabe Sokoloff

**Date Submitted:** 02/21/2026 06:16 PM

**Council File No:** 26-0184

**Comments for Public Posting:** Blumenfield's Motion (CF 26-0184) is absolutely crucial to the safety of this community on many levels. From all relevant standpoints—evacuation potential, fire safety, infrastructure and environmental impact—this development is egregiously precarious. At an absolute minimum, the full review process should be applied. To fast-track the development per ABs 2011/2243 would be a travesty, as is obvious to anyone familiar with the area. We as a community implore you to approve this motion.

## Communication from Public

**Name:** Colleen Palermo

**Date Submitted:** 02/21/2026 06:20 PM

**Council File No:** 26-0184

**Comments for Public Posting:** We and our neighbors are extremely concerned about the proposed development of the Woodland Hills Golf Club addressed in Councilman Blumenfield's Motion (CF 26-0184). The developer is misusing the system to try and construct a development that would pose severe dangers in an ecologically fragile and fire prone area. Our community 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 wild life that calls this canyon home must also be protected - cougars, deer, coyotes, raccoons, not to mention all the bird species. 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 - we look forward to hearing that you've done the right thing this community

## Communication from Public

**Name:** Donald Ponturo

**Date Submitted:** 02/21/2026 06:24 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I support Councilmember Blumenfield's Motion (CF 26-0184). 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. The Woodland Hills golf course is one hundred years old and a Los Angeles historical treasure. Please approve this motion to ensure responsible, balanced land use.