

RESOLUTION

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations or policies proposed to or pending before a local, state or federal governmental body or agency must have first been adopted in the form of a Resolution by the City Council; and

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

WHEREAS, the City supports the development of housing, especially affordable and mixed-income housing, along commercial corridors and, in addition to implementing State legislation, has advanced its own policies to expand access to affordable housing near transit, jobs, along major corridors, and in higher opportunity areas, including through adoption of the Citywide Housing Incentive Program; and

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

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

WHEREAS, in recognition of those concerns, Government Code section 95912.1219(j) provides that the streamlining procedures of the Affordable Housing and High Road Jobs Act of 2022 do not apply to a "vacant site" "within a Very High Fire Severity Zone," but does not specifically define the term "vacant;" and

WHEREAS, an application was recently submitted for a high-density multi-family project on a portion of a golf course currently owned by the Woodland Hills Country Club in the West San Fernando Valley, in a single family neighborhood and in a Very High Fire Severity Zone; and the applicant contends that this portion of the golf course is not "vacant," which if accepted could enable the project to be approved ministerially;

WHEREAS, the California Department of Housing and Community Development (HCD) has the authority to interpret and enforce the Affordable Housing and High Road Jobs Act of 2022;

WHEREAS, State Senator Henry Stern is working on potential legislation that would amend the Affordable Housing and High Road Jobs Act to further the legislative intent of directing new housing development to underutilized parcels on commercial corridors and address potential unintended consequences of some recent amendments to the Government Code; and



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WHEREAS, in the interim, HCD should provide authoritative guidance that advances the intent of the State's housing legislation while providing greater discretion to local governments for projects in Very High Fire Severity Zones;

NOW, THEREFORE, BE IT RESOLVED that by adoption of this Resolution, the City of Los Angeles hereby includes in its 2025-26 State Legislative Program SUPPORT for legislative and/or administrative action by the California Department of Housing and Community Development to clearly define "vacant site" under the Affordable Housing and High Road Jobs Act of 2022 to include golf courses located within a Very High Fire Severity Zone.

PRESENTED BY:   
BOB BLUMENFIELD  
Councilmember, 3rd District

SECONDED BY: 

ORIGINAL