

Communication from Public

Name: Summer Malone

Date Submitted: 02/22/2026 11:04 PM

Council File No: 26-0184

Comments for Public Posting: Dear City Council, I strongly support Councilmember Blumenfield's Motion (CF 26-0184). Our neighborhood 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, Summer

Communication from Public

Name: Mac Makowiecki

Date Submitted: 02/22/2026 11:41 PM

Council File No: 26-0184

Comments for Public Posting: My name is Mac, and I live near the Woodland Hills Country Club. I strongly oppose the proposed 398-unit development at 4868 N. Canoga Avenue. There are many concerns, but one outweighs them all: the risk to human life. This project is located in a Very High Fire Hazard Severity Zone with narrow, substandard hillside streets that function as evacuation routes. In a wildfire, residents could face gridlocked traffic, creating potentially catastrophic consequences. While I support responsible housing, AB 2011 was intended for true commercial corridors—not open space and agricultural-zoned land surrounded by homes. High-density housing is already being developed in Warner Center, which aligns with that intent. Recent amendments (AB 2243 and AB 893) should not override fire safety protections, specific plans, or meaningful public review. I respectfully request that the City require a full Environmental Impact Report and an Evacuation Capacity Study under AB 747 before considering this project. I have close friends who lost everything in the Palisades fire last year. They stayed with us for weeks, and witnessing their trauma firsthand underscored how quickly lives can be upended. They were fortunate to escape safely. We cannot ignore the very real evacuation risks facing our own neighborhood.

Communication from Public

Name: Dieter and Patricia Balogh

Date Submitted: 02/22/2026 11:41 PM

Council File No: 26-0184

Comments for Public Posting: We 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 is obligated to perform a full CEQA Review and an EIR to protect our public safety and the fragile Santa Monica Mountains Eco System. Please approve this motion to ensure responsible, balanced land use.

Communication from Public

Name: Susan Patton

Date Submitted: 02/22/2026 11:44 PM

Council File No: 26-0184

Comments for Public Posting: As a Woodland Hills resident for 23 years I have never seen this area come under the threat of wildfire as it did in January 2025. Therefore, I strongly support Councilmember Blumenfield's Motion (CF 26-0184). Woodland Hills neighborhoods south of Dumetz and the Girard Tract that backs up to the Santa Monica Mountains is located within a Very High Fire Hazard Severity Zone and lacks the infrastructure for the high-density development proposed under AB 2011/2243. This area cannot withstand the kind of dense housing that has been planned for the Woodland Hills Golf Course Property. 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. This area supports a substantial amount of wildlife habitats in the mountains behind us and also within our neighborhoods because of the houses are older and less developed. We have nesting owls, bats, hawks, bobcats, packs of coyotes, many song birds & mammals that if overdevelopment was allowed, it would destroy the local ecosystem. Please approve this motion to ensure responsible, balanced land use.

Communication from Public

Name: Anita Zaccaro

Date Submitted: 02/22/2026 11:49 PM

Council File No: 26-0184

Comments for Public Posting: Hello, 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 am very concerned with the loopholes that apparently over zealous developers are using to push through developments. I do t think it was the intention of the law to indiscriminately build huge developments in extreme fire zones. We must learn from the Palisades catastrophe and not repeat these mistakes. I support more housing but in appropriate areas and particularly for this size, a full environmental impact review should be mandatory. Thank you. Anita Zaccaro

Communication from Public

Name: Kelly Beres

Date Submitted: 02/22/2026 06:56 PM

Council File No: 26-0184

Comments for Public Posting: We strongly support Councilmember Blumenfield's Motion (CF 26-0184). Our communities in the Girard Tract and surrounding areas are located within a Very High Fire Hazard Severity Zone (VHFHSZ) and lack the infrastructure for this high-density development proposed under the short-sighted, one-size-fits-all measures 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 health and safety of thousands of our neighbors will be put at risk if this and other projects are allowed to go forward with no oversight. After a disaster occurs, it won't matter to those affected, who might be responsible for the damage. Where will the legislators be who have put these measures in place? The costs of lawsuits will be the responsibility of the taxpayers. This simply is not fair and should be avoided by ACTING RESPONSIBLY NOW, not later. Thank you!

Communication from Public

Name: John Stifter

Date Submitted: 02/22/2026 07:04 PM

Council File No: 26-0184

Comments for Public Posting: I respectfully urge the PLUM Committee to approve Councilmember Bob Blumenfield's Motion (Council File 26-0184). The proposed redevelopment of the Woodland Hills Country Club property would introduce housing at a density significantly greater than the surrounding neighborhood and within an area designated as a Very High Fire Hazard Severity Zone (VHFHSZ). This raises substantial concerns regarding wildfire evacuation, emergency access, infrastructure capacity, and environmental protection. AB 2011 (2022) added Government Code § 65912.100 et seq., creating a ministerial approval process for certain qualifying housing developments on commercially zoned property. While § 65912.113 establishes objective development standards and streamlining requirements, the statute expressly conditions eligibility on compliance with local objective standards and building requirements applicable to fire safety and hazard mitigation. Likewise, AB 893 (2019) amended Government Code § 65852.21 to streamline housing development on former golf course sites. Although that statute limits certain local land use restrictions, it does not override fire safety regulations, nor does it eliminate the City's authority to apply objective standards relating to public health, safety, and environmental protection. (§ 65852.21(k)-(l).) The Girard Tract's designation as a VHFHSZ requires heightened scrutiny. California Government Code § 51182 and related fire safety provisions reflect the Legislature's recognition that development in high fire hazard areas presents unique risks. Nothing in AB 2011 or AB 893 was intended to compel cities to disregard wildfire evacuation constraints, water supply limitations, topography, or habitat considerations when applying objective safety standards. Streamlining laws were designed to facilitate housing where appropriate — not to force high-density development in wildfire-prone hillside communities without regard to emergency preparedness, evacuation capacity, and ecosystem preservation. This motion appropriately seeks to restore and reaffirm the City's ability to apply local planning controls and objective safety standards to this sensitive site. Approval would help ensure that any proposed development: Fully complies with fire hazard mitigation standards applicable in VHFHSZ areas Demonstrates adequate evacuation routes and emergency access Accounts for

water infrastructure demands during wildfire events Preserves habitat and hillside ecological integrity Maintains reasonable compatibility with surrounding neighborhood density This is not opposition to housing. It is a call for responsible, safety-first planning consistent with state law and the City's duty to protect public welfare. I respectfully request that the PLUM Committee approve Council File 26-0184 and affirm that wildfire safety and community protection remain paramount in land use decisions affecting Woodland Hills. Thank you for your consideration.

Communication from Public

Name: Robert england

Date Submitted: 02/22/2026 07:08 PM

Council File No: 26-0184

Comments for Public Posting: The expedited review process that the developer is trying to use to build homes, parking, apartments, etc on the Woodland Hills Golf Club was certainly not meant for a piece of land such as this. 1) The neighborhood was planned and built around the historical golf course. 2) it is located in the Santa Monica Mountain nature conservancy area- there are protected trees and wildlife using that land. 3) the land is located in a high fire severity zone. The required size of the streets adjacent to the proposed development don't even comply to the standards set out in the expedited review procedure, moreover this is a hillside neighborhood with small, winding streets- and adding more cars, people and homes will cause safety hazards for people needing to evacuate a fire in the neighborhoods above and alongside that are already scant on space for cars, trucks and fire equipment. This property cannot be what was meant for expedited review- it defies common sense and beggars belief.

Communication from Public

Name:

Date Submitted: 02/22/2026 07:09 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, restoring some local Planning controls that were designed to protect the residents of Los Angeles.

Communication from Public

Name: Julie Kennedy

Date Submitted: 02/22/2026 07:12 PM

Council File No: 26-0184

Comments for Public Posting: I strongly believe in Bob Blumenfield's filing 26-0184 as it is extremely important for the vacant land located in a high brush area to be environmentally reviewed.

Communication from Public

Name: Ambrose O'Lippe
Date Submitted: 02/22/2026 07:17 PM
Council File No: 26-0184
Comments for Public Posting: I need further options to provide elements!!

Communication from Public

Name:

Date Submitted: 02/22/2026 07:23 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, restoring some local Planning controls that were designed to protect the residents of Los Angeles.

Communication from Public

Name: Lee Olson

Date Submitted: 02/22/2026 07:28 PM

Council File No: 26-0184

Comments for Public Posting: No doubt about it, LA lacks enough affordable housing, but the city also is confronting other critical issues, like the escalating threat posed by wildfires. The 2018 Woolsey fire was the largest in LA County history. The 2025 Palisades fire ranks as the most destructive, while the 2025 Eaton fire was the second most deadly in county history. These stats are part of a state-wide trend: 9 of the 10 largest fires in California history occurred in the last 10 years, & the state's deadliest blaze, the Camp Fire, happened in 2018, obliterating the town of Paradise & killing 85 residents. This is the new reality we have to acknowledge. My wife & I live in the hillside community that shares a canyon with the Woodland Hills Country Club. We learned just how wildfire-vulnerable our location is when, after the Palisades & Eaton fires, CalFire re-classified our area as a "Very High Fire Hazard Severity Zone." The Palisades & Camp fires also revealed to us just how difficult & dangerous evacuation would be if our community experienced a similar fire storm whipped up by high-velocity winds. Some residents in those communities had to abandon their cars to escape; others died in their cars or while fleeing on foot. Our community faces the same risk. The locals call our area "Spaghetti Canyon" because the streets are winding & very narrow. The stretch of Rios Street that we live on is just one single lane. Plus, the canyon has only a couple of exit points. Given the potential danger we already confront, we are concerned about a residential development plan on the golf course site that would add 398 units with up to 835 additional cars that would need to evacuate. We also question the very notion of adding 398 densely-packed units in a Very High Fire Hazard Severity Zone. I have read & seen reports about a few new So Cal housing developments that meet "wildfire resilience" standards set by the Insurance Institute for Business & Home Safety, with the caveat that the homes are not actually "fireproof," because there still is no such thing. We personally think that building a high-density multi-family project in a Very High Fire Hazard Severity Zone is an ill-considered idea in this new era of massive wind-driven firestorms.

Communication from Public

Name: Sabrina Sands

Date Submitted: 02/22/2026 07:34 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: Marcia Israel

Date Submitted: 02/22/2026 07:40 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: Mason Devon

Date Submitted: 02/22/2026 07:41 PM

Council File No: 26-0184

Comments for Public Posting: Please support Bob Blumenfield motion that was submitted as file 26-0184. The Girard tract is in VHFHSZ and shouldn't be subject to high density building provision AB 2011, AB 2243 and AB 893. This would pose a significant threat to lives and homes, wildlife. I am asking the PLUM committee to approve this motion
Thank you Mason Devon

Communication from Public

Name: James M Hallissy

Date Submitted: 02/22/2026 07:49 PM

Council File No: 26-0184

Comments for Public Posting: Please pass motion Council File 26-0184 and close the loophole that creates this insane loophole which allows housing development with no thought, consideration, review, and input for the community. The rush rush rush to build blindling and without proper knowledge will lead to effects that will be regretted. Chose sanity.

Communication from Public

Name: Karen R

Date Submitted: 02/22/2026 07:53 PM

Council File No: 26-0184

Comments for Public Posting: I'm writing to strongly support Councilman Blumenfield's motion CF 26-0184. Our Girard Tract community is located in a Very High Fire Hazard Severity Zone (VHFHSZ). It lacks the infrastructure for the high density development proposed under AB2011/2043. The city must require a full CEQA review to protect public safety. It should also require an Environmental Impact Report (EIR) to protect the fragile Santa Monica Mountains ecosystem. Please approve this motion to ensure responsible, balanced land use.

Communication from Public

Name: Alexis Jolly

Date Submitted: 02/22/2026 07:54 PM

Council File No: 26-0184

Comments for Public Posting: As a ten-year resident of the Girard Tract, I ask that you 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, restoring some local Planning controls that were designed to protect the residents of Los Angeles.

Communication from Public

Name: Terry Saucier

Date Submitted: 02/22/2026 08:03 PM

Council File No: 26-0184

Comments for Public Posting: I strongly support Councilmember Blumenfield's Motion (CF 26-0184). I'm a 30 plus year resident of Tarzana, where there are multiple properties that are adjacent to Very High Fire Hazard Severity Zone, and with the devastating impacts of the Palisade Fire fresh in our conscious I urge the Los Angeles City Council to support CF 26-0184. Building in the Girard Tract, which 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, would put those residents and adjacent neighbors and communities in danger. 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: Lauren B.

Date Submitted: 02/22/2026 08:06 PM

Council File No: 26-0184

Comments for Public Posting: The golf course soil is HIGHLY toxic and should not be developed on to protect the health and safety of all nearby residents/wild life in the area. This development would also create a catastrophic disaster risk if a fire were to occur in the area. This is an already extremely high traffic zone without an emergency and would only compound the already existing problems.

Communication from Public

Name: Michael Rabinowitz

Date Submitted: 02/22/2026 08:08 PM

Council File No: 26-0184

Comments for Public Posting: I am a 47 year resident of San Feliciano Dr in Woodland Hills. The old Girard tract being preserved and unmolested is imperative to the eco system, wild life, beauty, and serenity of our neighborhood. We need your backing to stop this destruction from happening and to stop developers from changing our environment to suit their financial goals. 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, restoring some local Planning controls that were designed to protect the residents of Los Angeles

Communication from Public

Name: Bob Hoyer

Date Submitted: 02/22/2026 08:08 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. We in the hilly housing track area of Woodland Hills a few blocks west of the proposed development were ready to evacuate during the fires last year. Streets in our area are very narrow and constricted. Most do not have sidewalks and if they do, they are damaged by very large eucalyptus and are unusable. In addition, there was an arsonist with blowtorch on a bike trying to set fire to a home on the block in back of us. You may have seen him captured by neighbors in the news. The amount of large overgrown trees unkempt by the city, narrow roads, and structure density will make fire fighting a nightmare in my opinion. Please do not add to this by allowing this development. What should be done is an evaluation of the existing landscape by city fire department, particularly brush and large trees on escape route streets. (See large trees west of Topanga on Mulholland and on Don Pio south of Dumetz.)

Communication from Public

Name: Nerses Gezalyan and Anna Peirce

Date Submitted: 02/22/2026 08:14 PM

Council File No: 26-0184

Comments for Public Posting: We are Nerses Gezalyan and Anna Peirce and we live in the neighborhood surrounding the Woodland Hills Country Club. Regarding the proposed 398-unit development at the Woodland Hills Country Club: Ourselves and many members of our community are deeply concerned about the impact this inappropriate, high density development will have on our environmentally sensitive, fragile neighborhood. The project site is located in a Very High Fire Hazard Severity Zone (VHFHSZ) in a non-conforming hillside area with very narrow streets. There are very well founded fears that residents could be trapped by traffic clogged egress in the event of a fire. This is one of several disturbing aspects of the proposed project. Personally, we were witnesses to a small fire that broke on our street during the storms when the LA fires were happening. If this fire hadn't started on a road and started on one of the hills it could have very easily lit up the whole neighborhood. It is clear that there is barely sufficient evacuations routes for the current residents of the neighborhood, adding more residents, could cost lives. A single accident could trap hundreds, block access for emergency vehicles, and prevent residents from evacuating on our neighborhoods incredibly narrow roads. While we understand the importance of providing housing to our community, we believe that AB 2011 and its subsequent Amendments should be limited to actual, existing, commercially zoned corridors, as intended. There is a lot of high density development currently taking place in the actual commercial corridors of Warner Center, and that location seems to be in keeping with the original intent of AB 2011. The proposed development at 4868 N Canoga Avenue is clearly not. Adding amendments (AB 2243 and AB 893) which removed any remaining guardrails with respect to fire safety and which allow for nullification of a thoughtfully designed specific plan, has enabled developers to circumvent common sense and the protections of fire zone designations and specific plan mandates designed to protect people. The perils that exist in a severe fire zone put all resident's lives at risk, we do not need this compounded by poor judgement and lack of full consideration and review from the public officials and legislators who are supposed to be advocating for and protecting us. We are requesting the City follow AB 747 requiring a full Evacuation Capacity Study and

Environmental Impact Report. The developer claims state housing laws (AB 2011, AB 2243, AB 893) allow 90-day ministerial approval without CEQA review, public hearing, or appeal—classifying Canoga Avenue as a "commercial corridor" despite Agricultural/Open Space zoning and adjacency to single-family homes served by narrow substandard streets that function as evacuation routes. Additionally, 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.

Communication from Public

Name:

Date Submitted: 02/22/2026 08:14 PM

Council File No: 26-0184

Comments for Public Posting: This proposed development will be built in a FIRE area. Access and egress will definitely be hazardous. Canoga south of Dumetz is a very narrow 2 lane street. traffic will be severely impacted on Serrania, Alhama & Canoga schools will be impacted by this new community An environmental impact study should be made. Green areas are healthy. Community input needs to be considered.

Communication from Public

Name: Kathy Cairo

Date Submitted: 02/22/2026 08:20 PM

Council File No: 26-0184

Comments for Public Posting: Dear City Council members: I write to support strongly council member Bob Blumenfield's motion CF 26-0184. I live in the Girard tract, a very high fire hazard safety zone (VHFHSZ), which lacks the infrastructure for the high density development of the Woodland Hills Country Club proposed under AB 2011/2243. I ask the Council to require a full CEQA review and Environmental Impact Report to protect our public safety (including the safety of the people who might live in this development) and also to protect the Santa Monica Mountains. A city with few parks does not attract newcomers; Los Angeles needs responsible balanced land use. Thank you for listening to my community and passing this motion that requires considering the real risk and cost of the proposed development of the Woodland Hills Country Club.

Communication from Public

Name:

Date Submitted: 02/22/2026 08:21 PM

Council File No: 26-0184

Comments for Public Posting: On this application a CEQA is definitely required. If Staff has indicated that CEQA is not required, then you have a big problem as the planners are contravening every conventional aspect of deeming this application complete for a hearing. Once the CEQA process has run its course and the application is ready to be heard with a noticed meeting, the burden of proof rest with the applicant to proof he has met all the aspects of any ordinance that is applicable to this type of development. Hire your own attorney and experts to rebut anything that is presented to the board. Your collective objections while they maybe strong are largely ignored in a court of law. So, get your experts hired, have them establish the record in front of the board and then when the vote come in and the project is approved of which I am afraid it will, then you go and appeal the decision to court. If your experts have made their case and established a solid case against the application, you will win on appeal and the local approval will get reversed. I hope this helps.

Communication from Public

Name: Matthew McBurney
Date Submitted: 02/22/2026 08:24 PM
Council File No: 26-0184

Comments for Public Posting: My name is Matthew McBurney and I have lived in the neighborhood surrounding the Woodland Hills Country Club since 1990. Regarding the proposed 398-unit development at the Woodland Hills Country Club: I and many members of our community are deeply concerned about the impact this inappropriate, high density development will have on our environmentally sensitive, fragile neighborhood. The project site is located in a Very High Fire Hazard Severity Zone (VHFHSZ) in a non-conforming hillside area with very narrow streets. There are very well founded fears that residents could be trapped by traffic clogged egress in the event of a fire. This is one of several disturbing aspects of the proposed project. [Add personal story about the LA Fires and/or challenges of getting homes insured in our area] While I understand the importance of providing housing to our community, I believe that AB 2011 and its subsequent Amendments should be limited to actual, existing, commercially zoned corridors, as intended. There is a lot of high density development currently taking place in the actual commercial corridors of Warner Center, and that location seems to be in keeping with the original intent of AB 2011. The proposed development at 4868 N Canoga Avenue is clearly not. Adding amendments (AB 2243 and AB 893) which removed any remaining guardrails with respect to fire safety and which allow for nullification of a thoughtfully designed specific plan, has enabled developers to circumvent common sense and the protections of fire zone designations and specific plan mandates designed to protect people. The perils that exist in a severe fire zone put all resident's lives at risk, we do not need this lack of full consideration and review from the public officials and legislators who are supposed to be advocating for and protecting us. I am requesting the City follow AB 747 requiring a full Evacuation Capacity Study and Environmental Impact Report. The developer claims state housing laws (AB 2011, AB 2243, AB 893) allow 90-day ministerial approval without CEQA review, public hearing, or appeal—classifying Canoga Avenue as a "commercial corridor" despite Agricultural/Open Space zoning and adjacency to single-family homes served by narrow substandard streets that function as evacuation routes. I would also like to add the following comments regarding the proposed 4868 N Canoga

Avenue project: THIS IS NOT A RETAIL OR COMMERCIAL AREA: The site's A-1 Agricultural zoning and "Open Space" designation does not principally permit "office, retail, or parking" and the site fails the "commercial corridor" frontage requirements because the Applicant requires a discretionary waiver to avoid mandatory sidewalk dedications. The discretionary waiver to avoid mandatory sidewalk dedications due to historic trees will violate the Americans with Disabilities Act (ADA) under federal law which requires clear, accessible public routes, including sidewalks, connecting streets to bus stops. The golf course site is also larger than 20-acres without the tentative tract application, which also necessarily requires full EIR review. CONGESTION AND ROAD CONDITIONS: The proposed project will increase congestion in the neighborhood where there are many substandard narrow streets that are only 1.5 cars wide. If there was an emergency fire evacuation, a single abandoned car could be life threatening and cause the entire road to be impassable. LOSS OF OPEN SPACE AND HARM TO WILDLIFE: The site contains recognized and protected habitat for protected species and wetlands. The golf course as a whole, with its trees and water features, is an integral portion of the Santa Monica Mountains ecosystem, particularly for raptors and small to medium sized mammals including bobcats - there will be 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.

Communication from Public

Name: Teri Engelberg

Date Submitted: 02/22/2026 08:35 PM

Council File No: 26-0184

Comments for Public Posting: To the PLUM Committee - 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. Access from our area to a safety zone should a fire occur is already severely limited; if the high density construction development is approved, our beautiful neighborhood will become a fire trap, leading to the deaths of hundreds of people and animals and the destruction of this nature sanctuary, which is home to trees hundreds of years old as well as a wide variety of wildlife. I respectfully ask the PLUM Committee to wholeheartedly approve this motion, and I thank you very much for your consideration.

Communication from Public

Name: Amanda

Date Submitted: 02/22/2026 08:36 PM

Council File No: 26-0184

Comments for Public Posting: I strongly support Councilmember Bob Blumenfield's Motion (CF 26-0184). As a resident of the Girard Tract, I am deeply concerned that our neighborhood—located within a designated Very High Fire Hazard Severity Zone (VHFHSZ)—does not have the evacuation routes, road capacity, or emergency infrastructure to safely accommodate the high-density development proposed under AB 2011/2243. Our community sits along the edge of the Santa Monica Mountains, an environmentally sensitive area that faces increasing wildfire risk each year. Moving forward without a full California Environmental Quality Act (CEQA) review and a comprehensive Environmental Impact Report (EIR) would put public safety, environmental stability, and responsible planning at risk. I respectfully urge you to approve this motion to ensure thoughtful, balanced land use that prioritizes resident safety, environmental protection, and long-term sustainability for our community.

Communication from Public

Name: Janis V LaTray

Date Submitted: 02/22/2026 08:39 PM

Council File No: 26-0184

Comments for Public Posting: The proposed development of the Woodland Hills Country Club as 398 housing units will create a high density area on an already dense hillside neighborhood. The traffic congestion will lead to a potential serious situation should a wildfire result. Canoga Ave is the only exit route for all of the small, winding streets that lead onto it. This would look like the nightmare that occurred in the Palisades fire where people had to abandon their cars and run for their lives. Allowing this development to proceed is a result of a mistaken definition as this section of Canoga Ave as a commercial roadway. It is a rural connection to the commercial roadway of Ventura Blvd. Should any of the regulators who wrote this legislation were to come out and look, they would surely agree. The stress of added housing in this area will also lead to environmental issues, such as air quality, water usage, sewage inadequacy, poor road conditions and maintenance and most importantly, added fire danger. Fire insurance in this area is already hard to come by and horrifically expensive. It is also a tragedy that all of the protected magnificent old oak trees are not to be protected. How can this be possible? I have lived here for 45 years and was given a huge regulation package from the Mulholland Scenic Parkway initiative regulating all of the plantings in this area. Has this all been disregarded? I am really furious that this blanket State regulation that is allowing community oversight and input to be side stepped completely. The intention of utilizing available land in commercial areas for house is in no way applicable to this area. It is another example of blind bureaucracy at it's very worst. Please do the necessary research to stop this travesty and save our beloved community! Janis and Shaun LaTray

Communication from Public

Name: Angela Stroth, RN

Date Submitted: 02/22/2026 08:42 PM

Council File No: 26-0184

Comments for Public Posting: The Woodland Hills Country Club should be deemed an historic landmark and be preserved. It is important green space is a fire breaker and urban wetland, nestled in a historic 100+ year old neighborhood called the Girard Tract. As a homeowner in this area, I am very concerned by the illegal overdevelopment project that has been proposed there. 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: Sylvia Strehlo

Date Submitted: 02/22/2026 08:43 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: Michelle Stone

Date Submitted: 02/22/2026 08:43 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, restoring some local Planning controls that were designed to protect the residents of Los Angeles.

Communication from Public

Name: Christine McBurney
Date Submitted: 02/22/2026 08:45 PM
Council File No: 26-0184

Comments for Public Posting: My name is Christine McBurney and I have lived in the neighborhood surrounding the Woodland Hills Country Club since 1990. Regarding the proposed 398-unit development at the Woodland Hills Country Club: I and many members of our community are deeply concerned about the impact this inappropriate, high density development will have on our environmentally sensitive, fragile neighborhood. The project site is located in a Very High Fire Hazard Severity Zone (VHFHSZ) in a non-conforming hillside area with very narrow streets. There are very well founded fears that residents could be trapped by traffic clogged egress in the event of a fire. This is one of several disturbing aspects of the proposed project. [Add personal story about the LA Fires and/or challenges of getting homes insured in our area] While I understand the importance of providing housing to our community, I believe that AB 2011 and its subsequent Amendments should be limited to actual, existing, commercially zoned corridors, as intended. There is a lot of high density development currently taking place in the actual commercial corridors of Warner Center, and that location seems to be in keeping with the original intent of AB 2011. The proposed development at 4868 N Canoga Avenue is clearly not. Adding amendments (AB 2243 and AB 893) which removed any remaining guardrails with respect to fire safety and which allow for nullification of a thoughtfully designed specific plan, has enabled developers to circumvent common sense and the protections of fire zone designations and specific plan mandates designed to protect people. The perils that exist in a severe fire zone put all resident's lives at risk, we do not need this compounded by poor judgement and lack of full consideration and review from the public officials and legislators who are supposed to be advocating for and protecting us. I am requesting the City follow AB 747 requiring a full Evacuation Capacity Study and Environmental Impact Report. The developer claims state housing laws (AB 2011, AB 2243, AB 893) allow 90-day ministerial approval without CEQA review, public hearing, or appeal—classifying Canoga Avenue as a "commercial corridor" despite Agricultural/Open Space zoning and adjacency to single-family homes served by narrow substandard streets that function as evacuation routes. I would also like to add the

following comments regarding the proposed 4868 N Canoga Avenue project: **THIS IS NOT A RETAIL OR COMMERCIAL AREA:** The site's A-1 Agricultural zoning and "Open Space" designation does not principally permit "office, retail, or parking" and the site fails the "commercial corridor" frontage requirements because the Applicant requires a discretionary waiver to avoid mandatory sidewalk dedications. The discretionary waiver to avoid mandatory sidewalk dedications due to historic trees will violate the Americans with Disabilities Act (ADA) under federal law which requires clear, accessible public routes, including sidewalks, connecting streets to bus stops. The golf course site is also larger than 20-acres without the tentative tract application, which also necessarily requires full EIR review. **CONGESTION AND ROAD CONDITIONS:** The proposed project will increase congestion in the neighborhood where there are many substandard narrow streets that are only 1.5 cars wide. If there was an emergency fire evacuation, a single abandoned car could be life threatening and cause the entire road to be impassable. **LOSS OF OPEN SPACE AND HARM TO WILDLIFE:** The site contains recognized and protected habitat for protected species and wetlands. The golf course as a whole, with its trees and water features, is an integral portion of the Santa Monica Mountains ecosystem, particularly for raptors and small to medium sized mammals including bobcats. The mass concentration of lighting the proposed project would bring with multi-story buildings, almost 900 parking spaces, headlights from the 900 cars, and street lighting. The project essentially proposes a 24-hour shopping mall level of direct lighting and human presence impact in an area that is accessible to State-listed threatened evolutionarily significant mountain lions, bobcats and grey foxes. That level of light emittance within the Zone, and in proximity to abundant open public and private open space, would be a permanent, unmitigable significant biological impact. **INCONSISTENT WITH THE SPECIFIC PLAN:** Girard Tract Specific Plan is still relevant and enforceable and the project is "inconsistent" with both the Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan. 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.

Communication from Public

Name: Patricia Davis

Date Submitted: 02/22/2026 08:47 PM

Council File No: 26-0184

Comments for Public Posting: As a resident of Woodland Hills near the Country Club and daughter of an LA County Fire Captain, I urge members to support Bob Blumenfield's Motion submitted as Council File 26-0184. I regularly walk the winding "spaghetti streets" above the golf course and worry about the devastation that would happen if an inferno like the Palisades fire broke out here. Trying to navigate the narrow roads attempting to escape amid fire, smoke and ash would be harrowing now, adding nearly 400 units with the accompanying cars will further block the main arteries (Canoga and Dumetz.) There is no public transportation hub near the proposed development so at least 400 autos will likely be added to the roads, possibly as many as 700 to 800. The streets and utilities are not equipped to handle such an influx of housing. Bottom line: we need our neighborhoods to be safe and this area should not be subject to high density building. Please approve Councilman Blumenfield's motion. Thank you

Communication from Public

Name: E Doyle

Date Submitted: 02/22/2026 08:49 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: 02/22/2026 10:55 PM

Council File No: 26-0184

Comments for Public Posting: I am 85 yrs. old. In 1965, recently wed and pregnant, I and my husband bought a house on the southern border of the WHCC. I still live there. Recently revealed planned developments may derail my intent to live out my remaining days in this, the only home I have ever owned: the risk would be too great. After the January 2025 wildfires, our area was declared a VHRFZ. Since, I have dutifully endeavored to mitigate the fire risk if my home and environs, heeding advice from SMMC. One risk I could not mitigate, however, is the limited egress routes: there are only two. Should evacuation be necessary, both these exits would be severely negatively impacted, if not completely blocked, by the exiting populations of the currently planned development for the WHCC, trapping us/our neighborhood behind them. How was this not considered during the evaluation of the plan? Did no one look at a map? This site is a part of the buffer zone of the golf course in a residential neighbor, not an unused empty plot in a commercial zone. Regardless of how this site is defined, it still would be too dangerous for dense development. This situation deserves very close and critical review.

Communication from Public

Name: David B.

Date Submitted: 02/22/2026 10:55 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: Linda

Date Submitted: 02/22/2026 10:16 PM

Council File No: 26-0184

Comments for Public Posting: This development should be opposed in Woodland Hills golf course. It is not a commercial corridor. It's the high fire danger area. It is already very difficult to evacuate from the spaghetti streets and the local neighborhood. It would have a very negative impact on the current homeowners and would not be safe for new construction. There needs to be adequate study to show that this is not a feasible place for development. I have owned a house here since 1992. I specifically bought in this neighborhood because there was a golf course which would preclude over population and traffic. We have seen a huge increase in traffic in this area already. I was hit in the middle of the street on Canoga at Dumetz at 11 AM in the morning with three dogs. This happened a few years ago because of the traffic problem already existing ... please be rational in your judgment about what is appropriate development. This would not help.

Communication from Public

Name: Robert Boyle

Date Submitted: 02/22/2026 09:22 PM

Council File No: 26-0184

Comments for Public Posting: Please change or correct whatever it is you need to do to stop the development at the Woodland Hills country club golf course. This is a fast track to a death trap! There are children and disabled people who will be trapped around and above the Woodland Hills country club golf course who will die if there's ever a fire in that area! The streets are very narrow, and even in the Palisades fire the streets got congested, and people had to walk out. During the Palisades fire, there were 100 mile an hour winds in Woodland Hills! Please don't let this development go forward!

Communication from Public

Name: Tamara Goldsworthy

Date Submitted: 02/22/2026 09:34 PM

Council File No: 26-0184

Comments for Public Posting: We need our protections restored and our neighborhood and its ecosystem protected. Our neighborhood, The Girard Tract is in 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 that endanger our community and wildlife. We respectfully ask the PLUM Committee to approve this motion restoring local Planning and Zoning controls that were designed to protect the residents of the City of Los Angeles.

Communication from Public

Name: Debra Boyle

Date Submitted: 02/22/2026 09:42 PM

Council File No: 26-0184

Comments for Public Posting: Dear PLUM Committee, 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). This neighborhood lacks the infrastructure for the high-density development proposed under AB 2011/2243. I respectfully request that the city 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 sincerely for your attention to this matter, Debra Boyle

Communication from Public

Name: Robert Dean Calvo

Date Submitted: 02/22/2026 09:55 PM

Council File No: 26-0184

Comments for Public Posting: My name is Robert Dean Calvo, and I live in the neighborhood surrounding the Woodland Hills Country Club at 22057 Buenaventura Street. Concerning the proposed 398-unit development at the Woodland Hills Country Club, I—and many other members of our community—are extremely worried about the consequences this high-density, inappropriate project will have on our environmentally sensitive and fragile neighborhood. The site is located within a Very High Fire Hazard Severity Zone (VHFHSZ), situated in a non-conforming hillside area with extremely narrow streets. There are legitimate concerns that, in the event of a fire, residents could become trapped due to traffic congestion blocking evacuation routes. This risk is just one of several troubling aspects of the proposed development and about which my wife Alicia and I are most worried. Friends and colleagues of our lost their homes in the recent Palisades and Altadena Fires and safe evacuation and inadequate infrastructure added to loss of life and property in those fires. Furthermore, residents in our neighborhood already face significant difficulties securing fire insurance for their homes due to the area's classification as a Very High Fire Hazard Severity Zone. Insurance providers are increasingly reluctant to offer coverage, and when policies are available, they often come with prohibitively high premiums or limited protection. This reality adds an additional layer of hardship and risk for homeowners, making it even more critical that new high-density developments—like the one proposed—are thoroughly scrutinized for their potential to further compromise safety and livability in our community. While I understand the importance of providing housing to our community and support housing development in Los Angeles, I believe that AB 2011 and its subsequent Amendments should be limited to actual, existing, commercially zoned corridors, as intended. There is a lot of high density development currently taking place in the actual commercial corridors of Warner Center, and that location seems to be in keeping with the original intent of AB 2011. The proposed development at 4868 N Canoga Avenue is clearly not. The addition of amendments AB 2243 and AB 893—which eliminated the remaining safeguards for fire safety and allowed for the nullification of carefully crafted specific plans—has enabled

developers to bypass common sense measures and the protections established by fire zone designations and specific plan mandates intended to safeguard residents. The dangers inherent in a severe fire zone threaten the lives of everyone in the area, and these risks should not be exacerbated by poor judgment or a lack of thorough review and consideration by the public officials and legislators responsible for advocating for and protecting our community. I respectfully urge the City to comply with AB 747 by requiring a comprehensive Evacuation Capacity Study and a full Environmental Impact Report. The developer asserts that state housing laws (AB 2011, AB 2243, and AB 893) permit a 90-day ministerial approval process without CEQA review, public hearing, or appeal. However, this classification of Canoga Avenue as a "commercial corridor" is inaccurate, given its Agricultural/Open Space zoning and proximity to single-family homes served by narrow, substandard streets that serve as critical evacuation routes. I would also like to add the following comments regarding the proposed 4868 N Canoga Avenue project: **THIS IS NOT A RETAIL OR COMMERCIAL AREA:** The site's A-1 Agricultural zoning and "Open Space" designation does not principally permit "office, retail, or parking" and the site fails the "commercial corridor" frontage requirements because the Applicant requires a discretionary waiver to avoid mandatory sidewalk dedications. The discretionary waiver to avoid mandatory sidewalk dedications due to historic trees will violate the Americans with Disabilities Act (ADA) under federal law which requires clear, accessible public routes, including sidewalks, connecting streets to bus stops. The golf course site is also larger than 20-acres without the tentative tract application, which also necessarily requires full EIR review. **CONGESTION AND ROAD CONDITIONS:** The proposed project will increase congestion in the neighborhood where there are many substandard narrow streets that are only 1.5 cars wide. If there was an emergency fire evacuation, a single abandoned car could be life threatening and cause the entire road to be impassable.

Communication from Public

Name: Nick Huntington

Date Submitted: 02/22/2026 10:06 PM

Council File No: 26-0184

Comments for Public Posting: Thank you for the opportunity to express how deeply we need your help to stop a dangerous development that threatens our community and the open green space our city so desperately needs. First, let me say that I am in favor of increased housing for our city, affordable housing, senior housing, general public housing...but housing that is responsibly developed with the whole community considered. The current owners of the Woodland Hills Country Club are attempting to exploit housing bills AB 2011 & AB 2243 & AB 893 for a fast-track development in a Very High Fire Hazard Severity Zone (VHFHSZ). Under AB 2011, sites in these extreme fire zones are only allowed if the city has adopted special, enhanced wildfire safety measures for new housing in these areas. None of this has occurred for the current project. As a resident of this area, I seriously fear that such a reckless development threatens not only my home but my personal safety. I do not have to imagine the very real dangers; I saw it last year with the Palisades and Alta Dena Fires. This proposed development will also close down a community golf course, end its hundred-year greenspace conservancy, cut down its many ancient oak trees, and destroy the wildlife corridor for countless animals and native plants adjacent to the Santa Monica Mountains Conservancy. The property is zoned A1-1XL and designated Open Space in the Community Plan. The developer is ignoring this designation by using AB 2011 to ram through his development permit. Finally, this development will seriously threaten our community with devastating flooding by blocking the natural mountain drainage basin from Top of Topanga Canyon to the LA River that runs right through the center of the golf course. Please do not let this development be fast-tracked!

Communication from Public

Name: Michelle Gorodetzki
Date Submitted: 02/22/2026 05:49 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 streets surrounding the proposed site are narrow, winding, and in many areas there is only room for one car to proceed at time due to the extremely narrow road conditions. There aren't even sidewalks so there is literally no extra room for anyone evacuating in an emergency such as a wild fire. This is a life or death situation for residents in an emergency and adding upwards of 800 more cars will be catastrophic. 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. Woodland Hills is already the hottest part of Los Angeles and we are desperate to keep any green space and trees to keep protect us from increasing temperatures and insure the ground retains water. The area of the proposed development site is in the Santa Monica Mountains and is home to a huge variety of wildlife including mountain lions and bob cats which are already in danger from development close to their habitats. Please approve this motion to ensure responsible, balanced land use.

Communication from Public

Name: Alexander Reyman

Date Submitted: 02/22/2026 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: Andrew Cohen

Date Submitted: 02/22/2026 06:17 PM

Council File No: 26-0184

Comments for Public Posting: The 100 year-old golf course that is the gateway to the Santa Monica Mountain recreational area has been well preserved in its natural state with over 100 naturally seeded growing oak trees that has provided a refuge to several protected species, including mountain lions, aboreal salamanders, California mountain King snakes, and other indigenous, amphibians and reptiles. This open space area has several micro habitats that are called riparian Woodland and are rare to find in semi arid regions and protect the area during a brush fire , disturbing this area will lead to a fire spreading more rapidly into the Santa Monica mountains if started on this ecologically sensitive western slope, leaving all residents vulnerable ! The Mulholland scenic corridor act that was put in place by past Woodland Hills resident Gordon Murley has been protected our at risk Girard tract from over development for decades let's keep it in place and not make a mistake of a life time !

Communication from Public

Name: Lee Owens

Date Submitted: 02/22/2026 08:53 PM

Council File No: 26-0184

Comments for Public Posting: I strongly support Bob Blumenfield's motion 26-0184. The Woodland Hills Golf Course owners should not be able to bypass environmental review as the property is in an extremely high fire zone and the development will put us all at risk. They should not be able to disregard the Girard Tract Specific Plan and treat this open space as a commercial zone for high density development.

Communication from Public

Name: Sholeh Memauri
Date Submitted: 02/22/2026 08:53 PM
Council File No: 26-0184

Comments for Public Posting: My name is Sholeh Memauri and I am a homeowner in the neighborhood surrounding the Woodland Hills Country Club. Regarding the proposed 398-unit development at the Woodland Hills Country Club: I and many members of our community are deeply concerned about the impact this inappropriate, high density development will have on our environmentally sensitive, fragile neighborhood. The project site is located in a Very High Fire Hazard Severity Zone (VHFHSZ) in a non-conforming hillside area with very narrow streets. There are very well founded fears that residents could be trapped by traffic clogged egress in the event of a fire. This is one of several disturbing aspects of the proposed project. While I understand the importance of providing housing to our community, I believe that AB 2011 and its subsequent Amendments should be limited to actual, existing, commercially zoned corridors, as intended. There is a lot of high density development currently taking place in the actual commercial corridors of Warner Center, and that location seems to be in keeping with the original intent of AB 2011. The proposed development at 4868 N Canoga Avenue is clearly not. Adding amendments (AB 2243 and AB 893) which removed any remaining guardrails with respect to fire safety and which allow for nullification of a thoughtfully designed specific plan, has enabled developers to circumvent common sense and the protections of fire zone designations and specific plan mandates designed to protect people. The perils that exist in a severe fire zone put all resident's lives at risk, we do not need this compounded by poor judgement and lack of full consideration and review from the public officials and legislators who are supposed to be advocating for and protecting us. I am requesting the City follow AB 747 requiring a full Evacuation Capacity Study and Environmental Impact Report. The developer claims state housing laws (AB 2011, AB 2243, AB 893) allow 90-day ministerial approval without CEQA review, public hearing, or appeal—classifying Canoga Avenue as a "commercial corridor" despite Agricultural/Open Space zoning and adjacency to single-family homes served by narrow substandard streets that function as evacuation routes. I would also like to add the following comments regarding the proposed 4868 N Canoga Avenue project: THIS IS NOT A RETAIL OR COMMERCIAL

AREA: The site's A-1 Agricultural zoning and "Open Space" designation does not principally permit "office, retail, or parking" and the site fails the "commercial corridor" frontage requirements because the Applicant requires a discretionary waiver to avoid mandatory sidewalk dedications. The discretionary waiver to avoid mandatory sidewalk dedications due to historic trees will violate the Americans with Disabilities Act (ADA) under federal law which requires clear, accessible public routes, including sidewalks, connecting streets to bus stops. The golf course site is also larger than 20-acres without the tentative tract application, which also necessarily requires full EIR review. CONGESTION AND ROAD CONDITIONS: The proposed project will increase congestion in the neighborhood where there are many substandard narrow streets that are only 1.5 cars wide. If there was an emergency fire evacuation, a single abandoned car could be life threatening and cause the entire road to be impassable. I do sincerely hope our opposition to this development is heard and we are protected. Thank you for your time.

Communication from Public

Name: Aaron Williams
Date Submitted: 02/22/2026 09:10 PM
Council File No: 26-0184

Comments for Public Posting: I am writing to express my support for Councilmember Blumenfield's Motion (CF 26-0184). The Girard Tract sits within a designated Very High Fire Hazard Severity Zone, and the neighborhood faces significant wildfire risk. Given this challenge, it is difficult to understand how high-density development under AB 2011/2243 could move forward without careful, transparent environmental review. The area does not currently have the infrastructure capacity, including evacuation routes, emergency access, and hillside stability safeguards to support the scale of development safely. These are not abstract concerns; they directly affect the safety of the residents and the surrounding natural environment. Requiring a full CEQA review and preparation of an Environmental Impact Report is a reasonable and responsible step. It ensures that fire safety, traffic circulation, environmental impacts, and strain on public services are thoroughly evaluated before irreversible decisions are made. The Santa Monica Mountains ecosystem is both environmentally sensitive and highly vulnerable to wildfire, and development decisions in this area must reflect that reality. I respectfully urge approval of this motion to ensure that future land use decisions are guided by sound environmental analysis and a clear commitment to public safety.

Communication from Public

Name: Ron Heston

Date Submitted: 02/22/2026 09:10 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, restoring some local Planning controls that were designed to protect the residents of Los Angeles.

Communication from Public

Name: Forrest Thurman

Date Submitted: 02/22/2026 09:15 PM

Council File No: 26-0184

Comments for Public Posting: Please approve Bob Blumenfield's Motion submitted as Council File 26-0184. We need our protections back and our neighborhood and its fragile ecosystem protected. The Girard Tract is in 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 that endanger our community and wildlife. The City must require a full CEQA review and an Environmental Impact Report (EIR) to protect our public safety. We respectfully ask the PLUM Committee to wholeheartedly approve this motion, restoring some local Planning and zoning controls that were designed to protect the residents of Los Angeles.

Communication from Public

Name: Paul Owens

Date Submitted: 02/22/2026 09:18 PM

Council File No: 26-0184

Comments for Public Posting: I agree with Councilman Blumenfield's motion 26-0184. The proposed development of the Woodland Hills golf course should be subject to strict environmental review as we are in a very high fire zone. High density development is not suitable for this residential area and does not conform to local building standards.

Communication from Public

Name: KARIM BAGHERI-FARD

Date Submitted: 02/22/2026 04:09 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: Pedram Rahimikian

Date Submitted: 02/22/2026 04:12 PM

Council File No: 26-0184

Comments for Public Posting: I, Pedram Rahimikian, residing at 21414 Arcos Drive, Woodland Hills, 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: Marion Hebert

Date Submitted: 02/22/2026 12:29 PM

Council File No: 26-0184

Comments for Public Posting: I've lived in Woodland Hills since 2006 and I strongly support Councilmember Blumenfield's Motion (CF 26-0184). The Girard Tract community lies within a Very High Fire Hazard Severity Zone (VHFHSZ) and does not have the infrastructure to safely accommodate the high-density development proposed under AB 2011/2243. To safeguard public safety and protect the fragile Santa Monica Mountains ecosystem, the City must require a full CEQA review and prepare a comprehensive Environmental Impact Report (EIR). I urge you to approve this motion to ensure thoughtful, balanced, and responsible land-use decisions.

Communication from Public

Name: Megan Dodds

Date Submitted: 02/22/2026 12:33 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, restoring some local Planning controls that were designed to protect the residents of Los Angeles.

Communication from Public

Name: A Ellias

Date Submitted: 02/22/2026 05:20 PM

Council File No: 26-0184

Comments for Public Posting: I 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. Be leaders not pencil pushers. The plan is not beneficial for anyone other than developers and ensures irreparable damage for decades to come.

Communication from Public

Name: allie lehrman

Date Submitted: 02/22/2026 05:20 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 and take a proactive approach to our safety. Our lives depend on it.

Communication from Public

Name: Emilie marquard

Date Submitted: 02/22/2026 05:34 PM

Council File No: 26-0184

Comments for Public Posting: I have lived in the Girard tract for the past 16 years and 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 proposed construction is irresponsible and is a gross exploitation of AB 2011/2243. The lack of infrastructure would put all residents at extreme risk during a period of mandatory evacuation.

Communication from Public

Name: Britta Couris

Date Submitted: 02/22/2026 05:41 PM

Council File No: 26-0184

Comments for Public Posting: Hello and thank you for your consideration. I am a resident of Woodland Hills and live directly across from the golf course. I am deeply concerned that this proposed new property build is not taking into consideration fire safety, wildlife, land use, traffic.. really anything. They are taking advantage of AB2011 to push through multiple units in a zone that deserves some consideration. It is unsafe. Why not take the time to do the work? It is also likely a beta test for more building on that same property. Is this really the best use for the land? This city has a housing issue and I am all for creating more housing in the right locations. But a narrow street with no public services seems a poor choice. I am hoping to simply help to give this process the time it needs I appreciate your time. Thank you.

Communication from Public

Name: Brooke Dillane

Date Submitted: 02/22/2026 05:42 PM

Council File No: 26-0184

Comments for Public Posting: I am writing to affirm my support for City Councilmember Bob Blumenfield's motion requesting thorough and proper review of the Woodland Hills Golf Course development and to halt the fast track process. Open space in a severe fire hazard area with already limited infrastructure should never be a candidate for fast-tracked development. LA City Council must take into account the unique dynamics existing in the Girard Tract Neighborhood and the plan that has been established and followed by this community for years without disruption. This is clearly not a commercial corridor, despite what the newly established loopholes conveniently try to indicate. When laws are used to bulldoze local agency and common sense our city leaders lose all confidence and respect from those who voted for them to be their voices. It is time now for Los Angeles to prove it is serious about fire mitigation and community safety. Stop the fast track process where it clearly does not belong and do the due diligence to examine more closely, with facts the safety and viability of new development. Prove to the public that you take your roles seriously and that you work for us, not just the highest bidder. For that I thank you.

Communication from Public

Name: Dean Langendorf

Date Submitted: 02/22/2026 06:30 PM

Council File No: 26-0184

Comments for Public Posting: Our community, the girard tract is in a high fire zone. Our home was 1 block away from the mandatory evacuation zone last January during the LA fires. We lack the infrastructure for high density housing. Plus, the developers bought the entire country club and only announced plans for the first part. I'm concerned that there will be plans for continued development of the entire country club area, which would be even more dangerous. Our public safety should come ahead of profits and a full review should be done to determine the risks. This should not be fast tracked! Thank you for reading.

Communication from Public

Name: Alan Urban

Date Submitted: 02/22/2026 06:31 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, restoring some local Planning controls that were designed to protect the residents of Los Angeles.

Communication from Public

Name: Eve Watterson

Date Submitted: 02/22/2026 06:33 PM

Council File No: 26-0184

Comments for Public Posting: I strongly support Councilmember Blumenfield’s Motion (CF 26-0184) to Define “Vacant Lot” and Require CEQA Review for 4868 N. Canoga Avenue. Our community in the Girard Tract is located within a Very High Fire Hazard Severity Zone (VHFHSZ), JUST OVER THE RIDGE FROM THE PALISADES BURN SCAR, 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. We must learn from the devastating losses of life and property that Los Angeles County has already suffered. This project’s use of AB 2011 and AB 2243 to bypass critical safety reviews is not just inappropriate, it’s dangerous. This canyon neighborhood has severely limited egress. Canoga Avenue serves as the primary evacuation route, with known bottlenecks during emergencies. Adding 398 units—approximately 1,000 residents and 800+ vehicles—to a fire corridor with inadequate evacuation capacity is unconscionable. AB 747, passed in 2018, requires evacuation route planning for developments in fire hazard zones. The city has bypassed that requirement entirely. We are long overdue for the evacuation study AB 747 mandates. Recent wildfires across Los Angeles County have proven that evacuation capacity is not theoretical—it is life or death. Families trapped in their cars on narrow canyon roads during fast-moving fires is our nightmare scenario. AB 2011 was designed for transit-oriented development on commercial corridors with existing infrastructure. This site is zoned A1-1XL Agricultural/Open Space—not a commercial corridor. Using AB 2011 here perverts the law’s intent. Let me be clear: we support affordable housing. Los Angeles desperately needs it. But housing that puts both new and existing residents at mortal risk is not a solution—it’s a disaster waiting to happen. Safe, well-planned development requires environmental review, traffic studies, fire safety analysis, and evacuation planning. AB 2011’s ministerial process eliminates all of these protections and takes away the right of the community to have a voice in the community they have built and cared for decades. With climate change intensifying wildfire risk and the federal government threatening to cut California’s FEMA funding, Los Angeles cannot afford to approve developments that create evacuation

peril. This Council has the authority and the responsibility to ensure state housing laws are not misapplied in ways that endanger Angelenos. Respectfully submitted, Eve Watterson
Woodland Hills Resident

Communication from Public

Name: Patti Joyce

Date Submitted: 02/22/2026 06:33 PM

Council File No: 26-0184

Comments for Public Posting: Dear PLUM Committee Members: I am writing as a concerned resident of the Girard Tract of Woodland Hills. I respectfully ask that you please approve Bob Blumenfield's Motion submitted as Council File 26-0184. We desperately need to protect the residents of the Girard Tract and our neighborhood. The neighborhood lies in an area that is home to the endangered mountain lion, protected oak trees, and other special species. The neighborhood and its fragile and special ecosystem must be protected. The Girard Tract is a Very High Fire Severity Zone neighborhood, making the Woodland Hills Country Club development a risk to the Girard Tract residents. The Girard Tract is in a VHFHSZ and should not be subject to the high-density building provisions of AB 2011, AB 2243, and AB893 that endanger our community and wildlife. We respectfully ask the PLUM Committee to wholeheartedly approve this motion. We are grateful for your consideration. Patti Joyce

Communication from Public

Name: Jacqueline Heston

Date Submitted: 02/22/2026 06:45 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 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, restoring some local Planning controls that were designed to protect the residents of Los Angeles.

Communication from Public

Name: Priscilla Volkov
Date Submitted: 02/22/2026 06:50 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: Aaron

Date Submitted: 02/22/2026 06:52 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: Alyssa

Date Submitted: 02/22/2026 06:53 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: Tina Lasley

Date Submitted: 02/22/2026 12:51 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: Kathryn Hamilton

Date Submitted: 02/22/2026 12:53 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: Elise Tyler
Date Submitted: 02/22/2026 12:57 PM
Council File No: 26-0184

Comments for Public Posting: My name is Elise Tyler and I live in the neighborhood surrounding the Woodland Hills Country Club. Regarding the proposed 398-unit development at the Woodland Hills Country Club: I and many members of our community are deeply concerned about the impact this inappropriate, high density development will have on our environmentally sensitive, fragile neighborhood. The project site is located in a Very High Fire Hazard Severity Zone (VHFHSZ) in a non-conforming hillside area with very narrow streets. There are very well founded fears that residents could be trapped by traffic clogged egress in the event of a fire. This is one of several disturbing aspects of the proposed project. While I understand the importance of providing housing to our community, I believe that AB 2011 and its subsequent Amendments should be limited to actual, existing, commercially zoned corridors, as intended. There is a lot of high density development currently taking place in the actual commercial corridors of Warner Center, and that location seems to be in keeping with the original intent of AB 2011. The proposed development at 4868 N Canoga Avenue is clearly not. Adding amendments (AB 2243 and AB 893) which removed any remaining guardrails with respect to fire safety and which allow for nullification of a thoughtfully designed specific plan, has enabled developers to circumvent common sense and the protections of fire zone designations and specific plan mandates designed to protect people. The perils that exist in a severe fire zone put all resident's lives at risk, we do not need this compounded by poor judgement and lack of full consideration and review from the public officials and legislators who are supposed to be advocating for and protecting us. I am requesting the City follow AB 747 requiring a full Evacuation Capacity Study and Environmental Impact Report. The developer claims state housing laws (AB 2011, AB 2243, AB 893) allow 90-day ministerial approval without CEQA review, public hearing, or appeal—classifying Canoga Avenue as a "commercial corridor" despite Agricultural/Open Space zoning and adjacency to single-family homes served by narrow substandard streets that function as evacuation routes. I would also like to add the following comments regarding the proposed 4868 N Canoga Avenue project: THIS IS NOT A RETAIL OR COMMERCIAL

AREA: The site's A-1 Agricultural zoning and "Open Space" designation does not principally permit "office, retail, or parking" and the site fails the "commercial corridor" frontage requirements because the Applicant requires a discretionary waiver to avoid mandatory sidewalk dedications. The discretionary waiver to avoid mandatory sidewalk dedications due to historic trees will violate the Americans with Disabilities Act (ADA) under federal law which requires clear, accessible public routes, including sidewalks, connecting streets to bus stops. The golf course site is also larger than 20-acres without the tentative tract application, which also necessarily requires full EIR review.

CONGESTION AND ROAD CONDITIONS: The proposed project will increase congestion in the neighborhood where there are many substandard narrow streets that are only 1.5 cars wide. If there was an emergency fire evacuation, a single abandoned car could be life threatening and cause the entire road to be impassable.

LOSS OF OPEN SPACE AND HARM TO WILDLIFE: The site contains recognized and protected habitat for protected species and wetlands. The golf course as a whole, with its trees and water features, is an integral portion of the Santa Monica Mountains ecosystem, particularly for raptors and small to medium sized mammals including bobcats. The mass concentration of lighting the proposed project would bring with multi-story buildings, almost 900 parking spaces, headlights from the 900 cars, and street lighting. The project essentially proposes a 24-hour shopping mall level of direct lighting and human presence impact in an area that is accessible to State-listed threatened evolutionarily significant mountain lions, bobcats and grey foxes. That level of light emittance within the Zone, and in proximity to abundant open public and private open space, would be a permanent, unmitigable significant biological impact.

INCONSISTENT WITH THE SPECIFIC PLAN: Girard Tract Specific Plan is still relevant and enforceable and the project is "inconsistent" with both the Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan. 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 protect

Communication from Public

Name: Abteen Bagheri

Date Submitted: 02/22/2026 12:58 PM

Council File No: 26-0184

Comments for Public Posting: My name is Abteen Bagheri and I am a life long resident in the neighborhood surrounding the Woodland Hills Country Club. Regarding the proposed 398-unit development at the Woodland Hills Country Club: I and many members of our community are deeply concerned about the impact this inappropriate, high density development will have on our environmentally sensitive, fragile neighborhood. The project site is located in a Very High Fire Hazard Severity Zone (VHFHSZ) in a non-conforming hillside area with very narrow streets. There are very well founded fears that residents could be trapped by traffic clogged egress in the event of a fire. This is one of several disturbing aspects of the proposed project. While I understand the importance of providing housing to our community, I believe that AB 2011 and its subsequent Amendments should be limited to actual, existing, commercially zoned corridors, as intended. There is a lot of high density development currently taking place in the actual commercial corridors of Warner Center, and that location seems to be in keeping with the original intent of AB 2011. The proposed development at 4868 N Canoga Avenue is clearly not. Adding amendments (AB 2243 and AB 893) which removed any remaining guardrails with respect to fire safety and which allow for nullification of a thoughtfully designed specific plan, has enabled developers to circumvent common sense and the protections of fire zone designations and specific plan mandates designed to protect people. The perils that exist in a severe fire zone put all resident's lives at risk, we do not need this compounded by poor judgement and lack of full consideration and review from the public officials and legislators who are supposed to be advocating for and protecting us. I am requesting the City follow AB 747 requiring a full Evacuation Capacity Study and Environmental Impact Report. The developer claims state housing laws (AB 2011, AB 2243, AB 893) allow 90-day ministerial approval without CEQA review, public hearing, or appeal—classifying Canoga Avenue as a "commercial corridor" despite Agricultural/Open Space zoning and adjacency to single-family homes served by narrow substandard streets that function as evacuation routes. I would also like to add the following comments regarding the proposed 4868 N Canoga Avenue project: THIS IS NOT A RETAIL OR COMMERCIAL

AREA: The site's A-1 Agricultural zoning and "Open Space" designation does not principally permit "office, retail, or parking" and the site fails the "commercial corridor" frontage requirements because the Applicant requires a discretionary waiver to avoid mandatory sidewalk dedications. The discretionary waiver to avoid mandatory sidewalk dedications due to historic trees will violate the Americans with Disabilities Act (ADA) under federal law which requires clear, accessible public routes, including sidewalks, connecting streets to bus stops. The golf course site is also larger than 20-acres without the tentative tract application, which also necessarily requires full EIR review.

CONGESTION AND ROAD CONDITIONS: The proposed project will increase congestion in the neighborhood where there are many substandard narrow streets that are only 1.5 cars wide. If there was an emergency fire evacuation, a single abandoned car could be life threatening and cause the entire road to be impassable.

LOSS OF OPEN SPACE AND HARM TO WILDLIFE: The site contains recognized and protected habitat for protected species and wetlands. The golf course as a whole, with its trees and water features, is an integral portion of the Santa Monica Mountains ecosystem, particularly for raptors and small to medium sized mammals including bobcats. The mass concentration of lighting the proposed project would bring with multi-story buildings, almost 900 parking spaces, headlights from the 900 cars, and street lighting. The project essentially proposes a 24-hour shopping mall level of direct lighting and human presence impact in an area that is accessible to State-listed threatened evolutionarily significant mountain lions, bobcats and grey foxes. That level of light emittance within the Zone, and in proximity to abundant open public and private open space, would be a permanent, unmitigable significant biological impact.

INCONSISTENT WITH THE SPECIFIC PLAN: Girard Tract Specific Plan is still relevant and enforceable and the project is "inconsistent" with both the Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan. 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 protect

Communication from Public

Name: Linda Little

Date Submitted: 02/22/2026 01:00 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, restoring some local Planning controls that were designed to protect the residents of Los Angeles.

Communication from Public

Name: Pamela Hoytt

Date Submitted: 02/22/2026 01:01 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: Dan M.

Date Submitted: 02/22/2026 01:16 PM

Council File No: 26-0184

Comments for Public Posting: A 23 year homeowner and resident across the street from Woodland Hills Country Club, my wife and I are very concerned what impact this development will have on our fire safety, elevated crime levels, increased traffic, environmental issues. We support motion 26-0184. Sincerely, Dan M. productive tax paying citizen of Woodland Hills CA

Communication from Public

Name: Brett Knight

Date Submitted: 02/22/2026 01:16 PM

Council File No: 26-0184

Comments for Public Posting: Please approve Council Member Blumenfield's motion CF 26-0184. Our community is located in a very high fire hazard severity zone with infrastructure that is not designed for the high density development proposed at the Woodland Hills Golf Course under AB 2011/2243. At a minimum the City must require a full CEQA review and an Environmental Impact Report to protect public safety and our fragile ecosystem. Approval of his motion will ensure responsible and balanced land use.

Communication from Public

Name: Mason Nicoll

Date Submitted: 02/22/2026 01:18 PM

Council File No: 26-0184

Comments for Public Posting: As a homeowner in Woodland Hills since 2006, I strongly support Councilmember Blumenfield's Motion (CF 26-0184). The Girard Tract community lies within a Very High Fire Hazard Severity Zone (VHFHSZ) and does not have the infrastructure to safely accommodate the high-density development proposed under AB 2011/2243. To safeguard public safety and protect the fragile Santa Monica Mountains ecosystem, the City must require a full CEQA review and prepare a comprehensive Environmental Impact Report (EIR). I urge you to approve this motion to ensure thoughtful, balanced, and responsible land-use decisions.

Communication from Public

Name: Kay Johnson

Date Submitted: 02/22/2026 01:20 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. The Woodland Hills Country Club development will permanently impact how we live in this area. So it is a decision that we must be involved in. Do not dismiss us as "selfish NIMBYs". We live in this area, many for decades. Giving us important insights into how this neighborhood operates at its best and worst. Insights that you need to be able to make a wise decision about how to go forward. We will not forget how you treated us at this moment. Thank you, Kay Johnson 48 year Woodland Hills residents

Communication from Public

Name: Tony Johnson

Date Submitted: 02/22/2026 01:21 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 Woodland Hills Country Club development will permanently impact how we live in this area. So it is a decision that we must be involved in. Do not dismiss us as "selfish NIMBYs". We live in this area, many for decades. Giving us important insights into how this neighborhood operates at its best and worst. Insights that you need to be able to make a wise decision about how to go forward. We will not forget how you treated us at this moment. Thank you, Tony Johnson 48 year Woodland Hills resident

Communication from Public

Name: Michelle Jeanne Armstrong

Date Submitted: 02/22/2026 01:22 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."
Best Regards, Michelle Armstrong

Communication from Public

Name: Marc Hatfield

Date Submitted: 02/22/2026 01:27 PM

Council File No: 26-0184

Comments for Public Posting: Hello City Council, My name is Marc Hatfield. My family and border the Woodland Hills Country Club in Woodland Hills. Like many of my neighbors, 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 for your consideration.

Communication from Public

Name: Harmony Chisholm

Date Submitted: 02/22/2026 01:34 PM

Council File No: 26-0184

Comments for Public Posting: My name is Harmony Chisholm and I live across from hole 7 of the Woodland Hills Golf Course 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. To state that there are well founded fears that residents could be trapped by traffic clogged egress in the event of a fire is an understatement. The day the Palisades Fire began last year, I had a sinking feeling about it immediately. The intensity of the Santa Ana winds and the consistent increase in acreage swallowed up by fire throughout the day felt reminiscent of the Camp Fire that destroyed the town of Paradise, CA. My hometown. As the day progressed, areas that were closer to our neighborhood of Girard Tract were falling under yellow and red evacuation zones. All I could think about were the horrific stories I remembered hearing in real-time of family and friends fleeing Paradise along fire lined streets during the Camp Fire. That day, my phone was flooded with calls, texts, and Facebook messages from people I know trying to connect with loved ones to make sure they were safe. People including my cousins, family friends of over 50 years, elderly parents of various friends, girlfriends who are teachers and principals at schools escorting carloads of school children to safety-the list of people I personally know literally fleeing for their lives was extensive. I couldn't help but compare those memories to what could realistically happen to my neighborhood if the winds shifted during the Palisades Fire. Understanding the absolute chaos we would experience trying to escape the narrow spaghetti bowl streets and two lanes of Canoga Ave to safety with thousands of neighbors if the winds brought the fire into our neighborhood terrified me. And it continues to terrify me. This is one of several disturbing aspects of the proposed project. We currently have Canadian geese in the neighborhood visiting from up north; a mountain lion that has taken up residence in the area and has been seen roaming the empty streets at night between Tarzana and Woodland Hills; owls, wood peckers, bobcats, rabbits, coyotes, and countless other animals who navigate the neighborhood including the golf course. They are part of this neighborhood and need protection too. I cannot make any changes

to my home without an approved permit from the city. I can't even put new drywall on my walls without the cities input. So how can these developers add 398 new homes/units with approximately 800 more cars, water usage, power usage in an already strained area without the appropriate reports done for public safety and utility usage impact? 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. Experiencing the collective grief and sadness of loss from the fate of Paradise then, followed by the chilling devastation of the Palisades and Altadena fires more recently, I can't help but fear for the worse for our beloved neighborhood if proper measures are not TAKEN BY OFFICIALS to protect our neighborhood. Please approve this motion to ensure responsible, balanced land use. Kindly, Harmony Chisholm

My name is Harmony Chisholm and I live across from hole 7 of the Woodland Hills Golf Course 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. To state that there are well founded fears that residents could be trapped by traffic clogged egress in the event of a fire is an understatement.

The day the Palisades Fire began last year, I had a sinking feeling about it immediately. The intensity of the Santa Ana winds and the consistent increase in acreage swallowed up by fire throughout the day felt reminiscent of the Camp Fire that destroyed the town of Paradise, CA. My hometown. As the day progressed, areas that were closer to our neighborhood of Girard Tract were falling under yellow and red evacuation zones. All I could think about were the horrific stories I remembered hearing in real-time of family and friends fleeing Paradise along fire lined streets during the Camp Fire. That day, my phone was flooded with calls, texts, and Facebook messages from people I know trying to connect with loved ones to make sure they were safe. People including my cousins, family friends of over 50 years, elderly parents of various friends, girlfriends who are teachers and principals at schools escorting carloads of school children to safety-the list of people I personally know literally fleeing for their lives was extensive. I couldn't help but compare those memories to what could realistically happen to my neighborhood if the winds shifted during the Palisades Fire. Understanding the absolute chaos we would experience trying to escape the narrow spaghetti bowl streets and two lanes of Canoga Ave to safety with thousands of neighbors if the winds brought the fire into our neighborhood terrified me. And it continues to terrify me.

This is one of several disturbing aspects of the proposed project.

We currently have Canadian geese in the neighborhood visiting from up north; a mountain lion that has taken up residence in the area and has been seen roaming the empty streets at night between Tarzana and Woodland Hills; owls, wood peckers, bobcats, rabbits, coyotes, and countless other animals who navigate the neighborhood including the golf course. They are part of the this neighborhood and need protection too.

I cannot make any changes to my home without an approved permit from the city. I can't even put new drywall on my walls without the cities input. So how can these developers add 398 new homes/units with approximately 800 more cars, water usage, power usage in an already strained area without the appropriate reports done for public safety and utility usage impact? 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.

Experiencing the collective grief and sadness of loss from the fate of Paradise then, followed by the chilling devastation of the Palisades and Altadena fires more recently, I can't help but fear for the worse for our beloved neighborhood if proper measures are not TAKEN BY OFFICIALS to protect our neighborhood.

Please approve this motion to ensure responsible, balanced land use.

Kindly,

Harmony Chisholm

Communication from Public

Name: Jeff Kalmus

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

Council File No: 26-0184

Comments for Public Posting: My name is Jeff Kalmus and I live in the neighborhood surrounding the Woodland Hills Country Club. Regarding the proposed 398-unit development at the Woodland Hills Country Club: I and many members of our community are deeply concerned about the impact this inappropriate, high density development will have on our environmentally sensitive, fragile neighborhood. The project site is located in a Very High Fire Hazard Severity Zone (VHFHSZ) in a non-conforming hillside area with very narrow streets. There are very well founded fears that residents could be trapped by traffic clogged egress in the event of a fire. This is one of several disturbing aspects of the proposed project. My father lost his home to the fires Jan 2025 and this caused a lot of stress in our household due to the proximity of our Very High Fire Hazard Severity Zone While I understand the importance of providing housing to our community, I believe that AB 2011 and its subsequent Amendments should be limited to actual, existing, commercially zoned corridors, as intended. There is a lot of high density development currently taking place in the actual commercial corridors of Warner Center, and that location seems to be in keeping with the original intent of AB 2011. The proposed development at 4868 N Canoga Avenue is clearly not. Adding amendments (AB 2243 and AB 893) which removed any remaining guardrails with respect to fire safety and which allow for nullification of a thoughtfully designed specific plan, has enabled developers to circumvent common sense and the protections of fire zone designations and specific plan mandates designed to protect people. The perils that exist in a severe fire zone put all resident's lives at risk, we do not need this compounded by poor judgement and lack of full consideration and review from the public officials and legislators who are supposed to be advocating for and protecting us. I am requesting the City follow AB 747 requiring a full Evacuation Capacity Study and Environmental Impact Report. The developer claims state housing laws (AB 2011, AB 2243, AB 893) allow 90-day ministerial approval without CEQA review, public hearing, or appeal—classifying Canoga Avenue as a "commercial corridor" despite Agricultural/Open Space zoning and adjacency to single-family homes served by narrow substandard streets that

function as evacuation routes. I would also like to add the following comments regarding the proposed 4868 N Canoga Avenue project: **THIS IS NOT A RETAIL OR COMMERCIAL AREA:** The site's A-1 Agricultural zoning and "Open Space" designation does not principally permit "office, retail, or parking" and the site fails the "commercial corridor" frontage requirements because the Applicant requires a discretionary waiver to avoid mandatory sidewalk dedications. The discretionary waiver to avoid mandatory sidewalk dedications due to historic trees will violate the Americans with Disabilities Act (ADA) under federal law which requires clear, accessible public routes, including sidewalks, connecting streets to bus stops. The golf course site is also larger than 20-acres without the tentative tract application, which also necessarily requires full EIR review. **CONGESTION AND ROAD CONDITIONS:** The proposed project will increase congestion in the neighborhood where there are many substandard narrow streets that are only 1.5 cars wide. If there was an emergency fire evacuation, a single abandoned car could be life threatening and cause the entire road to be impassable. **LOSS OF OPEN SPACE AND HARM TO WILDLIFE:** The site contains recognized and protected habitat for protected species and wetlands. The golf course as a whole, with its trees and water features, is an integral portion of the Santa Monica Mountains ecosystem, particularly for raptors and small to medium sized mammals including bobcats. The mass concentration of lighting the proposed project would bring with multi-story buildings, almost 900 parking spaces, headlights from the 900 cars, and street lighting. The project essentially proposes a 24-hour shopping mall level of direct lighting and human presence impact in an area that is accessible to State-listed threatened evolutionarily significant mountain lions, bobcats and grey foxes. That level of light emittance within the Zone, and in proximity to abundant open public and private open space, would be a permanent, unmitigable significant biological impact.

Communication from Public

Name: Charlene Hoyer
Date Submitted: 02/22/2026 09:02 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. We in the hilly housing track area of Woodland Hills a few blocks west of the proposed development were ready to evacuate during the fires last year. Streets in our area are very narrow and constricted. Most do not have sidewalks and if they do, they are damaged by very large eucalyptus and are unusable. In addition, there was an arsonist with blowtorch on a bike trying to set fire to a home on the block in back of us. You may have seen him captured by neighbors in the news. The amount of large overgrown trees unkempt by the city, narrow roads, and structure density will make fire fighting a nightmare in my opinion. Please do not add to this by allowing this development. What should be done is an evaluation of the existing landscape by city fire department, particularly brush and large trees on escape route streets. (See large trees west of Topanga on Mulholland and on Don Pio south of Dumetz.)

Communication from Public

Name: Lucia Downey
Date Submitted: 02/22/2026 09:22 AM
Council File No: 26-0184

Comments for Public Posting: Dear City Officials: 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. My husband's family has lived in the neighborhood since the 1950's. We have stayed in the neighborhood for it's nature. But we feel that developing will be a fire hazard and extreme traffic on these narrow roads. How can they allow to develop so much when we had a hard time finding fire insurance after we got cancelled for been in a fire area.
Sincerely, Lucia Downey

Communication from Public

Name:

Date Submitted: 02/22/2026 09:40 AM

Council File No: 26-0184

Comments for Public Posting: Hello ! I need to comment about the hidden planned development that the Woodland Hills Country Club has cooked up WITHOUT ANY environmental reviews, let alone including our WHOLE neighborhood, which surrounds the Club! First, I would like to know just who the original organizers were.....I had heard that they were a couple who joined around 2020 from Orange County and had been convicted of fraud there...hopefully not true, but if thats the real history, then it should be part of this mess. I have lived on Saltillo Street for 29 years, and we must take the LOOPHOLES out of the FASTTRACK Bills! The people who put the plans together did it in SECRECY, hiding their big plans to RECONFIGURE Canoga and Dumetz by changing the laws making the four way stop a COMMERCIAL CORRIDOR.....????? And do we really believe that these apt. Units will be AFFORDABLE? Thats a joke and a lie! To me, this is nothing more than a hostile takeover of our neighborhood, and a Democratic process! And lastly, the roads are too small for more development, not to mention ANOTHER road, probably gated too! The Woodland Hills Country Club could have offered to have the City buy it up for a park as well, but we know its about money and profit first. I am reasonable, but this project was hidden from us for a reason.....because it is just plain WRONG!!!!!! Sincerely, Nancie Evoniuk 4449 Saltillo Street Woodland Hills

Communication from Public

Name: Jade Harlow

Date Submitted: 02/22/2026 09:45 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: Robert W. Dickerson

Date Submitted: 02/22/2026 10:02 AM

Council File No: 26-0184

Comments for Public Posting: Please approve Councilmember Blumenfield's Motion (CF 26-0184). This proposed development on the Woodland Hills Country Club should NOT be fast-tracked. A thorough analysis of the developer's application will undoubtedly show that it does not qualify for several reasons. Most importantly, this development, and much of our community around it, 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. During the Palisades fire, we received an evacuation notice, so the concern is real not imagined. In order to avoid another wildfire disaster like the Palisades and Eaton fires, 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 am not a NIMBY and fully support high-density housing in Woodland Hills, and there are many locations within Woodlands Hills where such can be, and are being, built. The Woodland Hills Country Club is not one of them. Thank you so much for attention to this very important matter. Regards, Robert W. Dickerson

Communication from Public

Name:

Date Submitted: 02/22/2026 10:33 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: Kmiecik Family
Date Submitted: 02/22/2026 10:50 AM
Council File No: 26-0184

Comments for Public Posting: As a resident of over 60 years living on a single-access, dead-end hillside street, I have had to call 911 multiple times and have personally experienced how difficult emergency access can be due to narrow, winding roads and parked vehicles. Given these real conditions in a Very High Fire Hazard Severity Zone, will the PLUM Committee require a formal, publicly released fire access and evacuation capacity study before approving any streamlined or ministerial development at the Woodland Hills Country Club site?

Communication from Public

Name: Jim Fazendin

Date Submitted: 02/22/2026 11:13 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 and lacks the infrastructure for the high-density development proposed under AB 2011/2243. The city must require a full CEQA review and environment impact report to protect our public safety and fragile Santa Monica mountains ecosystem. Please approve the motion to ensure responsible, balanced land use.

Communication from Public

Name: Lan Langendorf
Date Submitted: 02/22/2026 11:21 AM
Council File No: 26-0184

Comments for Public Posting: As an active voter and tax payer, I very 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. I urge you to approve this motion to ensure responsible, balanced land use.

Communication from Public

Name: Wendy Crandall-Cohen

Date Submitted: 02/22/2026 11:24 AM

Council File No: 26-0184

Comments for Public Posting: 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: Heather Schlichter

Date Submitted: 02/22/2026 11:33 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: Anat Barashy

Date Submitted: 02/22/2026 11:42 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 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: 02/22/2026 11:47 AM

Council File No: 26-0184

Comments for Public Posting: Subject Strong Support for Motion CF 26-0184 – Public Safety and Responsible Land Use Dear Councilmembers, I am writing in strong support of Councilmember Bob Blumenfield’s Motion (CF 26-0184). As a resident of Woodland Hills, in the small community near the Girard Tract and within the Very High Fire Hazard Severity Zone (VHFHSZ), I cannot imagine how the Los Angeles City Planning authorities could even consider approval of high-density developments proposed under the terms of AB 2011/2243 within such communities. Public safety must be the City’s highest priority. Increased density in a VHFHSZ raises serious concerns for emergency evacuation capacity, wildfire risk exposure, and strain on first responders. In addition, our area undoubtedly lacks the infrastructure necessary to sustain such development – e.g. , water service, electrical capacity, and road infrastructure. The City must require a full CEQA review and preparation of a comprehensive Environmental Impact Report (EIR) before allowing any such developments to proceed. This is essential not only to protect residents, but also to safeguard the fragile ecosystem of the Santa Monica Mountains. Given your responsibility to the safety and well-being of all communities within Los Angeles, I respectfully urge you to approve Motion CF 26-0184 and ensure responsible, balanced land-use planning that prioritizes public safety, environmental protection, and infrastructure realities. Thank you for your consideration.

Communication from Public

Name: Robert England

Date Submitted: 02/22/2026 12:05 PM

Council File No: 26-0184

Comments for Public Posting: Dear [City Council Member Name or Planning Department], I am writing to express my strong opposition to the proposed 400-unit development (including single-family homes, apartments, and senior housing) on the 20-acre portion of the Woodland Hills Country Club property. My opposition is based on the following critical issues: **Public Safety and Fire Risk:** The surrounding area consists of narrow, winding streets in a high fire hazard severity zone. Increased density poses a severe threat to emergency evacuation routes. **Infrastructure Strain:** The local infrastructure cannot support an additional 400 units, with existing issues regarding traffic, water, and power. **Environmental Impact:** The golf course serves as a vital wildlife corridor and open space. Developing this area would destroy natural habitats and remove crucial green space. **Neighborhood Character:** This high-density project is not suitable for the surrounding residential neighborhood. The proposed development, spearheaded by developers who purchased the site in 2020, places profit over the safety and well-being of existing residents. I urge the council to reject this proposal and prioritize the safety and quality of life for the Woodland Hills community. Sincerely, Robert England 4190 Saltillo Street Woodland Hills, CA 91364
mrbobuk@aol.com/818-203-1639

Communication from Public

Name: Martin

Date Submitted: 02/22/2026 12:07 PM

Council File No: 26-0184

Comments for Public Posting: I urge the Council to approve Councilmember Blumenfield's Motion (CF 26-0184). The Girard Tract lies in a Very High Fire Hazard Severity Zone — a designation that demands caution, not expedited density approvals. Bypassing those protections under AB 2011/2243 in an area with inadequate infrastructure is a public safety risk, plain and simple. The motion also rightly challenges how "vacant" land is being defined. Green space, recreational areas, and ecologically sensitive land in the Santa Monica Mountains are not interchangeable with urban infill — treating them as such distorts the purpose of these laws. A full CEQA review and EIR are essential before any project of this scale moves forward. The Girard Tract Specific Plan already reflects the realities of this hillside environment; the current proposal does not. Please support this motion and insist on accountable, site-appropriate development.

Communication from Public

Name: Kristen Gemeny
Date Submitted: 02/22/2026 12:14 PM
Council File No: 26-0184

Comments for Public Posting: I support the legal protections our neighborhood deserves, Councilmember Bob Blumenfield's Council File 26-0184, to close the loopholes that developers are currently using to bypass environmental review at the Woodland Hills Country Club site. 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.

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.

Defining "Vacant" Land: The motion seeks 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! Upholding the Girard Tract Specific Plan: It acknowledges the unique hillside constraints of our community that the current developer's proposal completely ignores.

Communication from Public

Name: R. Sokoloff

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

Council File No: 26-0184

Comments for Public Posting: My property directly abuts the Woodland Hills Country Club. Our former neighborhood of Sunset Mesa was devastated by the Palisades Fire and, in moving here, we took comfort in the proximity to open space that provided a crucial balance to the densely-built and wooded neighborhood coiled around and above it. Regarding the proposed 398-unit development at the Woodland Hills Country Club: I and many members of our community are deeply concerned about the impact this inappropriate, high density development will have on our environmentally sensitive, fragile neighborhood. The project site is located in a Very High Fire Hazard Severity Zone (VHFHSZ) in a non-conforming hillside area with very narrow streets. There are very well founded fears that residents could be trapped by traffic clogged egress in the event of a fire. This is one of several disturbing aspects of the proposed project. While I understand the importance of providing housing to our community, I believe that AB 2011 and its subsequent Amendments should be limited to actual, existing, commercially zoned corridors, as intended. There is a lot of high density development currently taking place in the actual commercial corridors of Warner Center, and that location seems to be in keeping with the original intent of AB 2011. The proposed development at 4868 N Canoga Avenue is clearly not. Adding amendments (AB 2243 and AB 893) which removed any remaining guardrails with respect to fire safety and which allow for nullification of a thoughtfully designed specific plan, has enabled developers to circumvent common sense and the protections of fire zone designations and specific plan mandates designed to protect people. The perils that exist in a severe fire zone put all resident's lives at risk, we do not need this compounded by poor judgement and lack of full consideration and review from the public officials and legislators who are supposed to be advocating for and protecting us. I am requesting the City follow AB 747 requiring a full Evacuation Capacity Study and Environmental Impact Report. The developer claims state housing laws (AB 2011, AB 2243, AB 893) allow 90-day ministerial approval without CEQA review, public hearing, or appeal—classifying Canoga Avenue as a "commercial corridor" despite Agricultural/Open Space zoning and adjacency to single-family homes served by narrow substandard streets that

function as evacuation routes. 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. CONGESTION AND ROAD CONDITIONS: The proposed project will increase congestion in the neighborhood where there are many substandard narrow streets that are only 1.5 cars wide. If there was an emergency fire evacuation, a single abandoned car could be life threatening and cause the entire road to be impassable. The proximity of a neighborhood preschool and elementary school where families and children congregate--both walking to school and scrambling to find close quick parking add significantly to both the stakes and to the congestion. 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 open space also seems critical to preventing spread of wildfires through the area. 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 protect

Communication from Public

Name: Tom Carnahan

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

Council File No: 26-0184

Comments for Public Posting: Please support this bill as it will correct the unintended consequences of pushing a development forward that is not suited under the the Original bill. Woodland Hills Country Club is not commercially zoned and while the the street Dumetz is 65 feet wide, the other street)Canoga is not half that wide and the fire danger area we live in dictates more caution in the development of this area. To add up to 800 cars for this development means heavy traffic potential in a residential area that cannot handle an increase of a thousand plus car trips a day. Sincerely, Tom Carnahan
REALTOR

Communication from Public

Name: Maureen Droney Kessie

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

Council File No: 26-0184

Comments for Public Posting: I am a resident of the Woodland Hills Girard Tract, and I very strongly support Councilmember Blumenfield's Motion (CF 26-0184). The Girard Tract is located within a Very High Fire Hazard Severity Zone, (VHFHSZ). This neighborhood does not have the infrastructure to support the kind of high-density housing development proposed under AB2011/2243. Not only is it an old neighborhood with narrow, winding roads located close to mountainous terrain that came close to burning in the 2024 fires, it is an ecologically sensitive and important neighborhood green space that serves a habitat for many birds and wild animals. Given the severe and serious wildfire risks and the potential ecological damage in this area that a high density housing development would cause, the City MUST require a full CEQA review and Environmental Impact Report (EIR) before moving forward. The safety of this area MUST be taken into consideration. Please approve this motion to protect our community and ensure responsible, balanced land use. Thank you, Maureen Droney Kessie

Communication from Public

Name: Joseph

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

Council File No: 26-0184

Comments for Public Posting: Development of the Woodland Hills Country Club into 400+ home dwellings is dangerous and irresponsible for the existing community and future home dwellers. Fire and medical emergency response would be severely impaired by narrow roads and resources already stretched would be inadequate for this type of expanded population. Further, natural habitat will be destroyed impacting protected trees, birds, owl, butterflies. There are a number of locations nearby in Woodland Hills that can be developed without the fire, human, wildlife risk. Congestion and future development demands public responsibility and careful planning not something fast tracked with a loophole or misinterpretation of building measures intended for different circumstances. Given the significant risk to public and natural habitat, responsible oversight and control are needed to prevent irresponsible development and one that would detract from a residential community.

Communication from Public

Name: Richard Almack

Date Submitted: 02/22/2026 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: Charlie Mangone

Date Submitted: 02/22/2026 02:17 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:

Date Submitted: 02/22/2026 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 land use.

Communication from Public

Name: Carlos Duque, President Save Oak Savanna

Date Submitted: 02/22/2026 02:27 PM

Council File No: 26-0184

Comments for Public Posting: We strongly support Councilmember Blumenfield's Motion (CF 26-0184). Our communities in the Girard Tract and surrounding areas are located within a Very High Fire Hazard Severity Zone (VHFHSZ) and lack the infrastructure for this high-density development proposed under the short-sighted, one-size-fits-all measures 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. If this and other projects are allowed to go forward with no oversight, the health and safety of thousands of our neighbors will be put at risk. After a disaster occurs, it won't matter to those affected, who might be responsible for the damage. Where will the legislators be who have put these measures in place? The costs of lawsuits will be the responsibility of the taxpayers. This simply is not fair and should be avoided by ACTING RESPONSIBLY NOW, not later.

Communication from Public

Name: Gloria

Date Submitted: 02/22/2026 02:29 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. I respectfully ask the PLUM Committee to wholeheartedly approve this motion, restoring some local planning controls that were designed to protect the residents of Los Angeles.

Communication from Public

Name: Daniel John Tumpak

Date Submitted: 02/22/2026 02:30 PM

Council File No: 26-0184

Comments for Public Posting: As a member of the community I am very concerned about the lack of review for the proposed Woodland Hills Country Club development. Given the high fire risk, the possibility of closing off evacuation routes must be reviewed. Given the amount of damage and death that was recently caused by the Palisades fires, that occurred in the same mountains adjacent to our community, if a review is not performed it is irresponsible. I beg anyone that can influence a decision to push for a review of fire safety.

Communication from Public

Name: Drew Zingone

Date Submitted: 02/22/2026 02:30 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. It is just irresponsible to hold a project this large to a lesser standard than I would have to adhere to building a single family home. Please vote in favor of Councilmember Blumfield's Motion (CF 26-0184) Thank you.

Communication from Public

Name: Lynn

Date Submitted: 02/22/2026 02:38 PM

Council File No: 26-0184

Comments for Public Posting: As a 4th generation, lifetime resident of Los Angeles (my initials include L.A., I strongly support Councilmember Blumenfield's Motion (CF 26-0184). As a 50 year resident of Woodland Hills, I have never seen a more poorly developed law aimed at a noble cause. In an effort to expedite a cure to known problems, little attention has been focused on the problems that the cure creates, including, but not limited to fire safety. 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. Attached is a photo of the Palisades fire viewed from my back yard across the Woodland Hills Country Club Golf Course where the development is proposed. Areas like this must not be allowed under state laws.



Communication from Public

Name: Michele Rose McKean

Date Submitted: 02/22/2026 02:49 PM

Council File No: 26-0184

Comments for Public Posting: My husband and I bought our home on Tosca Rd. in 2005 to start our family in a safe area with good local public schools and open recreational space to enjoy the outdoors. Climate change has affected the Girard Tract in dramatic ways since we started living in this neighborhood. The fires are much more intense and challenging for the firefighters to extinguish with the severe drought conditions we have experienced over the past twenty-one years. Arrimus Capital's plan to develop the golf course into affordable housing puts our safety at risk by building in a highly hazardous fire zone not designed for heavy traffic. Additional residents/tenants on Canoga Avenue with their cars and their visitors' cars will create more traffic and block passage on Canoga Avenue and nearby streets when many people will need to evacuate during a fire/ electrical outage/rainstorms with excessive flooding due to landslides. The roads in our area are very narrow and windy so Canoga Avenue is the main egress for us to escape during an emergency evacuation. Also, residents of Topanga Canyon may need to evacuate via Canoga Avenue as well if they are not able to head toward the PCH during an evacuation. The golf course is a green space that should remain an open space as either a golf course or park space for the local community. Affordable housing needs to be developed in a low risk fire zone where people can exit the area quickly through wider streets.

Communication from Public

Name: james Bergman

Date Submitted: 02/22/2026 03:00 PM

Council File No: 26-0184

Comments for Public Posting: As a Girard tract resident 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 beautiful, fragile Santa Monica Mountains ecosystem. Please approve this motion to ensure responsible, balanced land use.
James Bergman

Communication from Public

Name: Susan K. Stearns

Date Submitted: 02/22/2026 03:08 PM

Council File No: 26-0184

Comments for Public Posting: Please approve Councilman 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 2253, and AB 893 that endanger our community and wildlife. I respectfully ask the PLUM Committee to wholeheartedly approve this motion.

Communication from Public

Name: Gloria L. Wilson

Date Submitted: 02/22/2026 03:12 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: Sagar Jethani

Date Submitted: 02/22/2026 03:13 PM

Council File No: 26-0184

Comments for Public Posting: Councilmember Blumenfield's is doing the right thing in his Motion (CF 26-0184). Our neighborhood 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. I hope the council does the right thing and approves this motion to ensure responsible land use that puts safety first.

Communication from Public

Name: Jim Heimler

Date Submitted: 02/22/2026 03:16 PM

Council File No: 26-0184

Comments for Public Posting: Remember that the Girard Track is a dark sky area and any new construction should be appropriate to maintain our historic neighborhood that way. We are an historic one-of-a-kind dark sky area. Remember that if a new large-scale development is in the works, the city has already tripled the number of allowed homes by the ADU rules. How are the residence of the Girard Track going to be evacuated in an emergency? the exiting from the Girard Track is down the one collector street, Morro and Escobedo. all other exists are not collector streets. Golondrina St. is 1 lane at one point but very narrow with high fence lines in the right of way. Getting up to dirt Mullholand is not considered an exit. all streets are substandard, narrow, and steep. With Hearing for thorough consideration, the government would see that any development in this specific neighborhood would need full consideration prior to any approvals of any kind. Thank You for your carful review and understanding of what is being proposed in our narrow spaghetti street neighborhood.

Communication from Public

Name: Lisa Gilbane
Date Submitted: 02/22/2026 03:22 PM
Council File No: 26-0184
Comments for Public Posting: Please utilize the full environmental permitting process for this area adjacent to open space.

Communication from Public

Name: Natalie Cueva

Date Submitted: 02/22/2026 03:36 PM

Council File No: 26-0184

Comments for Public Posting: My comment is in regards to the Woodland Hills Golf Club development: I would like the fast track to be denied and have the process go through traditional means. I am concerned about the fire safety of the area and believe that the developers are bending laws/regulators to pretend that this development will benefit the area. I believe it puts the residents in danger as it's not meeting the fire zone requirements. I also am concerned with the original use of the golf course and all the pesticides that have been saturated in the grounds will be harmful to any residents. The development would also put the surrounding houses in jeopardy due to all the seismic activity that this development would require. This development does not fit the area or the needs of the area.

Communication from Public

Name: Mahnaz Fard

Date Submitted: 02/22/2026 03:45 PM

Council File No: 26-0184

Comments for Public Posting: I fully support Councilmember Blumenfield's Motion (CF 26-0184). Our community in the Girard Tract sits within a Very High Fire Hazard Severity Zone (VHFHSZ) and does not have the infrastructure to safely accommodate the high-density development envisioned under AB 2011/2243. The City must require a full CEQA review and an Environmental Impact Report (EIR) to safeguard public safety and protect the sensitive Santa Monica Mountains ecosystem. I urge you to approve this motion to ensure responsible and balanced land use in our area.

Communication from Public

Name: Kmiecik-Malone Family

Date Submitted: 02/22/2026 03:51 PM

Council File No: 26-0184

Comments for Public Posting: I strongly support Councilmember Bloomfield's motion CF 26-0184. • The Gerard Tract is in a Very High Fire Hazard Severity Zone. • Our evacuation routes and infrastructure cannot support dense development. • Traffic and emergency access are already limited. • The Santa Monica Mountains ecosystem is fragile and at risk. A full CEQA review and Environmental Impact Report are mandatory before any approvals move forward. Public safety must come first. Please approve this motion!

Communication from Public

Name: Kmiecik-Malone Family

Date Submitted: 02/22/2026 03:53 PM

Council File No: 26-0184

Comments for Public Posting: Please approve Councilmember Bloomfield's motion CF 26-0184.
• High-density housing in a severe fire zone is dangerous. • Infrastructure and road capacity are insufficient. • Fire response and evacuation safety are real concerns. • Environmental impacts require full disclosure and review. Do not advance this project without a complete CEQA analysis and Environmental Impact Report. Protect our community. Act now.

Communication from Public

Name: Kate Donarye

Date Submitted: 02/22/2026 03:55 PM

Council File No: 26-0184

Comments for Public Posting: I am writing to fully and enthusiastically support Councilmember Blumenfield's Motion (CF 26-0184). I am distraught and frightened at the repercussions the proposed new dense development off of Canoga Ave at the Woodland Hills Country Club will have for those evacuating from a fire as well as the seriously disastrous environmental impact it will cause our community and wildlife. Our tiny neighborhood called Girard Tract, is a Wildland-Urban Interface, and 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 am imploring 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 for your consideration.

Communication from Public

Name: Sheila Bergman
Date Submitted: 02/22/2026 03:56 PM
Council File No: 26-0184

Comments for Public Posting: I strongly support Councilmember Bob Blumenfield's Motion (CF 26-0184). As an Angeleno, I am deeply distraught that the City has allowed this bypass to move forward without the rigorous public review our communities deserve. This decision has serious and potentially irreversible implications for our neighborhoods, public safety, and quality of life. Our community in the Girard Tract is located within a Very High Fire Hazard Severity Zone (VHFHSZ). We live with the very real threat of wildfire, limited evacuation routes, narrow hillside roads, and aging infrastructure. High-density development under AB 2011/2243, without a full environmental review, would significantly increase risk to residents by adding traffic congestion, straining emergency response capacity, and overburdening water, sewer, and utility systems that were never designed to support this scale of growth. The City must require a full CEQA review and a comprehensive Environmental Impact Report (EIR). A thorough EIR would evaluate cumulative wildfire risk, evacuation capacity, geologic stability, water availability during drought conditions, and impacts to wildlife corridors and native habitat within the fragile Santa Monica Mountains ecosystem. These are not abstract concerns — they are daily realities for those of us who live here. Responsible planning requires transparency, data, and community input. Circumventing established environmental protections undermines public trust and exposes the City to long-term environmental and legal consequences. Development decisions in fire-prone hillside areas must be thoughtful, science-based, and grounded in public safety. Please approve this motion to restore appropriate oversight, ensure balanced land use, and protect the safety, environmental integrity, and long-term resilience of our neighborhoods and the broader Los Angeles community.

Communication from Public

Name:

Date Submitted: 02/22/2026 01:45 PM

Council File No: 26-0184

Comments for Public Posting: I strongly 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. 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. Have we not learned anything from the Palisades tragedy?! I beg you to please approve this motion.

Communication from Public

Name: James rashid

Date Submitted: 02/22/2026 01:49 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: Cliff S Lucas

Date Submitted: 02/22/2026 01:58 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 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: Antonia W Vaughan

Date Submitted: 02/22/2026 04:18 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: Bruce

Date Submitted: 02/22/2026 04:30 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: jim valentine

Date Submitted: 02/22/2026 04:31 PM

Council File No: 26-0184

Comments for Public Posting: I urge you to support Bob Blumenfield's motion (CF 26-0184) necessary to protect public safety and the ecosystem of the Santa Monica Mountains. The Los Angeles City Counsel should require a full CEQA review and an environmental impact report regarding the proposed housing development on the grounds of the Woodland Hills Country Club. The grounds are prime real estate, an oxymoron for "affordable" housing, and worse they could become a fire trap if a wildfire ignited in the sagebrush mountains near their perimeter. The only exit, a narrow neighborhood surface street, could hinder emergency evacuation with horrific consequences.

Communication from Public

Name:

Date Submitted: 02/22/2026 04:40 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, restoring some local Planning controls that were designed to protect the residents of Los Angeles.

Communication from Public

Name: Genevieve

Date Submitted: 02/22/2026 04:56 PM

Council File No: 26-0184

Comments for Public Posting: We as home owners 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 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: Summer Washington

Date Submitted: 02/22/2026 04:58 PM

Council File No: 26-0184

Comments for Public Posting: Dear City Council, My name is Summer Washington. I returned to Woodland Hills in 2024 after growing up here as a child, and it's been heartbreaking to witness how vulnerable our community has become. The devastation of the 2025 Palisades fires made it painfully clear that we cannot afford complacency. Failing to implement every necessary safety measure would be a disservice to the people who live here and to the future of our neighborhood. I strongly support Councilmember Blumenfield's Motion (CF 26-0184). The Girard Tract sits within a designated Very High Fire Hazard Severity Zone (VHFHSZ) and does not have the infrastructure to safely support the high-density development proposed under AB 2011/2243. Before any such development moves forward, the City must require a full CEQA review and a comprehensive Environmental Impact Report (EIR) to safeguard public safety and protect the fragile Santa Monica Mountains ecosystem. I urge the Council to approve this motion and ensure that land-use decisions in our community are responsible, balanced, and grounded in real fire-risk mitigation. Thank you, Summer Washington

Communication from Public

Name:

Date Submitted: 02/22/2026 05:01 PM

Council File No: 26-0184

Comments for Public Posting: I strongly 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. 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: KoKo Fazendin
Date Submitted: 02/22/2026 05:02 PM
Council File No: 26-0184

Comments for Public Posting: I strongly support council members Bloomingfield's motion (CF 26-0184). I live in the Girard track which is in a very high fire hazard severity zone and it lacks the infrastructure for a high density development that is proposed under AB 2011/2243. The city must require a full CEQA investigation and review, and must require an environmental impact report to protect this community's, Gerard track's, public safety, and the fragile Santa Monica mountain's ecosystem. I highly recommend that you approve this motion (CF 26-0184) to ensure responsible and balance land use.

Communication from Public

Name:

Date Submitted: 02/22/2026 05:03 PM

Council File No: 26-0184

Comments for Public Posting: I strongly 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. 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: 02/22/2026 05:04 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.