

MOTION

Currently, a portion of Canoga Avenue between Dumetz Road and Saltillo Street in Woodland Hills is designated as an Avenue II under the City’s Mobility Plan 2035, with a designated right-of-way of 86 feet and a dedicated right-of-way of 80 feet, not all of which has been fully improved. This designation is inconsistent with similar neighboring streets, such as Dumetz Road and Serrania Avenue, which are designated as Collector Streets. The City should consider the feasibility of reducing the width of this segment of Canoga Avenue so that it remains consistent with the similar streets in this residential area in the foothills of the Santa Monica Mountains and in a Very High Fire Severity Zone.

The right-of-way width matters because the recently changed California Government Code §§ 95912.100 to -.140, the Affordable Housing and High Roads Jobs Act of 2002 (the “Act”), which streamlines affordable and mixed-income housing projects on commercial corridors, defines “commercial corridor” as any street that has a right-of-way between 70 and 150 feet. This new State law operates in combination with the City’s Planning and Zoning Code to allow mixed-income housing projects on virtually any parcel on a street of that width.

The City supports the intent of the Act and the development of housing, especially affordable and mixed-income housing, along commercial corridors. In addition to implementing the Act and other pro-housing State legislation, the City has advanced its own 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 Third Council District, the City has adopted additional 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 one of the fastest-growing areas of Los Angeles.

Although the City embraces the principles of the Act and subsequent legislation to streamline development along 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. Those concerns apply to the segment of Canoga Avenue south of Dumetz Road.

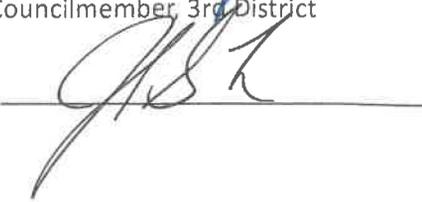
In fact, an application was recently submitted for a high-density multi-family project on a golf course currently owned by the Woodland Hills Country Club in the Third Council District. The site is in a single family neighborhood and in a Very High Fire Severity Zone. The applicant inappropriately seeks to utilize the Act by contending that this segment of Canoga Avenue is a “commercial corridor,” which could cause the project to be approved ministerially although the site is in a Very High Fire Severity Zone.

  
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I THEREFORE MOVE that the Bureau of Engineering, with the assistance of the Planning Department and any other necessary departments, be instructed to report on the feasibility and with recommendations to vacate a portion of Canoga Avenue between Dumetz Road and Saltillo Street to narrow the public right of way to be consistent with a designation as a Collector Street, similar to the designation of similar streets in the immediate vicinity, such as Dumetz Road and Serrania Avenue.

PRESENTED BY:   
BOB BLUMENFIELD  
Councilmember, 3rd District

SECONDED BY: 

**ORIGINAL**