



WWHO News

December, 2025

Woodland Hills Homeowners Organization

P.O. Box 6368, Woodland Hills, CA 91365 | www.whho.com

Tuesday night: LAPD leaders in important conversation on our safety and security.



Tuesday: Capt. Lopez and CLO Gutierrez

This Tuesday evening, December 9 at 7:30 PM via Zoom, the WWHO is honored to welcome LAPD Topanga Division Captain Rodolfo Lopez and Senior Lead Officer Brittney Gutierrez for an important discussion on the LAPD's plans for policing our area.

This Tuesday Night:

LAPD Captain Rodolfo Lopez
SLO Brittney Gutierrez

WWHO Zoom General Meeting

**This Tuesday, December 9,
7:30 PM- 9:00 PM**

***Webinar Virtual Meeting – Register to attend
by going to www.whho.com***

Among the topics they will discuss are current crime and safety issues in and around the Woodland Hills and Warner Center community, as well as any trends in our area--from burglaries to speeding-- that could have repercussions on our neighborhoods, our stores and our streets. We have also asked them for any insights they have concerning new housing and other development projects in the works, and how those may affect current West Valley and City LAPD resources.

Among the key concerns are whether staffing could be strained, will neighborhoods see less police presence, and what planning is now underway to address rapidly changing issues like home break-ins, store smash-and-grabs and reckless driving on narrow residential streets. They will also address upcoming Rams-related construction at the Promenade and how it may impact public safety.

Most importantly, you'll have the opportunity to ask questions directly to ensure your concerns are heard. Your voice matters and we encourage everyone to join us for this essential discussion.

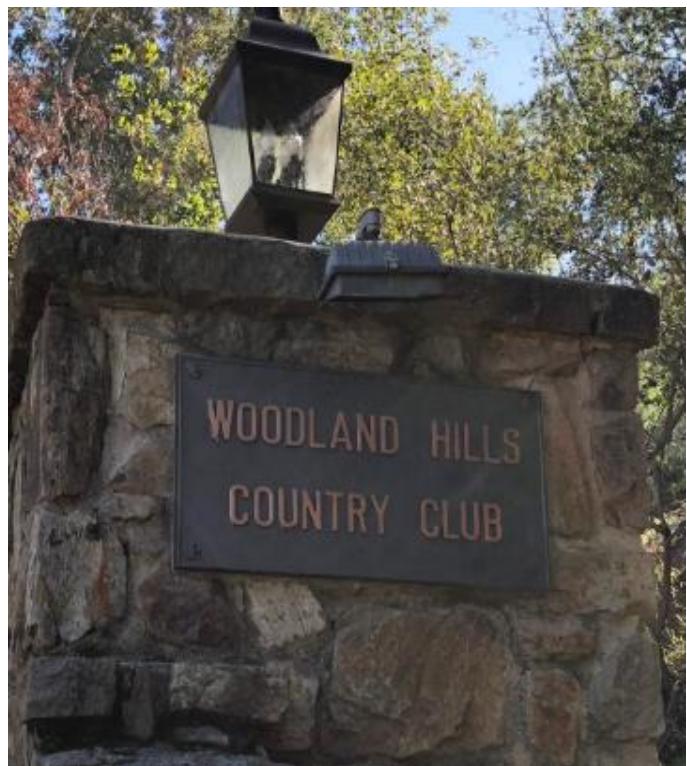
Oh No!!! After 100+ years, the historic Woodland Country Club may fall victim to the pressures of new laws and quests for real estate profits.

This past week revealed a virtually "secret plan" for a proposed high density housing development on the south side of a large chunk of the Woodland Hills Country Club.

The land being targeted for the residential and multi-family development in the plan for the Country Club will be adjacent to Dumez Ave. and also Canoga Avenue.

Over the past four months, very little had been revealed about the intentions to sell off the golf club property and turn it into a tract for three and four story condos, town homes and Single Family Dwellings (SFD) that the developers maintain some will be for seniors and low-income families.

The vast majority of the general public first heard about the proposed project on Monday, December 1st —although several obscure construction and architectural journals had stories posted months before any announcement or revelation to the community and before any LA news centers ever ferreted out the story.



Reaction from the vast majority of Woodland Hills residents has been dynamic, apoplectic and caustic as could be expected, with a majority rising up against the sale and development of the lush green acreage, while a stringent minority of individuals counter that any protests are by "NIMBYs" (Not In My Backyard) who are fighting any developments in residential areas with low-income housing. The group that purchased the Woodland Hills Country Club several years ago claim that the property was

in financial trouble and couldn't continue as a private golf club due to a shrinking enrollment of members and escalating costs like for landscaping water that they claim were exceeding over \$50,000 each month.

Probably the most intense focus is on the issue that the developer is using two relatively new State laws to immediately push his plans through City Planning in order to get it approved by LA City and County boards before the community can challenge the project in local hearings where they have an open and fair opportunity to air their concerns and grievances before City, and possibly County and State decision makers. If that's can't be accomplished, they might have to launch one or more expensive court cases to settle issues.

While not a lot of key details have yet to have been disclosed on the internet, and the developers are looking to quickly push this through an unprepared L.A. City Planning Department without any public hearings, here are some of the details that are known:

The developer's website describes the project as follows:

"The project will provide a total of 398 new homes, designed to meet a wide range of community needs. This includes 175 for-sale, three-story detached single-family homes; 126 rental apartments in a four-story building with convenient ground-level parking; and 97 rent-restricted apartments in a four-story building, with 32 homes dedicated to seniors and 65 designed for families."

The Woodland Hills Homeowners Organization is beginning its process of reviewing any and all information available regarding the proposal and collecting community input to determine the best routes to approach this proposed project and find any solutions that the community and the developer can both live with.

According to WWHO President John Walker, the overall policy of the Woodland Hills Homeowners

Organization is that any development that creates a detriment to our community will be overtly unsupported. However, proposed changes in the area that show major improvements to our way of life and provide economic health and appropriate growth in our community will be carefully reviewed and evaluated for areas where additional positive improvements can be made.



This is an initial plan for the WH Country Club development. While approximately 20% of the land is targeted for the project, there is a very good possibility that the remaining 80% of the golf course land will be sliced up and sold to other developers.

Walker also stated that the WWHO has had a long history of doing its best at representing the best interests of the community, and pointed to the 3-year resolution of major Warner Center projects belonging to Westfield, The Kroenke Organization and the LA Rams as demonstrative of the role or roles the WWHO can help play.

What hasn't been brought out into the light are the many expensive and necessary problems with turning a 100+ year old tract of land that has only been equipped for use as a golf course. The City, County or State may face the exorbitant costs of replacing very old, barely navigable roads that are almost as old, and the need to add many necessary upgraded utilities like new water, sewer and

electrical grids that can adequately serve the proposed new 3 and 4-story residences and other necessary facilities.

With that in mind, when beginning to review the proposal for the Woodland Hills Country Club redevelopment, here are just some of the issues and questions that will be raised:

1. What are the key reasons motivating the Woodland Hills Country Club to sell their land?
2. Who in the government has been involved in or aware of the current proposal and why hasn't there been any transparency by the people in the know? What are their views on the project? Do they support or did they actually vote to support AB2011/2242 that is allowing this development?
3. It has been rumored that high water costs necessary for keeping the fairways and greens has been a significant issue. Can their water cost be reduced so the golf course can remain?
4. Can the Country Club be renovated with a more up to date environment to attract events and membership? Or should the property be turned over to the Mountain Conservancy to be managed as open green space for hiking and other outdoor activities?
5. Can amenities be added to compete with neighboring Country Clubs such as tennis courts and pickle ball?



Proposed design for the SFDs that would be congested together and have no yard space.

6. Are the developers prepared to pay for all necessary infrastructure costs such as new water and sewer systems, new electrical grids, additional fire protection, and road widening.



Rent-restricted apartments for low income families.

A spokesperson for the Los Angeles Department of City Planning said the application was filed Nov. 25 and is currently on hold while the city conducts a “completeness review” under the State Permit Streamlining Act.

The City Planning Department added that project materials are available online for public viewing.

The department did not answer questions about whether the application is being reviewed under AB 2011 or how the department evaluates eligibility on sites located in Very High Fire Hazard Severity Zones or hillside areas with limited evacuation access.

However, an LA City official who did not wish to be identified stated that under AB 2011, streamlined approval applies to *100% affordable housing and certain mixed-income projects built on eligible commercial corridors* where office, retail or parking uses are principally permitted. Whether the country club site meets that definition, is now a point of dispute.

According to Jack Flynn who works for CD-3 Councilman Bob Blumenfield whose District includes the golf club site, he stated: “Right now, it’s

unclear if it meets AB 2011 ministerial standards. We have heard a significant amount of concern from community members and we think that it does meet the need for a full CEQA review, considering it’s in a Very High Fire Severity Zone, Hillside Area, Special Grading Area among other environmentally sensitive categories.”



Flynn also stated that Blumenfield’s CD-3 office has urged the developer to engage with neighbors, regardless of AB 2011. “This is a privately-owned, large scale golf course that is adjacent to the Santa Monica Mountains and building anything here should be intensely vetted by community stakeholders.”

Why here? Why now?

The key question that almost everyone is asking is, “Why is this all happening now?” And remember, the applicant has asked the City to fast-track this project under Sacramento’s new laws, and have City Planning approve it without holding public hearings or allowing elected representative to step in before the project can be challenged.

The crux of the answer to the main question is two misbegotten laws passed in Sacramento and pushed maniacally through the Statehouse by a soon-to-be termed-out California State Senator—Scott Weiner from San Francisco.

The two new laws the golf club owners are counting on are Assembly Bill 2011 and Assembly Bill 1218.

1. AB 2011 is a law being used to allow this proposal to go ahead without community input and maybe

even local government control. The WWHO is reviewing the law to see if real adherence to the laws intent is being followed and what local continuants have as their options.

2. Does the proposal fit into the community? Is the layout and density consistent with the surrounding neighborhoods?
3. Will AB 2011 allow the development to forgo important environmental and infrastructure evaluations such as traffic patterns, utility availability, burdens on schools, police and fire services?
4. Are there other ways to provide affordable housing besides removing the opportunity for the ownership of housing devoid of real adjacent personally owned outdoor space, such as not providing backyards?
5. Can privacy within a home be provided with planning of the site where neighbors don't have visual access to their neighbor's homes interiors?



6. The project is very dense totaling 398 dwellings in only a portion of the golf course grounds. What's more, this plan gives the impression of being only a first phase of a larger intent. A future larger project or several other future projects may well be proposed for the entirety of the current golf layout and cover more or all of the golf course. That would obviously have an even greater negative effect to the future of an area that is already officially a high fire danger area and has very few roads and access points that could safely handle traffic or fire fighting

equipment and not impede emergency services if a catastrophic event should occur.

7. The WWHO needs to look at the ratio of green space to asphalt in the proposed development. The developer's website claims the plan includes an abundance of green space, but the images provided appear to be contrary to that.
8. A part of AB 2011 allows the type of development being proposed because it is adjacent to a Commercial Corridor. The developer has used this help justify the appropriateness of their proposal. The real intent of the AB's mention of the label "Commercial" needs further scrutiny given that most of the adjacent properties are single family residences.
9. The developer's website states that the approval process is ministerial (over the counter/administrative). What kind of community input and will take place? Is the developer open to suggested adjustments to the plans? Will the project be presented to the Neighborhood Council, WWHO, and/or the Chamber of Commerce? Will work shops be held with the Community?
10. What is the timing of review with the City—if there even is a review that will be allowed?

There will be other questions. Based on the information we receive, The WWHO will need to decide how we can best represent our community.

Just because it is for low-income and seniors, does that make it right –or safe--for this location?

At a December 4 Planning, Land Use and Mobility (PLUM) meeting of the Woodland Hills-Warner Center Neighborhood Council, over 40 concerned area residents showed up to voice their issues, concerns and even fears during the Open Comment period of the meeting—even though the topic had not been set for the meeting because it had not

become an “official City Case” with a project number and filed paperwork that had been distributed by Planning. In fact, for many of the speakers and most of the PLUM members, they had not even heard about the project until December 1 when some details started leaking out to the public. The concerns and comments they made were striking:

- Most understood the City’s need for lower cost housing and for residences for low-income and seniors. The vast majority were not NIMBYs, but they questioned why a proposal as large as this could even be considered for reasons the developer—and the City and the County—have failed to address.
- The most concerning issue is that the location is in the center of a dangerous high fire hazard zone. The golf course is in a “bowl” surrounded by hillsides thick with homes, trees, and crumbling City roads. Remember, the golf course is over 100 years old and situated in the middle of the older developments in Woodland Hills.



- Related to the concerns for a major fire is that there is basically just one way out (not counting two antiquated dirt roads that the golf course used for maintenance.) A major wildfire like the last one that almost jumped “Dirt Mulholland” and had access to the homes and hills surrounding the Woodland

Hills Country Club, could not only see a panic of cars streaming to get out of the canyon, but see LA Fire impeded by traffic jams and issues similar to the Palisades fore.

- The water pipes, sewerage, and even the electrical are all relics of the 20s and 30’s when the Girard development was the first residential area in Woodland Hills. A completely new sewerage system and an upgrade to virtually the entire water system and electricity systems would be necessary to serve this project.
- In very rainy seasons, the golf course grounds haven often been flooded and so far, no one has proposed how the developer or City will deal with flooding issues if the reach older homes that ring the golf course.
- The roads into the Country Club—as well as those roads in the surrounding residential hillside--are in poor or even worse condition and dangerous when wet. Single vehicles can barely access the area--not to mention oversized trucks carrying building supplies for 3 and 4 story buildings.
- The land is zoned for “Agricultural use—which also covers the golf course. They received no notification from the City, County or State that the zoning was under consideration for change.
- Nearby schools are now at capacity and bringing in residences that are not limited only to seniors will exacerbate the crowding in schools. Low income families have more school-age children than seniors and couples in their 40s and 50s.
- The trees, shrubs and natural vegetation on and surrounding the golf course are currently refuges for all forms of wildlife in the area. This needs to be taken into consideration

Are everyone's hands tied? Or are there avenues to appeal?

As previously stated, the site is zoned -1 agricultural land and lies within a Very High Fire Hazard Severity Zone, according to city planning documents, as does much of the surrounding canyon. The golf course occupies the basin of a small canyon formed by offshoots of the Santa Monica Mountains. It acts as an open space and a wildlife corridor for the surrounding hillside community.

A spokesperson for the developer emphatically has stated that the project embodies California's goal of producing much-needed mixed-income housing that the developer believes the site qualifies to "utilize the Streamlined Ministerial Approval Process provided by AB 2011/AB 2243 so that lengthy hearings and approvals from City Council and County boards can be avoided.

However, area homeowners point out that the law (AB 2011) was written to streamline housing on commercially zoned properties--not on A1-zoned agricultural land, and that its Very High Fire Hazard Severity Zone designations raises additional concerns and questions on how the law(s) actually work in real life.

They point out that the law (AB 2011) was written to streamline housing on commercially zoned properties ... not on A1-zoned agricultural land," and that its Very High Fire Hazard Severity Zone designation "raises additional questions about how the law functions here."

Earlier this year, the Palisades fire prompted voluntary evacuations in the Girard Tract, where residents could see the flames from their balconies as the fire moved through the Topanga Canyon area toward their neighborhood above the golf course. After many had to evacuate their homes, the fire issue

is top-of-mind. "We want to ensure the project receives the level of safety and environmental review any community would expect," one worried homeowner stated.

We're only at the beginning! There a lot more to hear about and say before this project ever gets built like this.

There will be other questions that arise in future days and more and more details will have to see the light and decisions will have to be made. Based on the information we receive, the WWHO will need to decide how to best represent our community's rights. And we will probably begin hearing the start of residents' comments toward the end of this Tuesday evening's WWHO Zoom meeting after the Chief and our SLO address safety in our community.

But, be assured that as soon as we have more complete details and specific information, the WWHO will either contact you through an E-mail, or put out a special edition of WWHOnews.

Special Community Meeting on Dec. 12 at St. Mel's!

While there is no official name for their group yet, a growing collection of residents and people who are concerned about the potential problems and dangers posed by the plan to convert the Woodland Hills Country Club into an initial residential development will hold a special meeting on Friday evening, Dec. 12th at St. Mel's Church at 20870 Ventura Blvd. and Serrania Ave.

The meeting will begin at 6:30 PM in the O'Connor Center, and will also be available on Zoom.

The Zoom link provided to us is:

<https://us06web.zoom.us/j/87499609423?pwd=s1zmKREBJFY2Br3uWvbXxAMisC0b81>

Candidates for the WWHO Board for 2026 will be voted on Tuesday night.

WWHO members attending this Tuesday night's Community Meeting will be asked to vote on the candidates for the 2026 Board of the Woodland Hills Homeowners Organization (WWHO). The candidates who have been nominated are John Walker, Dennis DiBiase, Marty Lipkin, Scott Silverstein, Shelly Schwartz, Nancy Porter, Ari Coine, and Colleen Schwab.

Metro's Warner Center "Circulator" bus project picks up speed.

LADOT, the Department of Transportation for the City, and the Metro system of busses and subways have worked together to make getting around the Warner Center hub more user-friendly.

While Warner Center has had limited access to LA's buses and the Orange Line, they are now providing greater connectivity to their services with their Metro Warner Center Shuttle (Line 601).



New growth and the arrival of the LA Rams team facility and Kroenke projects will be supported by the up-dated Metro Warner Center shuttle (Line 601)

As proposed, it will connect Warner Center's major shopping and office sites to the Orange Line station, and will operate every 10 minutes round the clock seven days a week with 40-foot buses.

The route will have 10 stops with buses leaving the Canoga Avenue Orange Line station, going north on Canoga to Vanowen Street, west to Owensmouth Avenue, south to Oxnard Street, east to Canoga, south on Canoga to Burbank Boulevard and ending at the Kaiser Permanente Woodland Hills Medical Center before making a return trip. As new major sites are added in Warner Center, those locations will be added.

The existing Orange Line station on Owensmouth would then be eliminated. The buses will have special signage and placards.

Warner Center was originally developed with a vision of incorporating large-scale commercial centers with major residential areas and creating a true City Center of the Valley. The "Circulator" is a major step toward the community's vision of the vibrant Transit Oriented District in the adopted Warner Center 2035 Plan.

Dignity Memorial Cemetery plan for the Boething Treeland site is creeping along slowly.

If you have been wondering what's going on at the former Boething Treeland nursery site that has been purchased by Dignity Memorial, the answer is that it is moving very slowly.

While Boething has cleared all the land of living plants and trees, the new owners have only recently applied for demolition permits with the City to remove the old sheds and buildings that have been left behind. While only a bare-bones layout of the proposed cemetery site has been made available, a spokesperson for the project has informed the

WWHO that more detailed site plans and project designs are currently being assembled, and that as soon as they are ready they would share them with the WWHO and the community.

Pierce College opened its new Child Development Center on Dec. 5th.



The grand opening of Pierce College's new Child Development Academic Facility (CDAF) opened the door on a brand new building on December 5th.

The building is just over 11,000 square feet and is a state-of-the-art, sustainable building designed to train future early childhood educators in the region with real-world, hands-on learning, featuring indoor labs with views of outdoor play areas and aiming for Zero Net Energy.

According to Pierce administrators, the finished project represents a "milestone for early childhood education in the Valley."

In addition to the new Child Development Academic facility, Pierce College has several other projects underway on the campus. They include a new Academic East Building with facilities for Math, Psychology and Computer Science, and a new Academic West building that will feature state-of-the art classrooms for Art, Philosophy, Sociology and Media Arts.

There is also a new Industrial Technology Building that is in its initial stages of construction.

The Agricultural Education Center is being relocated closer to the Pierce campus core and will include new greenhouses.

The WWHO will try to invite the leaders of Pierce College to a future WWHO Zoom meeting to give the community insights on the progress and new plans for the campus.

The WWHO needs You: Be part of us.

The WWHO wants to be your voice as well as your eyes and ears into what's going on that will affect your lifestyle, your property and your neighborhood. So, we are asking you to join us so you'll have accurate details about what is going on in Woodland Hills.

You'll find an Application at the bottom of the first page of our web site, WWHO.com. It is only \$25 a year for an *entire household* to belong to WWHO, and your membership helps to sustain us by covering taxes, insurance and other legally required fees.

WWHO Officers & Directors for 2025:

President: John Walker - (818) 719-9181

Vice-President: Dennis DiBiase - (818) 317-0321

Vice-President: Marty Lipkin - (818) 999-4340

Treasurer: Shelly Schwartz - (818) 887-6048

Secretary: Nancy Porter - (818) 347-8869

Directors-at-Large:

Ari Coine

Colleen Schwab

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