

Communication from Public

Name: Joe

Date Submitted: 08/19/2026 11:56 AM

Council File No: 26-0290

Comments for Public Posting: The development of the Woodland Hills Country Club for 400+ housing would be irresponsible and blatant disregard for quality of life of natural habitat, local residents and future proposed residents exposing all to fire, medical, safety risk and compressed living. Destruction of natural habitat in a tight & limited access area with a fast track state measure not intended for such area or development should be abundantly clear to all in the due diligence, feasibility, permit approval process. If this project proceeds as planned, it would demonstrate caution and reasonable development approval has been dispensed with and prudent natural & public oversight is severely lacking. Intervention with some degree of public safety and community well being is vital and critically important here.

Communication from Public

Name:

Date Submitted: 08/19/2026 12:01 PM

Council File No: 26-0290

Comments for Public Posting: Stop the insanity It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: Brian K. Schlichter

Date Submitted: 08/19/2026 12:05 PM

Council File No: 26-0290

Comments for Public Posting: It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: Albert Lopez

Date Submitted: 08/19/2026 12:08 PM

Council File No: 26-0290

Comments for Public Posting: It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: Gretchen Gesell

Date Submitted: 08/19/2026 12:45 PM

Council File No: 26-0290

Comments for Public Posting: Please do not allow this project-there are so many reasons our neighborhood is against it. We already live in a fire zone with NO city evacuation plan, how is everyone supposed to get out if there is a fire? We can barely get out of the neighborhood already as streets are congested with Taft HS traffic! And every street leads to Ventura Blvd-the traffic would be standstill on Ventura in a wildfire evacuation. This is too dangerous to add this amount of people and cars! Woodland Hills is also home to numerous wildlife species that depend on this space to survive-including endangered mountain lions, bobcats, coyotes, owls, hawks, that make our city special. Take away this habitat where predator and prey thrive and watch the prey disappear and the predators forced into everyone's backyard to find food. People already complain about coyotes eating pets-where are they supposed to go if you keep developing their homes? Please listen to the neighborhood people who you represent not developers who don't live here. Please vote NO on this development.

Communication from Public

Name: Sholeh Memauro

Date Submitted: 08/19/2026 12:50 PM

Council File No: 26-0290

Comments for Public Posting: It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name:

Date Submitted: 08/19/2026 01:24 PM

Council File No: 26-0290

Comments for Public Posting: I oppose this development. It will create fire evacuation problems and there is no city plan for that. This will over crowd this already dense area. Roads are narrow. Wildlife will be harmed. This is overall a bad idea to destroy a historic golf course and create havoc for everyone in the community.

Communication from Public

Name: Lisa

Date Submitted: 08/19/2026 01:40 PM

Council File No: 26-0290

Comments for Public Posting: AB2011 and other newer bills have created something that should have been foreseen, but it appears was not. There is, thus, a significant concern about issues concerning parking on city streets in large developments in our hillside neighborhood. This only heightens the risk to life and property in a community nestled in the Santa Monica Mountains where in recent years there have been large and deadly wildfires. As a public policy every effort is required to protect life and public safety. It is my belief that the proposed amendment is one way where this could be addressed. I am expressing my support, therefore, for the amendment of the Zoning Code to disallow CUP parking in Agricultural and Residential zones particularly in VHFHSZ in the Hillside areas. Thank you. Lisa

Communication from Public

Name: Brian Blondell

Date Submitted: 08/19/2026 01:45 PM

Council File No: 26-0290

Comments for Public Posting: I am very concerned that the proposed parking changes in my neighborhood for this Ill thought out plan in a high fire risk zone will endanger my family and raise my insurance rates. Please do not allow this! Thank you!

Communication from Public

Name: Kate Donayre

Date Submitted: 08/19/2026 09:58 PM

Council File No: 26-0290

Comments for Public Posting: Unfortunately, AB 2011, has caused unintended consequences, primarily the safety of many LA residents who live in VERY High Fire Hazard Severity Zones. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in these zones—exponentially increases the wildfire risk our community already faces. It is also contrary to AB 2011's initial goals and is being exploited by developers, who's only motive is to maximize their profit, regardless of how many people it ultimately kills. Because of this, I'm asking that the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses. Urgently, the city must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO. 3222 Thank you for your consideration.

Communication from Public

Name: Lucien Palmer

Date Submitted: 08/19/2026 11:45 AM

Council File No: 26-0290

Comments for Public Posting: It is increasingly evident that AB 2011, when applied in combination with these newer laws, has produced unintended consequences. Large-scale projects may now be permitted on any Agricultural (A) or Residential (R) zoned parcel located along a street at least 70 feet wide—including parcels in low-density hillside neighborhoods within Very High Fire Hazard Severity Zones (VHFHSZ). Allowing such development in these locations significantly increases the wildfire risk already faced by our community and conflicts with both AB 2011's original objectives and sound planning policy. The Zoning Code should therefore be amended so that parking may be authorized through a Conditional Use Permit (CUP) only in locations where it can reasonably benefit and complement surrounding uses, such as sites on or adjacent to commercial corridors. As an immediate priority, the City must prohibit parking by CUP on A-zoned properties, particularly those located in Hillside Areas within VHFHSZ. Supporting this Interim Control Ordinance (ICO) is one of the few available measures the City and the community can take to correct this unintended consequence.

Communication from Public

Name: Barbara Lipkin

Date Submitted: 08/19/2026 11:49 AM

Council File No: 26-0290

Comments for Public Posting: As a resident of the area and a former member of Woodland Hills Country allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO. Club, I believe it is critical to protect our lives through fire safety, reasonable home insurance and our way of life. Replacing the green space of a country club with housing in a fire area is a threat to public safety. This is an area with high fire severity and a sensitive hillside area.

Communication from Public

Name: James Lloyd
Date Submitted: 08/19/2026 02:24 PM
Council File No: 26-0290
Comments for Public Posting: See attached public comment.



CALIFORNIANS FOR
HOMEOWNERSHIP



YIMBY
LAW



Aug 19, 2026

**City of Los Angeles
200 North Spring Street
Los Angeles, CA 90012**

Re: Council file number 26-0290; proposed motion relating to AB 2011 and a Zoning Text Amendment and Interim Control Ordinance to Disallow to Parking in A Zones

To: submitted electronically via Council website

Cc: City Clerk's Office, clerk.cps@lacity.org; City Attorney's Office, cityatty.help@lacity.org

Dear Los Angeles City Council,

The California Housing Defense Fund ("CalHDF"), YIMBY Law, and Californians for Homeownership submit this letter as a public comment letter concerning Council file number 26-0290, calendared as item 9 for the Council meeting of August 21, 2026, a motion to instruct the Department of City Planning to prepare an ordinance to amend the City code to disallow public parking in the A zone in specified sensitive areas, along with an interim control ordinance to prohibit associated permits and approvals.

We would like to remind the City of its obligation to abide by the provisions of AB 2011 when evaluating this proposed motion. AB 2011 contains an explicit process that cities must obey when acting to disallow use of AB 2011 on specific sites, with which the motion fails to comply. The motion is explicitly intended to disallow the use of AB 2011 in the A zone.

As the record indicates (see previously submitted letter linked [here](#) regarding the City's treatment of a proposed housing development project at 4868 N. Canoga Ave), this is derived from hostility towards the redevelopment of a golf course for mixed-income housing. The motion attempts to prevent additional attempts to redevelop similar sites into mixed-income housing, despite the dire need for mixed-income, multifamily housing across the city and region.

However, the City cannot simply change its zoning to thwart the intent of AB 2011. AB 2011 does allow a local agency to remove a site's eligibility for the law, but only if the City simultaneously identifies and makes available other, equivalent sites for development

**2201 Broadway, PH1, Oakland, CA 94612
www.calhdf.org**

pursuant to AB 2011. During this process the City must make very specific findings regarding these alternative sites, including: no net loss of residential capacity, no net loss of lower-income residential capacity, affirmative furthering of fair housing, the availability for development of the sites notwithstanding local City standards, the City's compliance with its Housing Element rezoning deadlines, and the designation of the sites on the City's zoning map. See Government Code sections 65912.114, subdivision (j); 65912.124, subdivision (j). By disallowing use of parking in A zones, the City will be removing sites' eligibility for AB 2011 and must therefore engage in the "no net loss" procedures required by Government Code sections 65912.114, subdivision (j); 65912.124, subdivision (j).

However, neither the motion nor the Planning and Land Use Management Committee report include any action or instruction related to the "no net loss" provisions of AB 2011 discussed above. Therefore, if the City acts to implement this motion and committee report without such no net less actions and findings, the City will be in violation of Government Code sections 65912.114, subdivision (j); 65912.124, subdivision (j).

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing enabled by AB 2011 is a public benefit: by providing affordable housing, it will mitigate the state's homelessness crisis; it will bring new customers to local businesses; it will grow the City's tax base; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, AB 2011 developments are steps in the right direction. CalHDF urges the City to reject this motion and instead abide by the plain language of AB 2011.

Sincerely,



Matthew Gelfand
*Californians for
Homeownership*



Dylan Casey
CalHDF



Sonja Trauss
YIMBY Law

Communication from Public

Name: Richie Varga

Date Submitted: 08/19/2026 02:40 PM

Council File No: 26-0290

Comments for Public Posting: I strongly oppose the proposed 398-unit development at the Woodland Hills Country Club for the following reasons: • Wildfire danger: This site is in a Very High Fire Hazard Severity Zone with serious evacuation concerns. • Traffic & evacuation: Nearly 400 additional households would place enormous additional pressure on already limited roads and evacuation routes. • Public safety: This location was never designed for this level of residential density, particularly during a wildfire emergency. • Environmental impact: The property provides important wildlife habitat, including documented mountain lion activity. • Loss of open space: Replacing a large open-space property with dense development would permanently change the character of the surrounding community. • Lack of proper review: A project of this size and potential impact should receive full public, environmental and safety review, not a streamlined approval process that limits community input. • AB 2011 concerns: The City should determine whether this project legitimately qualifies for the state ministerial process before allowing it to move forward. This is the wrong project, in the wrong location, using the wrong approval process. Please reject the 398-unit development.

Communication from Public

Name: Alicia Calvo

Date Submitted: 08/19/2026 02:49 PM

Council File No: 26-0290

Comments for Public Posting: It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: Marcia Israel

Date Submitted: 08/19/2026 02:50 PM

Council File No: 26-0290

Comments for Public Posting: Hello, It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO. Marcia Israel 21436 Dumetz Rd. Woodland Hills, CA 91364

Communication from Public

Name: Jim Heimler

Date Submitted: 08/19/2026 02:55 PM

Council File No: 26-0290

Comments for Public Posting: It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors and not in residential areas. Keep in mind, our fire insurance has been cancelled and the state acts as back up only at a high cost. the fire risk is extremely high and there is only one collector street to exit the Girard Track or go down a very narrow substandard street and exit onto Canoga Ave. if the club site is developed then how do we get out. there will be a very big bottleneck. we did have to pack to move out twice last year due to the Palisades Fire. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: Les Oreck

Date Submitted: 08/19/2026 03:49 PM

Council File No: 26-0290

Comments for Public Posting: Thank you for this opportunity. Please, no new mass development on the land. Bad for every part of life except the developer's bank account. And since they traditionally wouldn't be living there to experience the exacerbated traffic, over-the-top fire danger, unnecessary demand on resources (I won't go on) ... NO. .

Communication from Public

Name: Robert W Dickerson

Date Submitted: 08/19/2026 09:21 AM

Council File No: 26-0290

Comments for Public Posting: Please vote in favor of the motion - putting the safety of your constituents before profits for rapacious developers from inappropriately-located and poorly designed high-density housing developments. Thank you. Robert W Dickerson

Communication from Public

Name: Jamie B.

Date Submitted: 08/19/2026 09:26 AM

Council File No: 26-0290

Comments for Public Posting: I urge you to support Council File 26-0290 and amend the Zoning Code to prohibit Conditional Use Permits for public parking in Agricultural zones, particularly within our hillside communities designated as Very High Fire Hazard Severity Zones. This amendment is about protecting public safety and addressing an unintended consequence of recent state housing laws. While AB 2011 was intended to encourage housing in appropriate locations, it was never meant to facilitate large-scale, high-density development in environmentally sensitive hillside neighborhoods where evacuation is already a serious concern. The proposed 398-unit development at the Woodland Hills Country Club illustrates exactly why this code amendment is needed. This site sits within a Very High Fire Hazard Severity Zone and is surrounded by neighborhoods that depend on a limited network of narrow roads for evacuation during fast-moving wildfires. Adding hundreds of new residents and the infrastructure needed to support such a project would increase traffic congestion and complicate emergency evacuation when every minute matters. Equally concerning is that projects utilizing these new state laws can receive ministerial approval, eliminating the public hearings and environmental review that communities have historically relied upon to identify and address local safety concerns. Residents deserve the opportunity to participate in decisions that directly affect their lives, especially when those decisions involve wildfire risk, evacuation, infrastructure, and sensitive wildlife habitat. This ordinance is about ensuring that our zoning laws are consistent with sound planning principles and that high-intensity uses are directed toward locations where they are appropriate, such as commercial corridors with adequate infrastructure, not in hillside agricultural areas that face extraordinary wildfire hazards. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones, severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial

corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. Supporting Council File 26-0290 is a reasonable, targeted step that will help protect public safety while correcting an unintended loophole in state law. I respectfully ask for your support.

Communication from Public

Name: Robbie Eplboim
Date Submitted: 08/19/2026 09:29 AM
Council File No: 26-0290

Comments for Public Posting: It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO. Robbie Eplboim

Communication from Public

Name:

Date Submitted: 08/19/2026 09:30 AM

Council File No: 26-0290

Comments for Public Posting: I strongly support Council File 26-0290 and urge the City Council to adopt the proposed protections for Agricultural and Residential zones. The Woodland Hills Country Club demonstrates why this action is urgently needed. This is not simply a theoretical zoning issue. Our community is confronting a proposal for hundreds of housing units on land zoned Agricultural, in a hillside community within a Very High Fire Hazard Severity Zone. Residents already live with serious concerns regarding wildfire evacuation, limited roadway capacity, emergency access, and the increasing difficulty and cost of obtaining homeowners insurance. State housing laws were intended to facilitate housing in appropriate locations, particularly along genuine commercial corridors. They should not produce the unintended consequence of transforming a conditional-use provision for public parking into a mechanism that facilitates large-scale development of Agricultural or Residential land in sensitive hillside communities. The City has both the authority and the responsibility to determine where public parking uses are appropriate under its own Zoning Code. Public parking facilities may make sense in commercial districts and other locations where they complement surrounding uses. Agricultural and Residential zones—particularly those within Very High Fire Hazard Severity Zones and Hillside Areas—present fundamentally different land-use and public-safety considerations. This issue is especially important in light of the City's review of the proposed Woodland Hills Country Club development. City Planning has already identified substantial questions concerning that project's compliance with applicable objective standards and the Zoning Code. The City should not leave an unrelated parking provision in its Code that could be used to circumvent the fundamental distinctions the zoning system establishes between commercial, residential, and agricultural land. Wildfire safety must also be treated as a planning constraint, not merely an issue to address after development rights have been established. In communities with constrained evacuation routes, decisions that can substantially intensify development deserve particular scrutiny before—not after—thousands of additional vehicle trips and evacuation demands are introduced. CF 26-0290 represents a reasonable and targeted response. It does not prohibit housing, nor does it prevent appropriate development of private property. It

closes a zoning pathway that can produce consequences never reasonably contemplated when public parking was made available through a Conditional Use Permit in Agricultural and Residential zones. I respectfully urge the City Council to vote YES on Council File 26-0290 and to protect the integrity of Los Angeles zoning, the safety of our hillside communities, and the City's ability to make rational land-use decisions in Very High Fire Hazard Severity Zones.

Communication from Public

Name: Julian Reeve

Date Submitted: 08/19/2026 09:35 AM

Council File No: 26-0290

Comments for Public Posting: It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO. Thank you.

Communication from Public

Name: Brooke Dillane

Date Submitted: 08/19/2026 09:39 AM

Council File No: 26-0290

Comments for Public Posting: I am writing in response to the sensitive issue happening in Woodland Hills and the golf course there. It has become clear that AB2011 has created unintended consequences which demand further review. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street 70 feet wide, including low density, hills neighborhoods in Very High Fire Hazard Severity Zones - severely heightens the wildfire risk our community already bears. It must also be noted, that it is contrary to AB 2011's initial goals and good planning policy. The Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, such as adjacent to or on commercial corridors. At this time, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO. Thank you.

Communication from Public

Name: Rena Pollak

Date Submitted: 08/19/2026 09:46 AM

Council File No: 26-0290

Comments for Public Posting: It is urgent that we recognize how AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. My community in Woodland Hills, already considered a high fire risk zone, as seen by the multiple evacuation alerts we have received in recent years and our increasing fire insurance rates, will be endangered by contractors taking advantage of this unintended consequence of AB 2011 allowing them to build too many dwellings and classify streets for parking that need to remain free of cars in the event of fire emergencies. This is not a commercial corridor. This is a wooded, high fire risk community. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: Collin St. Johns
Date Submitted: 08/19/2026 09:46 AM
Council File No: 26-0290

Comments for Public Posting: AB 2011, when combined with newer state housing laws, has created a serious and dangerous loophole that was never intended. Under these overlapping laws, large-scale development projects may be allowed on Agricultural (A) or Residential (R) zoned parcels simply because the property fronts a street that is at least 70 feet wide. This can include parcels in low-density hillside neighborhoods located within Very High Fire Hazard Severity Zones (VHFHSZ). That makes no sense. These areas already face extreme wildfire danger, limited evacuation routes, narrow hillside access points, difficult terrain, and major challenges for emergency responders. Allowing large-scale development in these locations means more residents, more vehicles, more congestion and more people attempting to evacuate during a wildfire. It increases the burden on roads, emergency services and firefighting resources in communities that are already highly vulnerable. This outcome is contrary to the original purpose of AB 2011 and violates basic principles of responsible land-use planning. A law intended to encourage housing development in appropriate locations should not be used to force large projects into agricultural land, low-density residential neighborhoods or high-risk hillside areas simply because a roadway meets an arbitrary 70-foot-width requirement. The Zoning Code must therefore be amended. Parking should be permitted through a Conditional Use Permit only in locations where it can reasonably serve a legitimate purpose and remain compatible with surrounding land uses—such as properties located on or immediately adjacent to established commercial corridors. It should not be used as a backdoor mechanism to change the development potential of agricultural or residential property. The most urgent step is clear: the City must immediately prohibit parking by CUP on A-zoned property located within Very High Fire Hazard Severity Zones and Hillside Areas. These are precisely the locations where additional development intensity creates the greatest public-safety risk and the least planning justification. Supporting this Interim Control Ordinance is one of the few immediate actions available to the City and the community to close this loophole and prevent further damage while a permanent correction is developed. **THE CITY SHOULD ACT NOW**—before an unintended consequence becomes an

irreversible and potentially deadly planning failure.

Communication from Public

Name: Marc Hatfield

Date Submitted: 08/19/2026 09:48 AM

Council File No: 26-0290

Comments for Public Posting: Hello - I'm writing as a concerned homeowner in Woodland Hills. It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO. Thank you for your attention to this important matter.

Communication from Public

Name: Donald Salveson

Date Submitted: 08/19/2026 10:01 AM

Council File No: 26-0290

Comments for Public Posting: LA CITY COUNCIL MEMBERS My family has been homeowners in the Woodland Hills community since 1984. My wife and her family since 1957. All residences were and are located in the general area of the current Woodland Hills Country Club. The proposed development has generated numerous concerns by this poorly designed project. Fire safety, insurance availability, increased congestion are just a few of the downsides if this proposed development is allowed to continue. Homeowners purchased homes, made significant personal investments so as to enjoy and provide for their families a specific quality of life. This will be destroyed if this and similar projects are allowed to develop. It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO. I respectfully request you vote in favor of Councilmember Blumenfields proposal. Respectfully, Donald Salveson Woodland Hills Resident

Communication from Public

Name: A Ellias

Date Submitted: 08/19/2026 10:09 AM

Council File No: 26-0290

Comments for Public Posting: It is imperative that the council Review and NOT allow a rubber stamp of this proposal to overdevelop land in what is an extremely high fire zone which includes a highly flammable conoco pipeline near the upper areas. Moreover the increased population and various modes of transportation in an area which is already congested and under resourced is simply short sighted and ill informed leading to higher fire risk. There are numerous reasons the obscene proposal should be reviewed, modified for the area and regulated, however the most obvious and urgent is simply the fire risk. The council and the county govt needs to stop pointing fingers and take a stand to actually represent this tax paying community. This proposed over development is a fire hazard and a safety issue. Do not allow it to be rubber stamped.

Communication from Public

Name: Pam Chichester

Date Submitted: 08/19/2026 03:51 PM

Council File No: 26-0290

Comments for Public Posting: It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO. We have had our HO insurance non-renewed after 12 years with one carrier due to being in a high fire hazard zone. The only insurance we could procure is through the CA Fair Plan. The cost of our insurance has more than quadrupled. Our streets are winding and narrow. There are some sections along Morro Drive where it's difficult for a car and truck to drive in opposite directions. Side streets, such as ours, can only accommodate one vehicle's width. We have only one route to exit our community. If there is an emergency requiring evacuation, it will take time to do so because of the narrow windy streets. That is true as our community now exists. If additional vehicles are added to our already busy streets, the time required to evacuate in an emergency means it will be difficult to nearly impossible for all to evacuate safely.

Communication from Public

Name: D Adair

Date Submitted: 08/19/2026 08:58 AM

Council File No: 26-0290

Comments for Public Posting: It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name:

Date Submitted: 08/19/2026 09:00 AM

Council File No: 26-0290

Comments for Public Posting: I have become aware and It has become clear that AB 2011, while combined with newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's just 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk to our community which is already a fears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: Jon Rawlings

Date Submitted: 08/19/2026 09:04 AM

Council File No: 26-0290

Comments for Public Posting: I live in Council District 3. My kids go to school in the Woodland Hills area, and I'm writing to urge you to vote no on Council File No. 26-0290. I'm excited about new housing coming to our community. I welcome our new neighbors. Los Angeles is in such a severe housing shortage that I don't think we should be spending City time and resources changing zoning rules that affect properties across the entire city, just to stop one specific project. Just because some neighbors have concerns about a project doesn't mean we should be stopping it. If we halted every housing project that had upset neighbors, we would never build anything in this city. Instead, we should be proactive about solving problems so housing actually gets built. I don't believe the coalition trying to stop this project is acting in good faith. From what I understand, the developer approached Councilmember Blumenfield to try to work out changes that would make the project more appealing to the surrounding community, and the opposition flatly refused to come to the table. That's not a group looking for a better outcome, that's a group that doesn't want anything built, period. Change is going to happen one way or another. People can either work together to shape it into something that works for everyone, or they can refuse to engage and have it happen anyway. We should be spending our energy working with developers and community members to get as much housing built as possible, not rewriting citywide zoning rules to defeat one project. This is also a waste of City time and resources we don't have. If the City keeps searching for every possible loophole to block housing, we're opening ourselves up to lawsuits, meaning more of our tax dollars wasted, all because some people don't want change. If we don't build the housing we need, we risk making Los Angeles more and more unaffordable, and turning it into a place our children and grandchildren won't be able to afford to call home. I don't support this motion. Please vote no, so we can get housing actually built in LA.

Communication from Public

Name: Jessie

Date Submitted: 08/19/2026 09:12 AM

Council File No: 26-0290

Comments for Public Posting: This needs immediate attention! It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO. This is my home for over 25 years and it is now being threatened by an inappropriate bill for this historic residential area! Please put your constituents safety first!

Communication from Public

Name: Robin Nauman

Date Submitted: 08/19/2026 09:17 AM

Council File No: 26-0290

Comments for Public Posting: I have great concerns about this development being built in Woodland Hills, specifically fire egress concerns and increase on insurance premiums. I'd like to oppose this development as a local.

Communication from Public

Name: Summer

Date Submitted: 08/19/2026 09:18 AM

Council File No: 26-0290

Comments for Public Posting: Detrimental consequences are occurring due to the AB 2011 bundling with newer laws. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned land, located on a street that's ONLY 70 feet wide, including in low density, hillside communities in extremely high fire zones, severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and positive planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: Kathy Cairo

Date Submitted: 08/19/2026 09:18 AM

Council File No: 26-0290

Comments for Public Posting: I write regarding Council File Number 26-0290 and as a homeowner in an area with narrow hilly streets south of Ventura Boulevard near Canoga Avenue, where we are already at increased risk during a major fire because of our narrow hilly streets. It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. In many of our small streets, cars need to pull over to let oncoming cars pass; in the event of a major fire, with residents attempting to leave and fire equipment attempting to get in, we run the risk of repeating the situation that required bulldozers to move abandoned cars in Pacific Palisades. Homeowners increasingly face the possibility that they cannot get adequate fire insurance. Allowing large-scale projects in low-density hillside neighborhoods is also contrary to AB 2011's initial goals and good planning policy — but it appears to permit such projects simply if a street is 70 feet wide. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO. Thank you for your consideration of this serious issue.

Communication from Public

Name: Anita Zaccaro

Date Submitted: 08/19/2026 10:19 AM

Council File No: 26-0290

Comments for Public Posting: To Whom It Should Concern, It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears and is highly irresponsible. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on actual commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence. Have we learned nothing from the Pacific Palisades tragedy? Everyone agrees we need more housing but it needs to be done with safety in mind first and thoughtful consideration should be given to the appropriateness of the location! It should not be jammed through due to some loophole totally negating its original intentions.

Communication from Public

Name: Janet

Date Submitted: 08/19/2026 10:21 AM

Council File No: 26-0290

Comments for Public Posting: It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: HB Barnum III

Date Submitted: 08/19/2026 10:27 AM

Council File No: 26-0290

Comments for Public Posting: It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: Elise Adele Tyler

Date Submitted: 08/19/2026 10:45 AM

Council File No: 26-0290

Comments for Public Posting: It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: David Lawrence Glazer

Date Submitted: 08/19/2026 10:48 AM

Council File No: 26-0290

Comments for Public Posting: t has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on

Communication from Public

Name: Holly Langdon

Date Submitted: 08/19/2026 10:49 AM

Council File No: 26-0290

Comments for Public Posting: It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: Evan

Date Submitted: 08/19/2026 11:00 AM

Council File No: 26-0290

Comments for Public Posting: Due to the planned development in woodland hills at the country club, my landlord will be selling his house due to increased congestion, increased homeowners insurance, fire hazards, and fear of increasing crime. We enjoy living where there are no traffic lights and apartment congestion. There is already plenty of crime and congestion on Ventura Blvd. This development won't ease any of it, in fact it will increase it.

Communication from Public

Name: Denny Stilwell

Date Submitted: 08/19/2026 11:07 AM

Council File No: 26-0290

Comments for Public Posting: It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: Michelle

Date Submitted: 08/19/2026 11:31 AM

Council File No: 26-0290

Comments for Public Posting: I am very concerned about the proposed development at the Woodland Hills Country club for numerous reasons. The number one reason is fire safety. The streets around the gold course are very narrow and fire trucks would not be able to get into the area to fight a fire if residents would have to be evacuated. The cars and fire trucks would not fit on these roads leaving people with the only option but to walk out and the possibility of loss of lives. Even if they could drive out, they would be gridlocked on Dumetz and Canoga Ave. While we are on the subject of fire there is fire insurance that all of us are having difficulty getting and paying for. More development would make it worse. Then there is the traffic impact on Canoga, Dumetz and neighboring residential streets. There is already too much traffic in these residential neighborhoods. Then there is the issue of mountain lions using the country club to access the Santa Monica Mountains, endangered bats and frogs. You were voted in to represent the people in our neighborhoods not a developer.

Communication from Public

Name:

Date Submitted: 08/19/2026 04:03 PM

Council File No: 26-0290

Comments for Public Posting: It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: Daniel Spitzer

Date Submitted: 08/19/2026 04:03 PM

Council File No: 26-0290

Comments for Public Posting: AB2011 is being used to do things that were never antended by the legislature and are contrary to good public policy. Specifically, allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones, severely heightens the wildfire risk our community already bears. The prospect of having to evacuate from an advancing wildfire is grave enough. Having to do so while threading our way through construction and hundreds of new homes crammed into an old residential hillside community is terrifying. Nobody wants to see another tragedy like the Paradise Fire, yet that is exactly the scenario these kinds of development create. The Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: Mahnaz Fard

Date Submitted: 08/19/2026 04:28 PM

Council File No: 26-0290

Comments for Public Posting: Subject: Support for ICO to Address Unintended Consequences of AB 2011 It has become increasingly apparent that AB 2011, particularly when combined with more recent legislation, has produced consequences that were not anticipated when the law was originally adopted. Allowing large-scale development on Agricultural (A) or Residential (R) zoned parcels simply because they are located on a street that is at least 70 feet wide can have serious implications for our hillside communities. This is especially concerning in areas designated as Very High Fire Hazard Severity Zones (VHFHSZ), where residents already face significant wildfire risks. Introducing higher-density projects and associated parking into these low-density hillside neighborhoods could further increase those risks and place additional strain on emergency access and evacuation routes. These outcomes appear inconsistent with the original intent of AB 2011 and with sound land-use and community-planning principles. For that reason, I believe the Zoning Code should be revised so that parking by Conditional Use Permit (CUP) is permitted only in locations where it is appropriate for the surrounding community—for example, along or adjacent to established commercial corridors where increased development and parking can be reasonably supported by existing uses and infrastructure. As an immediate and necessary measure, the City should prohibit parking by CUP in Agricultural (A) zones located within hillside areas designated as VHFHSZ. These are precisely the areas where the potential consequences of increased development and traffic deserve the greatest consideration. Supporting this ICO would provide the City and the community with an important opportunity to address these unintended consequences and help protect the safety, character, and appropriate planning of our hillside neighborhoods. I respectfully ask that you support the ICO and take action to prevent inappropriate development and parking from increasing wildfire risk in these areas.

Communication from Public

Name: Eve Watterson

Date Submitted: 08/19/2026 04:28 PM

Council File No: 26-0290

Comments for Public Posting: It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. The streets above this area are called the "spaghetti streets" for a reason, there are multiple choke points in any exit that exists for the citizens in this areas, further congesting these areas is a hazard and a threat to the safety of the community. Additionally, allowing for additional parking and building in zones where homeowners and renters are already forced on to California Fair Plan as an insurer of last resort, is exacerbating an already expensive, frustrating and risk filled situation for the lives and assets of our neighbors/constituents. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone PARTICULARLY in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: Scott Romofsky
Date Submitted: 08/19/2026 04:35 PM
Council File No: 26-0290

Comments for Public Posting: It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. What good is unsafe parking and housing for the existing residents and the potential new ones? How safe are our/their lives and assets in a VHFHSZ? How does this help with affordable housing, the original intent? Woodland Hills has already met the state mandate for new housing by 13 fold! For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: Robert England

Date Submitted: 08/19/2026 04:43 PM

Council File No: 26-0290

Comments for Public Posting: Draft: Amendment to Municipal Code to Prohibit Public Parking by Conditional Use Permit in Agricultural Zones Subject: Proposed Amendment to the Municipal Code to Disallow Public Parking by Conditional Use Permit in Agricultural (A) Zones Within Very High Fire Hazard Severity Zones (VHFHSZ) Purpose: To strengthen fire? safety protections, preserve hillside environmental integrity, and prevent incompatible land uses in sensitive hillside communities by eliminating the ability to establish public parking facilities in Agricultural zones through the Conditional Use Permit (CUP) process. Background and Need for Amendment Agricultural (A) zones serve as low? intensity land use designations intended to preserve open space, natural landforms, and environmentally sensitive areas. In hillside communities located within Very High Fire Hazard Severity Zones (VHFHSZ), these lands also function as critical fire buffers, evacuation corridors, and ecological stabilizers. Under current municipal code provisions, LAMC §12.24 W.37 allows public parking areas to be approved in Agricultural zones through a Conditional Use Permit. This discretionary pathway creates a loophole that enables high? traffic, high? ignition? risk uses to be introduced into areas where they are fundamentally incompatible with fire? safety requirements, hillside stability, and community protection. In communities such as Woodland Hills, where Agricultural? zoned parcels (including golf course lands) directly interface with steep hillside neighborhoods, the introduction of public parking would: Increase ignition sources in VHFHSZ Intensify congestion on narrow hillside roads Compromise evacuation routes during wildfire events Remove natural buffers and defensible space Accelerate erosion and degrade sensitive habitat These impacts are inconsistent with the intent of Agricultural zoning and pose unacceptable risks to public safety. Proposed Amendment Amend LAMC §12.24 W.37 to read as follows: Public parking areas shall not be permitted in any Agricultural (A1 or A2) zone. Conditional Use Permits for public parking in Agricultural zones shall not be accepted, processed, or granted. Additionally: Clarify that this prohibition applies citywide, with particular emphasis on parcels located wholly or partially within Very High Fire Hazard Severity Zones and designated hillside areas. Update corresponding provisions in

Chapter 1A to ensure consistency across the zoning code.

Communication from Public

Name: Lori Williams

Date Submitted: 08/19/2026 04:47 PM

Council File No: 26-0290

Comments for Public Posting: I am a resident of the Girard tract living near the golf course area of the Woodland Hills Country Club. I am very concerned about the proposed development of housing on the golf course. There seems to be no thorough study of how we residents will escape this neighborhood in the very real possibility of fire. To allow this development on a fast track basis is extremely dangerous and disturbing. The disregard for human life is unacceptable. Thank you in advance for paying close attention to the concerns of the residents of this community. This is NOT about NIMBY - this is about safety and protection of both human and animal lives.

Communication from Public

Name: Ellen Colley

Date Submitted: 08/19/2026 04:53 PM

Council File No: 26-0290

Comments for Public Posting: It has become clear that AB2011, now conjoined with these newer laws, has created unintended consequences. allowing large scale projects on any agricultural (A) or residential (R) zoned parcel, located on a street that is only 70 feet wide, including in low density, hillside neighborhoods in very high fire hazard severity zones, severely heightened the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. for this reason the zoning code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and compliment surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the city must disallow parking by CUP in the A zone, particularly in very high fire hazards severity zones in hillside areas. One of the only ways the City and Community can prevent this unintended consequence is by supporting this ICO.

Communication from Public

Name: Claudia Kenny

Date Submitted: 08/19/2026 05:32 PM

Council File No: 26-0290

Comments for Public Posting: It is clear that the housing development criteria as approved in AB2011 and related other new laws has created many unintended consequences. As outlined in the motion before Council, City Council File 26-0290, there now exists the ability to build very large-scale, high-density developments within currently zoned Agricultural (A) or Residential ('R) parcels with limited street width and within hillside locations of Very High Fire Hazard Severity Zones. (VHFHSZ) These neighborhoods already bear a heightened safety risk of fire. The recent legislative changes only add to this risk, and clearly would be contrary to AB2011's initial goals and good community planning policy. Given these unintended consequences and community risks, I urge the Council to complete a review of the City's Zoning Code. Conditional Use Permits for parking should only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. I respectfully request the City immediately disallow parking by CUP in the A zone, particularly A1 and A2 zones, and particularly in VHFHSZ in hillside areas. A tailored approach to R-zone can be addressed with community input over time.

Communication from Public

Name: Angela Stroth

Date Submitted: 08/19/2026 06:01 PM

Council File No: 26-0290

Comments for Public Posting: Our community surrounding the Woodland Hills Country Club is terrified and outraged. We live everyday in a high fire risk area. I am a homeowner one block from the golf course. I was recently dropped from my home owners insurance of 14 years due to the high fire risk area we live in. This has happened to several neighbors already. It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: Tony Palermo

Date Submitted: 08/19/2026 06:04 PM

Council File No: 26-0290

Comments for Public Posting: Our neighbors are all facing increased or canceled fire insurance policies. The city has no evacuation plan for our high risk fire zone neighborhood. Woodland Hills has already added more housing than any neighborhood in Los Angeles. Adding another huge development in a high fire danger area with narrow, winding streets is a recipe for disaster. When will our Government come to its senses and protect the citizens who live and work here? It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: Chasen Paul Divinagracia Engquist

Date Submitted: 08/19/2026 06:19 PM

Council File No: 26-0290

Comments for Public Posting: I am against this proposed amendment to the Zoning Code. The amendment would ban Conditional Use Permits for parking, adding even more unnecessary bureaucracy and making it difficult if not impossible to build the housing that Los Angeles so desperately needs. The proposed amendment is being pushed by "Not In My Backyard" people who are using scare tactics and otherwise doing everything they can to stop homes from being built in their low-density neighborhood - which is also my neighborhood. Low density is part of Los Angeles's housing problem which means it's part of our homelessness problem. Please vote against the amendment.

Communication from Public

Name: Jane Lee

Date Submitted: 08/19/2026 07:31 PM

Council File No: 26-0290

Comments for Public Posting: It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: Anthony Jackson

Date Submitted: 08/19/2026 07:51 PM

Council File No: 26-0290

Comments for Public Posting: It has become clear that AB 2011, while conjoined with these newer laws, has created unintended consequences. Allowing large scale projects on any Agricultural (A) or Residential (R) zoned parcel, located on a street that's 70 feet wide, including in low density, hillside neighborhoods in Very High Fire Hazard Severity Zones—severely heightens the wildfire risk our community already bears. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.

Communication from Public

Name: April Cooper

Date Submitted: 08/19/2026 08:02 PM

Council File No: 26-0290

Comments for Public Posting: Public parking and other problems that goes along with this area of Woodland Hills can not and should not be negated. Canoga Avenue and side streets cannot handle increased parking congestion and would be hazardous to that area in case of any kind of emergency equipment is needed on these adjoining streets. This residential area is not even close to being identified as a commercial area and there is no parking available now.

Communication from Public

Name: Karen R

Date Submitted: 08/19/2026 08:49 PM

Council File No: 26-0290

Comments for Public Posting: I live in a Very High Fire Hazard Severity Zone and am concerned at the unintended consequences resulting from AB2011 and other newer conjoined laws. The wildfire risk in this area is severely heightened if a large scale project is allowed on any Agricultural (A) or Residential (R) zoned parcel; especially on a street that is 70 feet wide, including in low density, hillside neighborhoods. As it is, our community bears a very high fire risk. Because of this, we suffer from home owner insurance policies being cancelled or the rates substantially rising. It is also contrary to AB 2011's initial goals and good planning policy. For this reason, the Zoning Code should be amended to allow parking by CUP only in areas that can reasonably be expected to provide benefit and complement surrounding uses, like adjacent to or on commercial corridors. As an immediate need, the City must disallow parking by CUP in the A zone particularly in VHFHSZ in Hillside Areas. One of the only ways the city and community can help cure this unintended consequence is by supporting this ICO.