

**MOTION**

An application was recently submitted for a high-density multi-family project on the property currently owned by the Woodland Hills Country Club in Council District 3. The community is in a single family zoned and very high fire zone neighborhood. The proposed project takes advantage of new State laws that may have made it impossible to get detailed environmental review and consider community input. These changes, which could affect many areas in the City, have happened with little scrutiny or local awareness.

The new State laws appear to provide streamlined, ministerial approvals for the project, meaning the City would have no discretion to review the project, no authority to require CEQA and that the project would not be appealable by the community or the City. The state bill being used is AB 2011, which was amended by AB 2243 and AB 893.

AB 2011 allows high density multi-family projects ministerially along commercial corridors. The subsequent bills which amended the underlying bill were signed by the Governor in October and redefined specific terms. Among many elements that affect the City’s authority to review projects, these changes include:

- Defining a commercial corridor in an overly broad way that includes Canoga Avenue along which the Woodland Hills Golf Course sits. Commercial Corridor is defined by width of street, not the zone, uses, or existing conditions.
- Removing zoning limits in Specific Plans that are over 25 years old, effectively circumventing the goals and requirements of the Mulholland Scenic Parkway Specific Plan and the Girard Tract Specific Plan.
- Creating a loophole in single family zoning by allowing that zoning to be ignored as long as parking is a principally permitted use whether a Conditional Use Permit is required or not, which applies in this case.
- Very High Fire Severity Zone limitations only apply if the site is vacant, which could raise concerns about the Palisades where many lots are currently vacant after being lost to fire in January 2025.

**I THEREFORE MOVE** that the Department of City Planning, with the assistance of the City Attorney, be **INSTRUCTED** to report within 30 days with a detailed analysis of the application of AB 2011, AB 2243 and AB 893 both to the proposed Woodland Hills Country Club project and to other parts of the city along “commercial corridors” as defined in State law.

PRESENTED BY:   
 BOB BLUMENFIELD  
 Councilmember, 3rd District

SECONDED BY: 