

## Communication from Public

**Name:** Garm Beall

**Date Submitted:** 03/03/2026 03:45 PM

**Council File No:** 26-0184

**Comments for Public Posting:** I object to the proposed development of nearly 400 units to replace the Woodland Hills Golf Course (in part) and historic Country Club. It's the wrong idea, proposed in the wrong place, for the wrong reasons, with no local control or oversight. High density housing, nowhere near a transit line, in a high severity fire hazard zone, should not be approved. The property has legacy oak trees (which the developer incorrectly claims are young) and open space with minimal improvements (golf cart paths, mostly). In my view, this qualifies as vacant land/open space. Its proximity to the Santa Monica mountains, along with the objections above, means it should remain undeveloped.

## Communication from Public

**Name:** David Whiteside

**Date Submitted:** 03/03/2026 04:06 PM

**Council File No:** 26-0184

**Comments for Public Posting:** Thank you for taking my comment. I am a resident of the Girard Tract neighborhood. I am 1000% for building new housing of this size in areas of our city that can accommodate such scale. I fear this proposed site, and its surrounding infrastructure cannot adequately meet these accommodations. All the immediate adjacent roads in this neighborhood are narrow, two lane streets meant to accommodate single-family homes. No large thoroughfares are in place to handle evacuations of this size in the event we experience another catastrophic fire season. The geographical uniqueness of this area, with its mountainous terrain, narrow roads, and close proximity to abundant wildlife, should at the very least require a preliminary environmental review before any project of the size can be approved.

## Communication from Public

**Name:**

**Date Submitted:** 03/03/2026 04:14 PM

**Council File No:** 26-0184

**Comments for Public Posting:** With respect, please do NOT agree to allow the land currently held by the Woodland Hills Country Club to be developed for housing. This area is clearly a fire danger zone and puts residents in our area in even greater danger than we already are should we have a fire. If the development is approved and if there is a fire, there really isn't an effective route to escape for residents. The streets simply are not designed to handle the amount of traffic. In addition, please consider the negative effect this will have on the environment and wildlife. This is a serious safety concern, and I am sincerely asking you to please reject the development proposal in its entirety.

## Communication from Public

**Name:** JESSE ENCARNACION

**Date Submitted:** 03/03/2026 04:16 PM

**Council File No:** 26-0184

**Comments for Public Posting:** Vote to Oppose to this project This area does not have the streets to accommodate should there be a fire or earthquake. Due to topanga canyon, cars take canoga Avenue to get to ventura and the freeways..we are more dense than laurel canyon and mullholland and our two lane roads cannot handle traffic. The builder is not from the area! Look up thier reputation. No way he/ she has any idea of the issues of this neighborhood! No consideration for the residents...we pay lots of taxes and should not be discriminated against! Until the neighborhood is able to interject into this project.. I am a firm No!

## Communication from Public

**Name:** natalia

**Date Submitted:** 03/03/2026 05:42 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:** Peter Williams

**Date Submitted:** 03/03/2026 05:13 PM

**Council File No:** 26-0184

**Comments for Public Posting:** Dear Honorable Los Angeles City Council members, The State Government cannot throw standardized laws and apply them in every situation. I'm referring to AB 2011 and AB 2243, which would allow a high-density multi-family project on vacant open land, a wildlife corridor, and an environmentally sensitive area. These aren't sustainable outcomes designed for long-term environmental, economic, and social well-being. Thousands of residents of Woodland Hills and the historic Girard Track Canyon community are justly horrified at the recent attempt by a developer to bypass CEQA review in a Very High Fire Hazard Severity Zone on 100-year-old open space and wetlands. The Palisades fire is firmly etched; many are uninsured. Open space acts as a fire buffer to people and wildlife. I know many now who have lost a house in these recent wildfires, and I am aware of the many that died; this open space which is the golf course is what we count on and to save our lives and our community Woodland Hills is the hottest community in the Valley. Allowing high-density developments on shaded open land, creates a heat island, in an area tail-gated to the Santa Monica Mountains, is dangerous and myopic. You that proudly represent our community, support our environment please, understand the impact of living in this fire danger area and remember we fight the fight in obtaining insurance as well. Please help to preserve the safety of the people, wetlands, trees, and wildlife corridor located South of Ventura? We especially need a vote to support Bob Blumenfield's motion 26-0184, which is supported by the PLUM committee, for the characterization of the golf course as vacant land. Thank you, Peter Williams Girard Tract Resident

## Communication from Public

**Name:** Brian K Schlichter

**Date Submitted:** 03/03/2026 05:13 PM

**Council File No:** 26-0184

**Comments for Public Posting:** Please pass 26-0184 for the (fire) safety of our neighborhood.

## Communication from Public

**Name:** M. A. Waters

**Date Submitted:** 03/03/2026 05:32 PM

**Council File No:** 26-0184

**Comments for Public Posting:** The Woodland Hills Country Club is central to creating a buffer against a wildfire. Open space, green space, and areas like golf courses are important because they can reduce fire intensity, slow fire spread, and provide safer places for people and firefighters. They can function as buffers or temporary shelter zones when properly designed and managed. Woodland Hills is the hottest part of the valley. Why open and green spaces help in wildfires: 1. Reduced fuel load Wildfires spread through continuous fuel (dry grass, shrubs, trees, buildings). • Open spaces break up that continuity • Lawns, irrigated turf, low-fuel vegetation, or bare ground burn more slowly or not at all • Golf courses typically have: o Wide fairways o Short grass o Fewer shrubs and trees o Irrigation systems This lowers flame height and heat intensity. 2. Fire spread slows or stops Fire needs fuel, heat, and wind. • Open areas reduce fuel • Lower fuel ? lower flames • Lower flames are less likely to: o Jump roads or clearings o Ignite structures via radiant heat o Throw embers as far This is why roads, rivers, parks, and cleared land often act as partial fire breaks. 3. Safer refuge and shelter zones In extreme fires, some open or green areas are used as last-resort refuge areas: • Golf courses • Sports fields • Large parks They provide: • Space away from burning structures • Reduced radiant heat • Better visibility and air movement • Access for emergency services They are safer than dense housing or a forest. 4. Firefighting access Open spaces: • Allow fire trucks to maneuver • Provide helicopter landing or water-drop zones • Create defensible positions to stop advancing fire fronts The Girard Tract tail-gates the Santa Monica mountains; it has many narrow, one-way streets, which make exiting to escape a fire hazardous. Allowing high-density housing would put all new and existing residents at risk. As it stands, many residents can't even get or afford insurance. Our neighborhood employs you to support the PLUM committees vote in favor for the characterization of the golf course as "vacant" land.

## Communication from Public

**Name:** Alexis Jolly

**Date Submitted:** 03/03/2026 11:55 AM

**Council File No:** 26-0184

**Comments for Public Posting:** Please approve the Motion submitted by the PLUM Committee as Council File 26-0184. As a 20+ year resident of Los Angeles and a ten year resident of this area, I support sensible housing legislation, including many of the provisions in AB 2011 that allow for high density development in actual, existing commercial corridors. However, AB 2243 and AB 893 have egregiously distorted the intent of AB 2011, allowing developers to bypass protections for severe fire zones, wildlife corridors, and the protections of specific plans that have been purposefully crafted to safeguard the actual families who live within those area plans. Local Planning is, in part, a consumer protection agency. However, aggressive legislation has gone beyond common sense and is now negatively impacting and endangering communities all over California. We desperately need the guardrails that were built into AB 2011 restored, and our neighborhood and its fragile ecosystem protected. We need our City Council Members to stand up and advocate for the community members of Los Angeles who live in fire zones, particularly after what we all just witnessed with respect to the Palisades and Eaton Fires. We respectfully ask the Los Angeles City Council to wholeheartedly approve this motion, restoring some of the local Planning controls in specific fire zones that were designed to protect the residents of Los Angeles.