

PLANNING & LAND USE MANAGEMENT  
MOTION

To address the State of California’s housing shortage, the Legislature has enacted legislation to streamline the development of housing along commercial corridors, including the *Affordable Housing and High Road Jobs Act of 2022* (AB 2011 (Wicks)), and subsequent amending legislation AB 2243 (Wicks) in 2024 and AB 893 (Fong) in 2025.

The City supports the development of housing, especially affordable and mixed-income housing, along commercial corridors, and has supported State legislation that has advanced policies to expand access to affordable housing near transit, jobs, along major corridors, and in higher opportunity areas, including through adoption of the Citywide Housing Incentive Program.

In the Southwest San Fernando Valley, the City has adopted policies to encourage redevelopment of underutilized commercial and industrial properties, including through the *Warner Center 2035 Specific Plan* that has led to the approval, permitting and construction of more than ten thousand housing units, making it the fastest-growing areas in the City.

While the City embraces the principles of AB 2011 and subsequent amendments to streamline development in genuine commercial corridors, it has legitimate concerns about the intensity of development in Very High Fire Severity Zones, particularly in light of the Palisades and Eaton Fires in 2025, the Woolsey Fire in 2018, and other destructive wildfires.

In recognition of those concerns, Government Code section 95912.1219(j) provides that the streamlining procedures of the *Affordable Housing and High Road Jobs Act of 2022* do not apply to a ‘vacant site’ ‘within a very high fire severity zone,’ but does not specifically define the term ‘vacant site.’

The absence of a specific definition for the term ‘vacant site’ could lead to unintended consequences, and remove the City’s discretion to review, and potentially modify or even disapprove, proposed projects that seek to apply AB 2011, and subsequent amendments, in areas far removed from true commercial corridors.

The California Department of Housing and Community Development (HCD) has the authority to interpret and enforce the Affordable Housing and High Road Jobs Act of 2022, but has not yet provided definitive guidance regarding the definition of “vacant site.” State Senator Henry Stern is working on potential legislation that would amend the Affordable Housing and High Road Jobs Act to further the legislative intent of directing new housing development to underutilized parcels on commercial corridors and address potential unintended consequences of some recent amendments to the Government Code.

An application was recently submitted for a high-density multi-family project on a golf course currently owned by the Woodland Hills Country Club in Council District 3. The site is in a single family and Very High Fire Severity Zone neighborhood. The applicant contends that although the site has no structures, it is nevertheless not ‘vacant’ because the land has been disturbed and contains a portion of a golf course.



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**I THEREFORE MOVE** that the Council instruct the Department of City Planning, with the assistance of the Department of Building and Safety, and in consultation with the City Attorney, to prepare a report to provide a definition in the Municipal Code (Chapter 1 and Chapter 1A) of the term 'vacant site' under the the *Affordable Housing and High Road Jobs Act of 2022* that includes golf courses within a Very High Fire Severity Zone, in the absence of any other contrary controlling definition authoritatively issued by the California Department of Housing and Community Development.

PRESENTED BY:   
**BOB BLUMENFIELD**  
Councilmember, 3rd District

SECONDED BY: 

**ORIGINAL**