Rancho Palos Verdes
Council of Homeowners Associations
(CHOA)

Membership Meeting Minutes
April 15, 2026
Fred Hesse Community Park, McTaggart Hall
29301 Hawthorne Boulevard, RPV, CA 90275
7:00-9:30PM

Call to Order

Meeting called to order by Kathy Edgerton, CHOA President, at 7:05pm. Glenn Cornell led the pledge of allegiance.

Roll Call

Fifteen representatives from 10 HOAs attended the meeting. In addition, a guest from the Seagate/Ocean Crest community and a representative from the RPV Emergency Preparedness Committee attended.

Announcements

- The City staff and CHOA are hosting another Wildfire Resource Event on Saturday, May 30th. The purpose of this event is to share information about the wildfire readiness and resilience process with the community – including prevention, mitigation, preparedness, response, and recovery. The event will include speakers from the RPV Emergency Management staff and Emergency Preparedness Committee, the LA County Fire Department, the American Red Cross, and other nonprofit organizations who specialize in wildfire preparedness - with information on lessons learned from the fires in Altadena and Pacific Palisades after a year of recovery. 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, the lines of communication during an emergency for addressing evacuations which are very specific to the incident.

- New legislation (AB 1572) that permanently bans the use of potable water for irrigating "non-functional turf" (ornamental grass in commercial, industrial, and HOA common areas), effective for public land on 1/1/2027 and for HOAs 1/1/2029.

Representatives from the West Basin Municipal Water District have been invited to the November membership meeting to discuss the legislation.

- Kathy reminded HOAs to renew their membership.

- CHOA has updated its logo to include both the full name of the organization and the nickname CHOA in the logo.

Brandy Forbes, RPV Director of Community Development - Housing Element Updates
Kathy Edgerton introduced Brandy Forbes, RPV Director of Community Development. Brandy made a presentation of the Community Development Department responsibilities and the RPV Housing Element. (The slide deck is available on the RPV CHOA website under Past Meetings & Events/Past Speakers).

Community Development is composed of 4 sections: Planning, View Restoration, Code Enforcement, and Building & Safety. Planning processes applications for development on private land. View Restoration handles requests from residents to resolve issues involving foliage that blocks neighbors' views. Code Enforcement handles complaints of violations of the City's municipal code. Building & Safety ensures that construction of new development complies with City building codes.

Current projects include General Plan updates, the City's arterial fences and walls program, and the Western Ave. storefront improvement program.

The City's Housing Element and the implementing zoning were adopted on April 16, 2024, including a Mixed Use Overlay in numerous commercial zoned locations (primarily along Western Ave. and Hawthorne Blvd.), a residential overlay in two institutionally zoned locations along PV Drive South, and two residential properties upzoned to a higher multi-family density. Brandy highlighted recent changes to the RPV Housing Element in response to the court decision in *Commune DTLA LLC vs. City of Redondo Beach* matter.

Brandy noted that cities are subject to Builders Remedy applications until state-approved Housing Element and zoning ordinances are in place. She provided a summary of litigation in progress regarding the 5323 Ironwood St. Builder's Remedy project (also known as Silver Spur Canyon area).

Brandy noted that 16 ADUs were permitted in 2025, with a total of 62 ADUs since 2021.

The first SB 9 building permit was pulled this year. No multi-family unit development permits have been issued in the last 5 years.

Cody Bridges, Senior Field Representative for Assemblymember Al Muratsuchi - Pending Local Control Legislation

Glenn Cornell introduced Cody Bridges, Senior Field Representative for CA Assemblymember Al Muratsuchi. He spoke briefly about his role and answered questions regarding local control and RHNA (Regional Housing Needs Allocation). Cody noted AB 2741 was introduced by Assemblymember Al Muratsuchi and will go into committee soon.

Steve Perestam, RPV Mayor Pro Tem - RPV's Position on Pending Local Control Legislation

Kathy Edgerton introduced Steve Perestam, RPV Mayor Pro Tem. Steve discussed several organizations supporting local control, including Wake Up California (wakeca.org), Our Neighborhood Voices (OurNeighborhoodVoices.com), United Neighbors (unitedneighbors.net), and California Cities for Local Control (CCLC: localcontrolca.com). Catalysts for Local Control, one of the earliest advocacy organizations in this area, was closed down at the end of 2025. However, the website (catalystsca.org) will continue to be maintained, as it contains a treasure trove of valuable resources for efforts going forward. Livable California will no longer hold its bi-weekly Saturday meetings; however, its leadership will continue to provide information on pending legislation. Wake Up California is taking a leadership role in the coordination of communication and action among key local control advocacy groups facilitate consistent messaging. The organization holds weekly meetings on Monday nights. If you would like to attend the meetings, you can register on their website.

Steve said that, in the last 30 days, 15 cities have been told by the State Dept. of Housing and Community Development that they have fallen out of compliance with state housing law. He further talked about recent activities in progress by the RPV City Council, including deed restriction removal for the Civic Center site, acquisition of the Battery Barnes site, a trip to Washington DC to discuss federal funding of RPV landslide expenses with lobbyists and representatives, and recent flooding of PVDS. Steve answered several questions from the audience.

RPV City Manager Ara Mihranian - What's Trending in RPV

Kathy Edgerton introduced Ara Mihranian, RPV City Manager. He mentioned the "Gorilla El Nino" predicted to hit this year and next year, as early as this summer. He highlighted the

Little Sisters of the Poor development in San Pedro, an example of using Prop 1 (Behavioral Health Transformation) to fund and build projects without review (i.e., "by right").

Ara met with Steve Yu, UCLA South Bay Chief Operating Officer, a few weeks ago. UCLA has not finalized the classes and programs that it intends to have at the South Bay campus. The university has made several land acquisitions recently and is trying to sort out what programs should be held at each campus, along with finalizing the necessary budgets.

The City is starting a new radio station (AM 1680) for emergency communications when major communication outages occur.

The City is offering free signs for residents to place on fences or gates near their pools to indicate that their pool water is available for emergency use during a wildfire. The HOAs are asked to coordinate obtaining signs for their residents with RPV's Emergency Management Coordinator.

Peninsula cities are sponsoring an equine emergency preparedness event on May 2, 2026, from 9:30am to 12:30pm, at Ernie Howlett Park in Rolling Hills Estates.

Ara encouraged all neighborhoods to have an active Neighborhood Watch network to help keep the City safe. Contact Gail Lorenzen for support in setting up a network in your neighborhood.

A Hazardous Waste and Electronic Waste drive-thru collection event will be held on April 18th from 9am-3pm.

A recent resident survey indicated that maintaining roads, preparing for and responding to wildfires and other natural disasters, and preventing landslides are among the leading priorities for residents. Managing coyotes and peacocks, and beautifying street medians and other public spaces were among the lowest priorities.

The annual budget process continues on April 20th with a City Council workshop.

The City is accepting applications for the various advisory boards (Civic Center Advisory Committee, Emergency Preparedness Committee, Finance Advisory Committee, Infrastructure Management Advisory Committee, Planning Commission, and Traffic Safety Committee).

The nonprofit Friends of the Point Vicente Lighthouse is celebrating the 100 year anniversary of the Point Vicente Lighthouse.

Whale of a Day festival will be held on April 25th.

Residents can download the MyRPV app to report issues, open service requests, and access RPV information.

Closing Announcements

Kathy Edgerton closed the meeting, noting that the next membership meeting is scheduled on Wednesday, June 17th. Speakers will include RPV's Director of Public Works Ramzi Awwad, City Manager Ara Mihranian, and Councilmember Dave Bradley.

Submitted by:

Dave Chura
Honorary CHOA Member
And Webmaster!