Rancho Palos Verdes
Council of Homeowners Associations (CHOA)

Membership Meeting

February 18, 2026

Fred Hesse Community Park, McTaggart Hall
29301 Hawthorne Boulevard, RPV, CA 90275
7:00-9:30 PM

Call to Order
The meeting was called to order at 7:05 p.m. by Kathy Edgerton, CHOA President. She welcomed members and guests to the first membership meeting of 2026. Kit Song led the Pledge of Allegiance.

Roll Call
Twenty-one (21) members representing 16 HOAs introduced themselves. In addition, a representative from the RPV Emergency Preparedness Committee attended the meeting. A quorum was in attendance.

Membership Announcements

- CHOA has launched a new website: rpvchoa.org. All are invited to take a look and let the board know any additional information that might be useful for members.

- The City of RPV and CHOA are hosting another Wildfire Resource Event on Saturday, May 30th, from 9am to 3pm. The purpose of this event is to share information about the major aspects of the wildfire readiness and resilience cycle with the community – including prevention, mitigation, preparedness, response, and recovery. The event will include speakers from the City Emergency Management staff and Emergency Preparedness Committee, the LA County Fire Department, the American Red Cross, the State Dept. of Insurance, and other nonprofit organizations who specialize in wildfire preparedness. Information about how to maximize reimbursement for insured losses and lessons learned from the 2025 fires in Altadena and Pacific Palisades after a year of recovery will also be covered. We also plan to have vendors who can help you protect your family, harden your home, and protect your landscaping. We will also have fire extinguisher and other demonstrations.

  Important aspects that we plan to cover are the roles and responsibilities of the City, County Fire Dept., Sheriff's Dept, Red Cross and residents in preparing for a wildfire as well as the lines of communication during an emergency for addressing evacuations which are very specific to the particular incident characteristics.

If you have any questions you'd like answered, please let us know.

RPV Mayor Paul Seo - City Council Issues and Priorities

Introduction:

- Mayor Seo grew up in the South Bay area, and has committed his life to public service – beginning in high school when he chaired the Torrance Youth Council and helped establish a teen center for after-school programs. He was also involved in the Torrance YMCA's Youth and Government program, which included legislative trips to Sacramento. He attended the US Military Academy at West Point, earning a degree in economics. He served as a US Army officer overseas in the demilitarized zone between South Korea and North Korea, rising to the rank of captain. He earned a law degree from Loyola Law School.
- After earning his law degree, he served as a Deputy District Attorney for LA County for 7 years. After completing the Kennedy School of Government's Executive Education Program for senior executives in state and local government at Harvard, he joined the California Dept. of Justice as a Deputy Attorney General where he leads a team that investigates and prosecutes political corruption, corporate fraud, and other white-collar crime.

- Mayor Seo was elected to the RPV City Council in 2022 and has focused on improving reliability of electricity, public safety, mobile phone reception, and securing funds to support residents impacted by the landslides and to stabilize landslide areas.

- He and his wife Hannah live near Silver Spur Elementary School and are parents of two children – a 6-year-old son and a 3-year-old daughter.

Mayor Seo's comments:

- Cell coverage is poor on the Peninsula – and even nonexistent in some areas. He is concerned because of the safety issues involved – particularly the inability to reach first responders in an emergency. The Council has continually put pressure on the cell phone service companies to improve service with some success. The City has tried to incentivize them to install more towers by loosening aesthetic restrictions somewhat without compromising neighborhood character, but the companies generally do not feel that they have a business case to expand their systems due to the low residential density on the Peninsula. However, Verizon is installing cell towers at 2 sites, and plans to install 6 facilities this year.

- AT&T is trying to get approval to eliminate its designation as carrier of last resort, so it can abandon its landline service. The required copper lines are very expensive to maintain. The Council is opposing this due to the lack of cell service in some areas of the City.

- Edison has upgraded the electricity grid in the Grandview area. Outages have become very rare. The next area for Edison to focus on is Western Ave.

- The landslide movement has slowed but has not stopped. The Council is still pursuing funding from Sacramento and Washington, DC to slow the movement, but has not been successful so far.

- Edison has refused to return electricity to the Portuguese Bend Community Association until the land movement in that area decreases to 1" per week. The current speed of movement is slightly under 2" per week, a vast improvement from the 1 ft. per week experienced in 2024 and early 2025.

- The Council is moving to improve public safety by establishing the City's new Public Safety Division to perform tasks that the deputies currently handle but that do not require sworn officers – with an emphasis on visible presence in the neighborhoods, taking non-injury accident reports, after-the-fact theft/burglary reports, and other nonemergency tasks. Deputies cost $375K per year, while part-time City employees can perform many of the tasks at much lower cost. The transition will also enable the Deputies to focus on crime prevention.

- SB 79, passed in 2025, prioritizes housing around rail lines. The law does not impact RPV, but affects other cities in the South Bay.

- AB1154, passed in 2025, streamlines ADU approval process and eliminates parking minimums.

- Pending bills in State legislature:

    - SB 417 would place a $10 billion bond to fund affordable rental housing and home ownership programs on the November 2026 ballot for voter approval.

- SB 131 would streamline CEQA by expanding categorical exemptions and extending the time limit for certain temporary categorical exemptions.
- California Social Housing Act would set up a committee with oversight to determine whether measures that have been implemented are successful in increasing the affordable housing supply.

Jennifer Schmid, RPV's Public Safety Manager – New Public Safety Division

Introduction:

- Jennifer Schmid graduated from Cal State University at Long Beach with a Bachelor of Science degrees in Marketing and International Business. She quickly decided to shift her career emphasis to serving the community through crime prevention and education.

- She started her public safety career in 2018 with the City of Lakewood, developing over 20 public safety programs and events for the community that are still in place. She joined the RPV team in December 2024 as a part-time employee. She currently sits on the board for Division 1 of the California Crime Prevention Officers Association to stay informed on legislative and crime trends across the county and statewide. Outside of work, she enjoys volunteering and spending time with friends, family, and her church community.

Jennifer's comments:

- The Public Safety Liaison positions are now fully staffed. Purchase of a 2nd car was recently approved for the department. The Liaisons drive around the City to provide a visible presence and call in potential issues or areas of concern that they see – such as suspicious people, flooding roads, fallen trees, or sink holes.

- If residents want to report a suspicious activity or a safety concern, they should call 911 for emergencies or the Lomita Station nonemergency phone line (310-539-1661). The dispatcher will determine whether the City's Public Safety Liaisons or a Deputy responds.

- The Lomita Station dispatcher determines the level of each call's urgency:

  - An emergency should elicit a response within 6 minutes.
  - A priority call should receive a response within 30 minutes.
  - A routine call should receive a response within 60 minutes.

- One of the measures of effectiveness for the Public Safety Division will be whether crime actually decreases (due to deputies having more time to prevent crimes and catch criminals). Another measure will be whether fewer deputies are dispatched to respond to routine calls.

- The City does not plan to share liaisons with other Peninsula cities – in contrast to the sharing of resources among RPV, Rolling Hills and Rolling Hills Estates under the joint contract that the three cities negotiate with the Sheriff's Dept.

- The annual budget for the Public Safety Division is $400K.

- The City's Field Training Officer will provide training to liaisons for de-escalation techniques and use of pepper spray, radios, and hand cuffs.

- The City will post arrests on its Facebook page.

- HOAs were asked to send gate codes to Jennifer if the HOAs want the Public Safety Liaisons to patrol their neighborhoods.

- If residents do not feel they are getting acceptable responses when they call the Lomita Station to report a concern, they should ask to speak to the Watch Commander and report the inadequate response to Jennifer so she can follow-up with the Station leadership. A Watch Commander is on duty during each shift.

- If a neighborhood wants to set up a Neighborhood Watch network, Jennifer and Deputy Clotworthy will coordinate with Gail Lorenzen to set up a meeting with residents to begin the process.

City Manager Ara Mihranian – What's Trending in RPV?

Introduction:

- Ara Mihranian started as an Associate Planner in Community Development in 1998 and rapidly rose to the position of Director of Community Development. After being appointed Interim City Manager in November 2019, he was named permanent City Manager in February 2020 – just before the Covid pandemic hit. He's led the city

through its response to the pandemic emergency, the landslide emergency and many other challenges along the way.

- He has a standing invitation to speak at CHOA and is a favorite speaker for his in-depth knowledge of every aspect of the City.

Ara's comments:

- The City Council will hold a Goals Workshop on February 23rd. Staff will provide the mid-year update on the City's budget. The Goals Workshop is the first step in the process of developing the annual budget for the next fiscal year. The Council will establish its priorities for projects and activities to be addressed in the next year. Those priorities will guide the Staff in formulating their recommendations for the City's budget.

- The City's current operating budget is approximately $42 million. The City only receives 6% of the funds collected from property taxes. The County, library district and school district receive most of the funds. The City expects to receive $7 million from the Transient Occupancy Tax collected from visitors to Terranea Resort, accounting for approximately 17% of the City's revenue.

- Assembly Bill 986, which would have added landslides to the definition of disasters was passed by the State legislature, but was vetoed by the Governor.

- A multi-Jurisdictional Hazard Mitigation Plan covering all 4 Peninsula cities as well as the two landslide abatement districts is scheduled to be reviewed and adopted by the City Council on March 17th. After City approval, the Plan will be submitted to FEMA for approval. An approved plan is required for the City to be eligible to receive FEMA funds. A copy of the plan is available on the city's website.

- The City is working with the cell service companies to find acceptable locations for wireless facilities without compromising aesthetics, quality of life, and views.

- Staff is preparing revisions to the Housing Element to comply with the state court's ruling on the Redondo Beach's use of overlay districts. The City Council is scheduled to consider an urgency ordinance on March 3rd that requires that all new developments and additions in the Mixed Use Overlay District and the Residential Overlay District must be allowed to be for 100% residential use and to occupy at least 50 percent of the total floor area of a mixed-use project.

- A new program, Coffee with the Mayor, will begin on February 27th, 10-11am, at Golden Scoop Gelato in Golden Cove. It will be an opportunity to meet the mayor and to discuss community issues.

Membership Info Share

- A member posed a question as to how the problem of aggressive dogs is handled by other HOAs. If a dog bites someone or is otherwise acting aggressive, the LA County Animal Control should be called. It usually takes multiple complaints before Animal Control will impound a dog. Animal owners are responsible to control their animals and can be held liable for injuries caused by an animal.

- Don Campbell, Vice Chair of the RPV Emergency Preparedness Committee, commented that the EPC would be happy to speak to residents at HOA meetings or other events and invited CHOA members to contact him or any of the other EPC members to schedule an event. He also mentioned several websites and apps that provide emergency information:

  - My RPV app - emergency and safety-related push alerts for the City of RPV directly from RPV City Staff.
  - PVPReady.gov – Peninsula emergency notifications by zone for residents in the 4 Peninsula cities.
  - Alert South Bay - timely, accurate emergency alert and warning notifications.
  - PulsePoint – informs residents of emergencies in their community.
  - Watch Duty – provides locations of fires.
  - My Shake – early earthquake warnings.

Closing Remarks/Adjournment

- The next meeting will be held on April 15, 2026.
- Speakers and topics:
  - Mayor Pro Tem Steve Perestam – up-to-date info on city issues and legislative issues involving local control of land use and zoning
  - Brandy Forbes, Director of Community Development – City's Housing Element, any changes under consideration, SB 9 projects in the City, Builder's Remedy projects

- Cory Bridges, a field office representative from the office of Assemblymember Al Muratsuchi – pending legislation regarding housing
- City Manager Ara Mihranian – What's Trending in RPV?

- Meeting adjourned at 9:30 pm.

Submitted by:

Kathy Edgerton
CHOA President