

Communication from Public

Name: Sue Theule

Date Submitted: 02/23/2026 05:16 PM

Council File No: 26-0184

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

Communication from Public

Name: Concerned Resident in Girard tract of Woodland Hills

Date Submitted: 02/23/2026 05:24 PM

Council File No: 26-0184

Comments for Public Posting: I strongly support Councilmember Blumenfield's Motion (CF 26-0184). Our community in the Girard Tract is located within a Very High Fire Hazard Severity Zone (VHFHSZ) and lacks the infrastructure for the high-density development proposed under AB 2011/2243. The City must require a full CEQA review and an Environmental Impact Report (EIR) to protect our public safety and the fragile Santa Monica Mountains ecosystem. Please approve this motion to ensure responsible, balanced land use. Thank you!

Communication from Public

Name: michael Alan clinite

Date Submitted: 02/23/2026 06:03 PM

Council File No: 26-0184

Comments for Public Posting: Please approve Bob Blumenfield's Motion submitted as City Council File 26-0184. We desperately need our protection back, and our neighborhood and it's fragile ecosystem protected. The Girard Tract is in a VHFHSZ, and should not be subject to high density building provisions of AB2011, AB2243 and AB893. This is an immensely important local issue; but, it is equally a national issue because it could set precedence for all communities throughout the country. We are celebrating the 250th year of our Constitution. In 2025 the Woodland Hills Golf Course celebrated it's 100th year. Larry P. Arnn, the President of Hillsdale College (established 1844) in a speech, stated that The Declaration Of Independence was partly based on a concept that local people should govern themselves on local matters. And, furthermore this powerful doctrine was embraced in the Constitution that followed our Declaration of Independence. Presidents like Theodore Roosevelt wisely established National Parks for future generations to enjoy and preserves for wildlife. Woodland Hills Golf Course and the community surrounding it are adjacent to, and enveloped by the Santa Monica Mountain Reserve. We are a living legend of Teddy's foresight. AB2011, AB2243, an AB893 were quickly adopted without considering the consequences that could occur from self interest groups using them for quick self profit at the expense of safety, proper usage and preservation. You must consider the big historic and future picture.....don't let "self interest" quick profit agendas govern our communities.

Communication from Public

Name: Debra Harner

Date Submitted: 02/23/2026 01:32 PM

Council File No: 26-0184

Comments for Public Posting: Please support the current Motion from Councilmember Bob Blumenfield and confirm that high density residential developments proposed within a Very High Fire Hazard Severity Zone -- like the one now under consideration for the Woodland Hills Country Club property -- should NEVER be subject to ministerial review! My husband and I have lived in our Girard Tract home for 45 years and have evacuated numerous times when nearby wildfires have threatened the community. We know how jammed the narrow and winding streets can become -- even before mandatory evacuation announcements are made. And the thought of another 800+ cars exiting this proposed, multi-level development and clogging Canoga Avenue -- one of few escape routes for the hundreds of current Girard Tract residents -- is absolutely horrifying!! Our Girard Tract Specific Plan was designed for good reason by smart and forward-thinking city leaders to protect the unique hillside constraints of our community and others like it from this type of reckless overbuilding. We believe the PLUM Committee has a responsibility to uphold that Specific Plan and put guardrails in place to prevent any attempts to circumvent it by developers who are attempting to stretch the parameters defined in AB2011 and its subsequent amendments. The Woodland Hills Country Club acreage is NOT a decaying shopping mall, abandoned factory, or parking lot eyesore and is NOT adjacent to a wide commercial corridor (like the types of properties Assembly members meant to target for fast-tracked development under AB2011 and its subsequent amendments)! The 100-year-old golf course is an ecologically sensitive area and open recreational space that no sane individual could possibly define as "urban infill." For these reasons, we urge you to give this Motion your utmost consideration.

Communication from Public

Name: Laurez Ann

Date Submitted: 02/23/2026 11:51 AM

Council File No: 26-0184

Comments for Public Posting: I respectfully and urgently ask you to 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: Keri Dearborn

Date Submitted: 02/23/2026 12:04 PM

Council File No: 26-0184

Comments for Public Posting: As longtime homeowners in the Girard Tract, we have seen fire and landslides take lives. We strongly support Bob Blumenfield's Motion submitted as Council File 26-0184. The area has recently been redefined as a high-risk fire zone. The current roadways and nearly 100-year-old water system infrastructure do not provide adequate safety for the addition of high-density housing in a Santa Monica Mountain canyon area. The high density provisions of AB2011, AB 2243, and AB 893 should not be applied to areas that abut wildfire-prone hillsides. This human/wildlife interface zone should be built in less, not more. For the safety of people and wildlife, we respectfully ask the PLUM Committee to wholeheartedly approve this motion, restoring some local planning controls that were designed to protect the current and future residents of Los Angeles.

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: Amelito Biboso

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

Council File No: 26-0184

Comments for Public Posting: This project if allowed will be a safety issue. Streets around the golf course are narrow and some are so tight that cars need to move over to one side just so cars can get around. Increasing the housing density would surely impact egress if a major fire were to happen. I would think having an open green space like the golf course would serve as a fire break and curtail the spread of fire rather than having more structures. Woodland hills is already dense with housing. for the last ten years the city has been growing with with lots of multi unit residential buildings adding to street congestions along Canoga blvd, Desoto, and Topanga canyon. Eliminating this green space would create a dangerous situation and add to the existing traffic congestion.

Communication from Public

Name: Chandrala

Date Submitted: 02/22/2026 10:23 PM

Council File No: 26-0184

Comments for Public Posting: This development proposed at the Woodland Hills golf course needs to be stopped. It is not a commercial corridor. It is a residential neighborhood that is filled with very narrow streets with the houses right up against the streets. Evacuation in an emergency would be already very difficult. Studies have shown that the local infrastructure is not equipped for parking and shopping. I have been hit in the intersection while walking dogs at Canoga and Dumetz. This development needs to be stopped completely immediately.

Communication from Public

Name: Nazy

Date Submitted: 02/22/2026 10:32 PM

Council File No: 26-0184

Comments for Public Posting: I strongly support Councilmember Blumenfield's Motion (CF 26-0184). Our community in the Girard Tract is located within a Very High Fire Hazard Severity Zone (VHFHSZ) and lacks the infrastructure for the high-density development proposed under AB 2011/2243. The City must require a full CEQA review and an Environmental Impact Report (EIR) to protect our public safety and the fragile Santa Monica Mountains ecosystem. Please approve this motion to ensure responsible, balanced land use.

Communication from Public

Name: Joseph Zook

Date Submitted: 02/22/2026 12:36 PM

Council File No: 26-0184

Comments for Public Posting: This project is much too large for that space. Should be 1/3 rd the size . -It's unsafe at this size for fire. -way to congested for a space that size. It doesn't have the proper infrastructure for traffic.

Communication from Public

Name: Harris Charalambous

Date Submitted: 02/22/2026 01:25 PM

Council File No: 26-0184

Comments for Public Posting: I strongly support Councilmember Blumenfield's Motion (CF 26-0184). Our community in the Girard Tract is located within a Very High Fire Hazard Severity Zone (VHFHSZ) and lacks the infrastructure for the high-density development proposed under AB 2011/2243. The City must require a full CEQA review and an Environmental Impact Report (EIR) to protect our public safety and the fragile Santa Monica Mountains ecosystem. Please approve this motion to ensure responsible, balanced land use. I 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.

Communication from Public

Name: Rose Fisher

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

Council File No: 26-0184

Comments for Public Posting: Hello, thi is Rose Fisher and I want to let you know that 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 review on this matter. Rose Fisher

Communication from Public

Name: Scott Romofsky

Date Submitted: 02/22/2026 06:41 PM

Council File No: 26-0184

Comments for Public Posting: As a life long resident of Woodland Hills 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. A year from the Palisades fire, and living just over the ridge from the burn scar, the reality of lives and property lost is ever present and must be addressed. Thank you.

Communication from Public

Name: Katerina

Date Submitted: 02/23/2026 10:44 AM

Council File No: 26-0184

Comments for Public Posting: Please approve Bob Blumenfield's Motion submitted as Council File 26-0184. We desperately need our 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: karen m bellamy

Date Submitted: 02/21/2026 04:59 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: 02/23/2026 09:32 AM

Council File No: 26-0184

Comments for Public Posting: I live in the Girard Tract in Woodland Hills just a short walk from the Woodland Hills Country Club golf course, but I do not agree with the small but loud group of my neighbors who oppose new housing here - especially multi-family housing. The private golf course is of no use to over 99% of the community and should be used for housing, which would benefit far more people than the land does right now. Multi-family housing is the best way to combat our housing shortage. More "density" is a good thing and would help local businesses, many of which appear to be struggling. The folks who oppose new housing here say that they support new housing, but not if it's nearby. This is how the term "not in my backyard" ("NIMBY") came about. They claim that all of the usual roadblocks to housing development should exist merely because our area is designated as a "very high fire hazard severity zone." But the whole point of the fire zone is to ensure that housing built in it is less susceptible to fire. It's not supposed to block development, period. And if the obstacles to development are erected again, the NIMBY folks won't be satisfied; they will continue to fight against new nearby housing throughout the process. I am not a developer; just a retired homeowner who thinks it's wrong to pull the drawbridge up behind us. California (especially Los Angeles) needs more housing, especially in places where there's already housing, rather than more sprawl up to the edge of the forest. When our children become adults, living nearby is typically not an option because housing is in such short supply here, which drives prices up. I grew up on a street with single-family homes, but there were three large apartment buildings 200 yards away, and it was great. There was greater diversity, more customers for local businesses, and I never heard any of my neighbors complain about these apartment buildings. But here in California, when a new apartment building is proposed, many owners of single-family homes try anything and everything to stop it. They claim that they are for new housing, but it has to be "smart" and that means just a few single family homes -- nothing that will move the needle on California's housing crisis. It's easy for them to argue against development when there's no vocal support for new development -- because the people who would most benefit from this housing won't be looking for a place to live until two or three years from now. I am not at all worried

about being able to evacuate in the event of a fire, and I wonder if the locals are not more concerned about sharing their neighborhood with people who may be in a different demographic. But they can't say that out loud, so they instead exaggerate the effect of new developments on community fire safety. They are even going to propose reducing the width of Canoga Avenue in order to stop future development here. What a waste of money that would be. It shows that they will go to any length to keep things exactly the same for themselves, to the detriment of others who may want to live here someday but aren't here to advocate for themselves.

Communication from Public

Name: Mariel Eplboim

Date Submitted: 02/23/2026 09:37 AM

Council File No: 26-0184

Comments for Public Posting: As someone who has stood on blackened earth after wildfire tore through our community — watching decades of homes reduced to ash and an already fragile ecosystem pushed to its breaking point — I cannot stay silent. I am a California Naturalist. I spend my free time volunteering to reforest burned mountainsides and restore habitats that have already been devastated. To see a project of this scale move forward without meaningful environmental vetting or clear coordination with CAL FIRE signals one thing: profit over public safety. This area of Woodland Hills supports species already under immense pressure: mountain lions navigating shrinking corridors, bobcats and coyotes displaced by development, western bluebirds and acorn woodpeckers dependent on oak woodland, monarch butterflies whose migration routes are collapsing, and native pollinators that rely on intact habitat. The Santa Monica Mountains are one of the last biodiversity strongholds in Los Angeles. We should be protecting this edge, not destabilizing it. Removing 100 native oak trees at the edge of the Santa Monica Mountains to build high-density housing in a designated high fire severity zone is not progress. It is negligence. These oaks are not decorative landscaping. They are part of a living, fire-adapted ecosystem that stabilizes soil, supports biodiversity, and serves as one of the last natural buffers between development and open mountain land. Canoga Avenue is already a bottleneck. When the winds pick up, trees fall, power lines spark, and traffic collapses into gridlock. Our roads barely sustain current residents. Adding 300+ more people to an evacuation route that already struggles under normal conditions is reckless. In a fire emergency, minutes mean lives. I worry for families whose homes would sit beneath destabilized slopes and stressed trees. I worry about evacuation bottlenecks. I worry about the cumulative strain on an area that has already endured too much. Density without infrastructure, without fire mitigation planning, without ecological accountability — especially at the wildland-urban interface — is not responsible development. It is a gamble with human lives and a landscape that is still recovering. We cannot keep learning the same lesson in smoke.

Communication from Public

Name:

Date Submitted: 02/23/2026 09:47 AM

Council File No: 26-0184

Comments for Public Posting: I am a resident of the Girard tract. 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 (high fire zone) 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. Thank you in advance.

Communication from Public

Name: Josh Saltsman

Date Submitted: 02/23/2026 09:58 AM

Council File No: 26-0184

Comments for Public Posting: My name is Josh Saltsman 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. Our neighborhood as it is takes mindful care to preserve safety in a severe fire hazard and our difficulties in getting insurance reflect that. 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. **INCONSISTENT WITH THE SPECIFIC PLAN:** Girard Tract Specific Plan is still relevant and enforceable and the project is "inconsistent" with both the Girard Tract Specific Plan and the Mulholland Scenic Parkway Specific Plan. The Girard Tract Specific Plan cites updates as recent as May 2003, only 22 years prior to the application date. The Project requires demolition of an historic site and landscaping structures. There is substantial evidence that the development will impact historic resources, including the William Bell-designed course and protected pepper trees.

Communication from Public

Name: Robert Green

Date Submitted: 02/23/2026 09:59 AM

Council File No: 26-0184

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

Communication from Public

Name:

Date Submitted: 02/23/2026 04:50 PM

Council File No: 26-0184

Comments for Public Posting: I strongly support Councilmember Blumenfeld's Motion (CF 26-0184. I am very concerned about the plan to construct homes in the Girard Tract, which is located in a Very High Fire Zone (VHFHSZ). Our neighborhood lacks the infrastructure for the high density development proposed under AB2011/2243. The City must require a full CEQA review and an Environmental Impact Report (EIR) to protect the public safety. Please approve this motion to ensure responsible and balanced use.

Communication from Public

Name: Steve Palumbo

Date Submitted: 02/23/2026 10:39 PM

Council File No: 26-0184

Comments for Public Posting: The proposed development of the Woodland Hills CC is simply wrong. Jamming 400 homes into this hillside area is environmentally dangerous and a major fire hazard. Even the idea of allowing this development to progress without standard and normal safety protocols in light of the Palisades fires is insanity combined with a total abdication of leadership from L.A. city leaders.