



Woodland Hills
Warner Center
Neighborhood Council



City of Los Angeles

Officers

President – Jon Mann
Vice President - Karen DiBiase
Treasurer – Heath Kline
Secretary – Joyce Fletcher
Parliamentarian – August Steurer

EmpowerLa
200 N. Spring Street
www.wmpowerla.org

AGENDA

Woodland Hills-Warner Center Neighborhood Council

Corrected SPECIAL FULL BOARD MEETING

**January 08, 2026
6:00pm – 6:30pm**

ZOOM MEETNG

Link to join Zoom Meeting

<https://us02web.zoom.us/j/82190192053>

Meeting ID: u56hxLb-

**Call in at +1 (669) 444-9171 and enter code
82190192053 then #**

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Joyce Fletcher, Secretaria, al 818-639-9444 o por correo electrónico www.whcouncil.org para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE OCTOBER 6, 2023 ENACTMENT OF CALIFORNIA SENATE BILL 707 (PORTANTINO) AND LA CITY COUNCIL APPROVAL ON NOVEMBER 1, 2023, THIS WOODLAND HILLS WARNER CENTER NEIGHBORHOOD COUNCIL COMMITTEE MEETING WILL BE AVAILABLE VIRTUALLY.

Every person wishing to address the Committee must enter the meeting via the above Zoom link or dial (669) 444-9171 and enter 8219 0192 053 and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Meeting of the Woodland Hills – Warner Center Neighborhood Council [WHWCNC] meeting, the public will be requested to dial *9 by phone or use the Raise Hand option on Zoom, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered.

Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future WHWCNC Board or Board meeting. Public comment is limited to 1 minute per speaker, unless adjusted by the presiding officer of the Board.

SB 707 Updates:

In the event of a disruption that prevents the Board from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the Board control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the Board shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the Board from broadcasting the meeting may be challenged pursuant to Section 54960.1.

The Board shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the Board and offer comments in real time.

Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the Board, which requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

- (i) If the Board provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph to provide public comment until that timed public comment period has elapsed.
- (ii) If the Board does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.
- (iii) If the Board provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

***PUBLIC INPUT ON AGENDA ITEMS** – The public may address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. *Public comment is limited to (2) minutes per speaker.*

***PUBLIC INPUT ON MATTERS NOT ON THE AGENDA** - Comments from the public on other matters not appearing on the agenda *that are within the Board's jurisdiction* will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting.

General Public Comment is limited to (2) minute per speaker and 20 minutes total unless adjusted by the presiding officer of the board.

Notice: Candidates running for elections in LA and California: Individual candidates may not speak about their candidacy as this is prohibited by: The California Supreme Court in *Stanson v. Mott* (1976) 17 Cal.3d 206 at 217 provided the general guiding principle prohibiting the use of public funds and resources in election matters: "A fundamental precept of this nation's democratic electoral process is that the government may not take sides in election contests or bestow an unfair advantage on one of several competing factions. NC board members may attend candidate forums that are not sponsored by the NC or provide a forum where **ALL candidates are invited, are present and are provided equal time to speak.**

AGENDA

Call to Order

Pledge of Allegiance

Roll Call

Board Members

Area 1 – Karen DiBiase, Geoffrey Hobson, Shelly Schwartz

Area 2 – Julian Tu, Reina Cerros-McCaughey, Jon Mann, Susan Roberts

Area 3 - August Steurer, Dean Mathew, Harout Aristakessian,

Area 4 – Paul Scola, Martin Lipkin, Mary Jo Rizvi, Janyce Pink

Area 5 - Meagan Jacoby

Area 6 – Danny Mulvihill, Heath Kline, Harris Cohen

Area 7 – Kate Kennedy, Joyce Fletcher, Juliet Schwarz

Public Announcements:

Office of Councilmember Bob Blumenfield (5 minutes)

Office of Local and State Officials – if available (5 minutes each)

Other Local Agencies – if available (5 minutes each)

General Public Comment, by the Public, on Non-Agenda Items:

General Public Comment is limited to (2) minutes per speaker and 20 minutes total.

I. Organization, Operation, Policies, & Procedures:

All comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board. Time limits set for each agenda item may be adjusted by the presiding officer of the Board. Time limits may vary so the public is encouraged to join the meeting several minutes PRIOR to a specific agenda item being discussed.

Item No. 1 - PLUM Committee, Joyce Fletcher and Martin Lipkin, Co-Chairs

(26-001) Motion to Approve a CIS Related to the Proposed Development at the Woodland Hills Country Club

Discussion and possible action

The Planning, Land Use and Mobility Committee recommends the Woodland Hills Warner Center Neighborhood Council approve a CIS (Community Impact Statement) that SUPPORTS the motion submitted by Bob Blumenfield in Council File 25-1486.

Following Blumenfield's motion, this Neighborhood Council requests that the City Council, Department of City Planning, Los Angeles Fire Department, LA Department of Transportation, and City Attorney:

1. **Legal Analysis:** Provide a legal analysis of whether state housing streamlining laws (AB 2011, AB 2243, and AB 893) apply to the proposed project at the Woodland Hills Country Club and to similarly situated sites citywide, including whether the 90-day ministerial approval timeline applies or whether CEQA review is required.
2. **Fire Hazard:** Evaluate the project's compliance with development standards for Very High Fire Hazard Severity Zones;
3. **Fire Suppression Infrastructure:** Request that LADWP and LAFD evaluate whether existing fire hydrants on surrounding hillsides will have adequate water pressure and flow capacity to support fire suppression, given the increased density, and vice versa.
4. **Evacuation and Emergency Access:** Request LAFD and LADOT evaluation of the proposed development's impact on evacuation capacity, time to evacuate and ability for first-responder access, given that the site is served by two canyon roads that also serve as evacuation routes.
5. **Hydrology:** Evaluate the project's impact on stormwater absorption and drainage capacity, given that the development would replace permeable open space with impervious surfaces.
6. **Community Review:** Provide an opportunity for the Neighborhood Council and community review after these analyses are completed and made public.

Summary for Portal

Woodland Hills – Warner Center NC SUPPORTS CF 25-1486

Background

Hundreds of Woodland Hills residents and the surrounding hillside communities face a proposed 398-unit development on a site designated as a Very High Fire Hazard Severity Zone. The Santa Monica Mountains Conservancy, which has worked for decades to protect these wildland-adjacent areas, is alarmed by how the project affects the Conservancy lands.

The Issue

The developer asserts that state housing streamlining laws (AB 2011, AB 2243, AB 893) allow ministerial approval within 90 days—without CEQA review, a public hearing, or an appeal. The eligibility claims rest on classifying Canoga Avenue as a “commercial corridor” based on right-of-way width, even though the site is zoned Agricultural and Open Space, is purportedly adjacent to single-family homes, and served by two canyon roads that function as evacuation routes. The community currently has no forum to raise questions about fire hazard compliance, hydrant capacity, evacuation impacts, or stormwater absorption.

Citywide Implications

We express concern that once ministerial approval is granted, it cannot be revisited. This determination may also set a precedent for similarly situated sites throughout Los Angeles.

CF 25-1486

The motion from Bob Blumenfield offers a path forward: direct a legal analysis to determine whether these provisions apply as claimed, and request safety evaluations before any approval, with opportunity for community review.

Why This Matters Now

With action, the community receives answers and the City completes safety evaluations before an irreversible decision. Without action, approval proceeds based on an untested legal interpretation, with no opportunity for community input.

Our Position

The Woodland Hills-Warner Center Neighborhood Council takes no position on the project itself. We support CF 25-1486 because our community and the Conservancy deserve answers before approval, not after.

Contact: execboard@whcouncil.org | 818-639-9444 | whcouncil.org

COMMUNITY IMPACT STATEMENT

Woodland Hills-Warner Center Neighborhood Council

Date: December 17, 2025

Background

Residents of Woodland Hills and the surrounding hillside communities—along with the Santa Monica Mountains Conservancy, which has worked for decades to protect these wildland-adjacent areas—face a proposed 398-unit development on a site designated as a Very High Fire Hazard Severity Zone. The site is located within one-half to one mile of brush-laden hillsides in Santa Monica Mountains Conservancy-designated nature areas.

The Issue

The developer asserts that state housing streamlining laws (AB 2011, AB 2243, AB 893) allow ministerial approval within 90 days—without CEQA review, public hearing, or appeal. The community currently has no forum to raise questions about fire hazard compliance, hydrant capacity, evacuation impacts, or stormwater absorption.

The eligibility claim rests on several provisions in state law:

- “Commercial corridor” is defined by a 70-foot right-of-way—not by the roadway width, zoning, use, or neighborhood character.
- The 20-acre site itself is zoned A1 Agricultural.
- Seventy-five percent of the project site perimeter adjoins urban uses.
- Specific Plans over 25 years old can be bypassed, which would nullify protections for the Mulholland Scenic Parkway and the Girard Tract.
- Single-family zoning exceptions apply where parking is permitted, regardless of whether a Conditional Use Permit is required.
- Ministerial approval eliminates CEQA review, evacuation and first-responder access evaluation, public hearings, Planning Commission review, appeals, and community input.

Citywide Implications

This determination may set a precedent for similarly situated sites throughout Los Angeles. Commercial corridors across the city—defined by right-of-way width rather than actual roadway capacity—could become eligible for the same treatment. Once ministerial approval is granted, it cannot be revisited.

CF 25-1486

Councilmember Blumenfield stated, “This is a privately owned, large-scale golf course adjacent to the Santa Monica Mountains, and building anything here should be intensely vetted by community stakeholders.” His motion requests that a 30-day legal analysis be conducted to determine whether these state laws apply as claimed before any approval.

Santa Monica Mountains Conservancy Concerns

In its December 18, 2025 letter to Mayor Bass and Planning Director Bertoni (attached), the Santa Monica Mountains Conservancy (a state entity), as the CEQA trustee agency for the Santa Monica Mountains Zone, identified the following concerns:

- **Piecemealing:** The proposed 20-acre project is part of a 94-acre parcel designated as Open Space by the City. The project description offers no insight into the fate of the remaining 74 acres. The Conservancy states that unless the project adequately addresses the permanent fate of those 74 acres, environmental review is being improperly segmented.
- **AB 2011 Applicability:** The Conservancy believes that reliance on AB 2011 requires a legally defined parcel whose boundaries match the project site, and that tract map approval with full CEQA review may be required before AB 2011 can be applied.
- **Lighting Impacts:** The 94 acres is currently free of all lighting. The proposed project would introduce multi-story buildings, approximately 900 parking spaces, and associated vehicle and street lighting. The Conservancy states this would constitute a permanent, significant adverse effect on natural resources, including State-listed threatened mountain lions, bobcats, and grey foxes.
- **Wetland Features:** Two water features on the property are listed in the U.S. Fish and Wildlife Service's National Wetland Inventory and would be partially eliminated by the proposed project.
- **Specific Plan Protections:** The majority of the 94-acre parcel lies within the outer corridor of the Mulholland Scenic Parkway Specific Plan, and the 20-acre development footprint is in the geographic heart of the Girard Tract Specific Plan.

The Conservancy states that no project approaching even five acres within the City of Los Angeles portion of the Santa Monica Mountains Zone has been approved in the last quarter-century. The Conservancy opposes any level of review less than a full Environmental Impact Report with alternatives.

Site-Specific Concerns

For Woodland Hills, the proposed development would place 398 units on a site that is:

- Designated as a Very High Fire Hazard Severity Zone
- Served by two narrow roads that residents use for evacuation and that emergency vehicles use for response
- Located in an area that receives significant rainfall, raising stormwater absorption concerns when permeable open space is replaced with impervious surfaces
- Adjacent to single-family homes on narrow, 100-year-old, substandard street pavements of 15 to 20 feet in width, instead of the minimum 36 ft. width of pavement, with no feasible means of widening.

Why This Matters Now

With City Council action on CF 25-1486, the community receives answers to its concerns and the City completes legal and safety evaluations before an irreversible decision. Without action, approval may proceed based on an untested legal interpretation, with no opportunity for community input, potentially establishing citywide precedent.

Our Request

The Woodland Hills-Warner Center Neighborhood Council requests that the City Council:

1. Approve the motion in CF 25-1486 as submitted initially.
2. Direct the City Attorney and Planning Department to complete the legal analysis within 30 days.

Our Position

The Woodland Hills-Warner Center Neighborhood Council takes no position on the merits of the proposed development. We support CF 25-1486 because our community and the Conservancy deserve answers before approval, not after. State Senator Henry Stern, who authored AB2011 is also expressing concerns and seeks deeper analysis.

The role of Neighborhood Councils, as defined in Article IX of the Los Angeles City Charter, includes advisory responsibility for land-use matters affecting their communities. If the legal analysis determines that discretionary review authority exists, and if the Woodland Hills Country Club project comes before the WHWCNC Planning, Land Use & Mobility Committee and Board, the Neighborhood Council will approach that review with an open mind. We will hear from the developer, community members, and City departments, conduct a thorough analysis, and make an informed recommendation based on a comprehensive review of all evidence.

Contact: execboard@whcouncil.org | 818-639-9444 | whcouncil.org

ROLL CALL VOTE

Announcement:

The next Regular Board meeting will be held on January 14, 2026. Please visit the calendar page at whcouncil.org for the complete details and to confirm the date and time.

Meeting dates for year 2025 -2026: Full Board meeting are held on the second Wednesday of every month at 6:30pm. Check the NC website calendar for a complete list of committee and board meetings. Meeting dates and times are subject to change

Adjournment of Meeting:

***THE AMERICAN WITH DISABILITIES ACT** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and

activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least (3) business days (72 hours) prior to the meeting you wish to attend by contacting Secretary, Joyce Fletcher, email j.fletcher@whcouncil.org or the Department of Neighborhood Empowerment at (213) 978-1551 EmpowerLa@LACity.org

*PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: www.whcouncil.org or at the scheduled meeting. In addition, if you would like a copy of any record, if available, related to an item on the agenda, please contact President, Jon Mann email j.mann@whcouncil.org

*PUBLIC POSTING OF AGENDAS – agendas are posted for public review as follows:

- www.whcouncil.org and go to the website Calendar page and click on the date – Board meetings are held on the second Wednesday of each month. Check the calendar for any change of meeting date and/or time.

- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>

- **A copy of this agenda is also physically posted in the plexiglass case fixed to the front door of Fire Station 84 located at 21050 Burbank Blvd., Woodland Hills, CA 91367**

*RECONSIDERATION AND GRIEVANCE PROCESS - For information on the WHWCNC process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the WHWCNC Bylaws. The Bylaws are available at our website at www.whcouncil.org

Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org that enable older adults to age with family, in community or independently