Rancho Palos Verdes
Council of Homeowners Associations (CHOA)

Membership Meeting
Wednesday, April 16, 2025
Meeting Minutes

Call to Order

A membership meeting of the RPV Council of Homeowners Associations (CHOA) was called to order by President Dave Emenhiser on Wednesday, April 16, 2025, at Fred Hesse Community Park McTaggart Hall at 7:10 pm. Thirty-two members representing 19 HOAs attended in-person or via Zoom.

Dave introduced the Rancho Palos Verdes Mayor Dave Bradley and guest speaker Kelly Richardson, Partner of Richardson|Ober Law Firm.

Kelly Richardson, Partner of Richardson|Ober Law Firm – HOA Legislation/Regulations Update

Mr. Richardson has been a very popular invited guest speaker to CHOA members for many years. He is an advisor to real estate professionals and a leading advocate for California community associations, serving common interest developments for over 34 years. (Two-thirds of CHOA member HOAs govern common interest developments.) Mr. Richardson serves as legal counsel for six Southern California Associations of Realtors (CAR) and is a member of the CAR Legal Affairs Forum and Housing Committees. He has been admitted to the College of Community Association Lawyers (CCAL), an elite group of attorneys serving the common interest community housing sector.

Mr. Richardson served on the Board of Trustees of the Community Associations Institute (CAI) for seven years, including as international President in 2016. CAI is a nonprofit organization that provides information, education and resources to the homeowner volunteers who govern communities and the professionals who support them. CAI has over 45,000 members in 4 countries. For 18 years Mr. Richardson has authored a weekly syndicated column on homeowner association legal issues, currently appearing in 17 publications - including the *Daily Breeze*.

Following are key points that Kelly Richardson made regarding recent and pending legislation:

- As of this year, Civil Code 5105 has been amended to allow HOAs to vote electronically as long as the following protections are in place:
  - Voters must be notified that electronic votes are allowed.
  - Voters must be allowed to vote by paper ballot if they so request.

  - The voting process must separate the identity of the voter from the vote cast to preserve anonymity.
  - Boards can send governing documents electronically if voting electronically.

- As of 2024, HOA board meetings can now be held 100% electronically (i.e., no physical location) as long as directors are given the opportunity to participate by telephone. All board decisions must be by roll call.

- Kelly recommends that HOA boards hold hybrid meetings to enable members who are out of the area to attend virtually, but still have a physical location where most board members can meet. He feels that 100% virtual meetings are not the most effective meetings, as attendees tend to maintain a higher level of focus on the issues being discussed in the meeting when they are in the same room and not distracted by outside activities unrelated to the meeting topics. He also recommends that, when virtual participation is allowed, the chat function should be disabled when the meeting is scheduled, and the host should set the controls to default to mute.

- Civil Code 5115(d) states that after failure to meet quorum, “the association” may announce a reconvened meeting at least 20 days later, but the code does not specify who is empowered to make the decision to reconvene later. When having a board election, he recommends that the election notice include a statement that the attendees may establish a reduced quorum meeting at a later date to clarify how the decision will be made.

- The Corporation Transparency Act is not enforced against domestic corporations.

- In September 2023, an appellate court was asked to clarify whether discussing an issue outside of a board meeting by email constitutes an “act” of the board, thereby violating the requirement to make decisions in a duly noticed meeting at which a quorum is present. The court distinguished between discussion and decision, saying that members can share information and discuss an issue if a vote is not taken. However, Kelly recommends against using this interpretation for the following reasons:

  - It betrays the trust of HOA members if discussions occur outside of members’ eyes.
  - Board members should not be expected to be on duty 24/7.
  - Emails are evidence. They must be as carefully written as minutes are.

- Legislators are accustomed to restricting discussions outside of meetings as required by the Open Meeting Act which says that any time a majority of the board is speaking, it's a board meeting. Kelly feels that it is very likely that the legislature will overturn the case. In fact, AB 21 is currently being considered in Sacramento. It would make it illegal to discuss business outside of HOA board meetings. Even if this bill is not passed, more bills will undoubtedly be circulated until the court decision is overturned.

- Civil Code 5551 regarding balcony inspections passed 7 years ago. It only applies to condominiums with 3 or more attached units in a building. By January 1, 2025, HOAs with such buildings must have inspected the balconies for which the HOA is responsible and must repeat the inspections every nine years if:
  - Any part is made of wood and people stand on it;
  - The balcony is 6 ft. or more above ground and is not part of the main structure of building (i.e., the balcony protrudes from the building).

  Inspections also apply to wood bridges between buildings and stairways that are not part of main building structure.

  The California Association of Realtors is sponsoring a bill to require disclosure of all balcony inspection reports to owners and prospective buyers. The reports are very important documents. Everyone in the association should know about the contents of the report.

  Some companies that are being hired to perform inspections are providing recommendations that go far beyond the law's requirements. HOAs have every right to do what's recommended in an inspection report, but it may be appropriate for boards to seek advice as to the actions that must be taken as a result of the inspections.

- SB 9 allows lot splits of lots that are 2,400 sq. ft. or larger, and each lot is allowed to have 2 dwellings on it – with over-the-counter approval and no public hearings. The law does not mention common interest developments, and the author of SB 9 issued a public letter expressing her belief that the law doesn't override common interest development (CID) CC&Rs. Planned developments should make sure their CC&Rs require "single family" usage of lots.

- SB 10 enables cities to approve up to 10 dwellings on a single lot. The law is permissive, not mandatory. It does not have a reference to common interest

developments and does not indicate any override of private covenants. Real estate attorneys are not really seeing SB 10 being used at this point.

- 2025 pending bills in Sacramento:
  - AB 739 would require HOA managers to be licensed by the Dept. of Real Estate. It is supported by the California Association of Realtors. About half of all states require licensing of HOA managers. Details such as the kind of license that would be required have not been finalized.
  - SB 410 would establish an owner's right to balcony inspection reports.
  - SB 546 would require the entire board to review financials every month (i.e., it cannot be delegated to a subcommittee of the board).
  - SB 770 would erase the requirement that EV charging station owners name the HOA as an insured.
  - SB 625 protects rebuilding of destroyed homes in HOA. A city cannot keep owners from building the same home they had before it was destroyed.
  - SB 282 protects right to install heat pumps in an HOA.
  - SB 677 prohibits HOAs from banning urban lot splits in their association. Basically, it would override CC&Rs that SB 9 didn't do.

- For a broad orientation to HOA governance, association attorneys often have training courses. Community Association Institute (CAI) offers a 3-hour basic course created by Kelly Richardson, his partner, and an HOA president and manager, usually free, offered by most CAI chapters. California Association of Realtors also has a buyer's guide to common interest developments.

Brian Kane, LA County Asst Fire Chief, Division 1 - Wildfire lessons Learned, Upcoming Inspections

Chief Brian Kane joined the Los Angeles County Fire Department in 1999. He has held the positions of Firefighter, Firefighter Paramedic, Engineer, and Captain. He was promoted to Battalion Chief in 2017 and has held multiple Battalion Chief assignments within the greater South Bay area/cities, including Battalion 14 of which RPV is a part. He currently holds the

position of Assistant Fire Chief of Division I, consisting of 10 cities and 23 Fire Stations since March 2024. He holds bachelor's and master's degrees in emergency management and public administration. He is a lifelong South Bay area resident with deep roots in the community.

Chief Kane made the following comments regarding Fire Department preparedness:

- The City has a 7,000-gallon fresh-water HeloPod that auto-refills after a helicopter is filled from the HeloPod. Using fresh water from a helicopter to suppress fires is far preferable to using ocean water which is very corrosive to aircraft. Salt water can be used, if necessary, but then the aircraft must undergo a detox process to prevent damage.

- The Canadian Super Scoopers have a 1,600-gallon capacity and are generally available from August until the end of the fire season which is generally considered to be when 2 inches of rain or more has occurred during a fire season. They can use salt water without sustaining damage.

- The County Fire Dept. has heavy equipment used to clear brush to create fire breaks to slow the spread of a fire.

- The Fire Dept. has smaller, more maneuverable engines called Fire Patrols that can get into areas that are hard to access to extinguish smaller brush fires. They are equipped with the same fire-fighting equipment that larger engines have but on a smaller scale.

- Fire Station 83 also has a water tender which holds 2,000 gallons of water. It can be taken to a fire location where there isn't a water source.

- The Peninsula has a network of cameras that use artificial intelligence (AI) to detect wildfires. The cameras are installed in high vantage points, rotate 360 degrees to scan the area 24/7 for smoke. If a fire is detected, the cameras send alerts to the Fire Dept. and city officials to investigate.

- When local fire engine units are sent away from the local fire stations to support large firefighting efforts off the Peninsula, equipment will be backfilled from the Dept's reserve fleet in East LA to maintain coverage during Fire Weather events.

- On High Fire Weather days, all 3-person engines will be augmented with 4 personnel. Two Fire Patrols will be staffed with 3 personnel. One Water Tender will be staffed with 2 personnel.

- Every year in the month of March, all fire hydrants in RPV are tested to ensure the hydrant is functioning properly and the area around them is cleared for access, or further maintenance or repairs are performed if needed. The process was completed as planned in March 2025.

- All LA County fire engines have the capability to draw water from swimming pools, lakes and ponds. Each fire engine can also hold 500 gallons of water.

- A combination of 3 criteria are used to define Critical Fire Weather: Fuel moisture less than or equal to 10% for 10 hours; wind speed at least 15 miles per hour; and relative humidity less than or equal to 25%.

  - Fire Weather Watch (Be Prepared): When critical fire conditions are expected to become favorable for severe wildfires with the next 12 to 18 hours, residents should clear brush around property, avoid outdoor burning, and plan escape routes.

  - Red Flag Warning (Take Action): When critical fire conditions exist or are expected to occur within the next 24 hours, residents should be extremely careful when using open flames and observe local burn bans.

- "Wildfire probability of ignition" is the likelihood that a potential ignition source such as a spark from an electrical line or a discarded cigarette, will ignite available vegetation and start a wildfire in a given set of environmental circumstances based on fuel moisture, temperature and wind speed. Probabilities of ignition were calculated at over 90% the day the Palisades and Eaton fires erupted.

- Ember cast can travel several miles out ahead of a fire front. Wind gusts were recorded between 55 and 80 mph during the Eaton and Palisades fires. Palm trees are especially prone to cast embers in all directions in high wind conditions.

- The Fire Dept's "Ready, Set, Go! Personal Action Plan" provides information to help prepare residents to protect their family and property from a devastating wildfire. A copy can be found on the LA County Fire Dept's website: http://www.fire.lacounty.gov .

- To harden a home against ember cast fire risk:

  - Use nonflammable roof materials (asphalt, cement, metal, clay shingles, NOT wood shingles); close any cracks or gaps in roof; clear roof and rain gutters of any debris. Inspect at least annually, before summer, and after wind events.

  - Close/minimize all ember entry points – install multi-pane tempered glass windows; clear combustible materials for 5 ft. in front of windows; make sure exterior doors are airtight; garage doors should be airtight and not easily moved/shaken by strong winds; cover open eaves with 1/8" screens or prefabricated spark resistant cover with grates and baffles for protection against ember intrusion (no need to remove old screens, just add extra screens over old ones).

  - Clear 5 ft. around the home of any flammable materials to prevent spread to home (including combustible vegetation, debris, litter, firewood, outdoor furniture, wood mulch).

  - Defensible space around homes gives the Fire Dept. space to operate in to save the homes.

- Beyond 5 ft., the goal is to create spacing between foliage to reduce fuel continuity and slow rate of spread of a fire.

  - From 5 to 30 ft. from home, tree tops should be maintained at 18 ft. apart.
  - From 30 to 60 ft. from home, tree tops should be maintained at 12 ft. apart.
  - From 60 to 100 ft. from home, tree tops should be maintained 6 ft. apart.

- Zone Zero regulations apply to home in the Very High Fire Severity Zone. The Fire Chief expects Zone Zero to be officially adopted and enforced in 2026.

- In 2025, the fire inspections will focus on what residents' Zone Zero looks like now and educate residents on how it will be enforced in the future. The Fire Dept. will be focusing on what is actually attached to home such as climbing vines on homes. Any other plants adjacent to the home should be well maintained, green, and free of dead branches and leaves. The ground around the house should not have any plant debris that has fallen to the ground.

- Plan ahead for an evacuation: Make a list of the items you want to take. Make an emergency kit. Have a plan for your pets. Be ready for an immediate evacuation. Have a

predetermined location for family members to meet. Have several routes to get to the designated location in case one route is blocked by fire or emergency equipment.

- For more information, visit the LA County Fire Dept. website: http://www/fire.lacounty.gov .

- Sign up for emergency alerts by texting “alertsb” to 888-777.

- Go to PVPready.gov to find your evacuation zone. The Fire Dept. will use the Genasys system on the PVPready.gov website to communicate evacuation information on a zone-by-zone basis. The Sheriff’s Dept. will execute the evacuations.

- Evacuation routes will be determined by the incident. The location of the fire and its direction of spread will dictate which routes are safest, ensuring necessary traffic flow while allowing for the effective response of both firefighting and law enforcement. The RPV trail system will not be used as evacuation routes.

- Charge your electronic devices.

Scott Houston, Division IV Director of West Basin Municipal Water District – Water for Tomorrow and the PV Peninsula

Scott Houston is an elected member of the Board of Directors of West Basin Municipal Water District, representing District IV which includes the cities of Culver City, El Segundo, Malibu, West Hollywood and a portion of Hawthorne and the unincorporated LA County communities of Del Aire, Marina del Rey, Topanga, and Wiseburn. He is currently Treasurer of the board, Chair of the Finance and Administration Committee, and Member of the Public Information and Education Committee and Ethics Committee. He served as board president in 2019 and 2023.

Director Houston also serves on the Board of Directors of the Los Angeles County Business Federation, the Board of Trustees of the Southern California Water Coalition, and as a Commissioner on the Los Angeles County Commission for Older Adults.

He has spoken at domestic and international conferences about the challenges facing our global water supplies and the future of our water security in the midst of climate change. He has authored articles on topics that include leadership in California water governance; water safety in the midst of the coronavirus pandemic; and the increased public acceptance of recycled water to meet our region’s future water supply needs.

Director Houston’s professional background includes management experience in communications and manufacturing. He holds a bachelor’s degree in business administration

from Michigan Technological University, studied broadcast journalism at UCLA, and is a graduate of West High School in Torrance.

- Scott began his presentation by stating that the mission of the West Basin Municipal Water District is to provide a safe and reliable supply of high-quality water to the communities it serves. It serves 17 cities, with almost 1 million residents. It is one of the largest water districts in LA County. West Basin is a member of the Metropolitan Water District of Southern California, which covers over 19 million people. West Basin is a wholesaler of water that sells water to Cal Water, the local retailer.

- Before 1947, only ground water was available for use in West Basin's local area. West Basin was formed in 1947 to import water to meet local needs. Until 1990, almost 80% of the water source was imported. After that, a recycled water plant was built in El Segundo, and conservation became a major focus. By 2020, imported water had decreased to less than 60%. West Basin's goal is for imported water to account for less than 40% of its water source.

- The two major water sources are the Colorado River Aqueduct and the State Water project. The Colorado River System feeds 7 states (Arizona, Utah, Colorado, Wyoming, New Mexico, Nevada, California), Mexico, and 30 tribes.

- Conservation efforts have reduced drinking water demand by 40% since 1990. Approximately 30-40 million gallons of water from Hyperion are recycled per day rather than being allowed to flow into the ocean. The facility is open to the public. Over 13,000 visitors tour the facility annually.

- West Basin recycles wastewater for various uses:
  - Industrial and irrigation use (examples: Honda property, Palos Verdes Golf Club)
  - Groundwater replenishment along the coast for use as a barrier against seawater intrusion
  - Low-pressure and high-pressure boiler feed water for refineries at Chevron, Marathon, and Torrance Refining Company
  - Lake at SoFi Stadium and various fountains

- West Basin has produced 250 billion gallons of recycled water over 30 years. The benefits of recycled water are:
  - It is a local, reliable, and drought-resilient source of water.
  - It supports important regional industries.
  - It conserves drinking water for residential use.

  - It uses significantly less energy than imported water.
  - It improves ocean water quality by reducing local sewer water discharges.
  - It contributes to the protection of our groundwater basin from seawater intrusion.

- West Basin sponsors the following grant programs:
  - Grass replacement rebate program for residents that provides $3 per square foot of grass replaced.
  - Grass replacement rebate program for public agencies, including federal, state, regional, and local government agencies.
  - Water bottle filling station grant program

- Additional resources can be found at the following websites:
  - West Basin Municipal Water District: www.westbasin.org/conservation
  - Metropolitan Water District: www.bewaterwise.com
  - SoCal Water Smart: www.socalwatersmart.com

- West Basin also offers firescaping workshops, landscape design classes, plant and tree databases, irrigation best practices, and rain collection barrels.

RPV Mayor Dave Bradley – City Council Key Issues and Priorities

Before being elected to the City Council, Mayor Bradley served on the RPV Planning Commission and the Finance Advisory Committee. He grew up in the South Bay and his family moved to the Palos Verdes Peninsula in 1972. He graduated from what is now Peninsula High. He earned a Bachelor of Science degree in Aerospace Engineering from San Diego State University and a Master of Business Administration from the University of Southern California. With over 30 years of experience in the defense and aerospace industry, he's worked for numerous companies - including General Dynamics, Martin Marietta, McDonnell Douglas, SAIC, Northrop Grumman, and The Boeing Company.

- The Greater Portuguese Bend Landslide Complex continues to be a major issue for the City. Keeping Palos Verdes Drive South open is critical. The sewer main along PV Drive South is responsible for the removal off the hill of sewage from RPV and PV Estates. The total project to remove enough water from the landslide area to slow the movement to a manageable rate of an inch or two a year will cost approximately $150 million. (Last year, some areas were moving 10 inches a week.) As a comparison, RPV's annual budget is approximately $41 million. The City has spent roughly $44 million in the last 18 months on mitigating the impacts of the landslide – including maintaining PV Drive

South, installing deep dewatering wells, winterization efforts to prevent additional rainwater from entering the landslide area. The land movement on the eastern portion of the landslide has dramatically slowed, but the western part near the ski jump is still moving much more than we've ever seen it move. Unfortunately, all the water that is being extracted is being pumped into the ocean rather than being collected for irrigation or fire suppression. Setting up the infrastructure to collect, treat, store, and transport it for those purposes would be cost prohibitive.

- The board of directors of Wayfarers Chapel is committed to keeping the chapel in Rancho Palos Verdes and on the Peninsula, and the mayor and city manager are working with the Coast Guard to obtain the property that is at the Civic Center but is still under federal control. It would be a beautiful location. The Wayfarer's Chapel's organization would pay for reconstructing the Chapel. The City leadership is working with the federal government to have the land declared excess so it can be acquired.

- Some people have suggested that the City needs to find new revenue sources to help to pay for the landslide remediation. Some have suggested making PV Drive South a toll road and charging the people who use it. The Council has asked staff to investigate various options for additional revenue sources. However, the Mayor doesn't think an analysis of making PV Drive South a toll road would indicate that it would be feasible. One concern would be that if a toll road is implemented, people would likely change their route to another non-toll street such as PV Drive North or PCH to avoid paying the toll, dramatically changing traffic patterns. The mayor doesn't think the revenue from the toll road would ever cover the investment required to implement it, but a study of that option (and others) is appropriate.

- The City is discussing reinstating the Citywide Landscaping and Lighting Maintenance District fee that has been waived for the last 8 years. There are several fees that have been waived for several years, but the City is no longer in a fiscal position where it can afford to continue to waive the fees. The City Council is likely to start reinstating some of the fees as part of the 2025-2026 budget review. *[A public hearing is scheduled on July 15th for the City Council to consider assessing each parcel in RPV a fee of $23.50 to maintain public landscaping and lighting.]*

- The City is working with a private donor to refurbish Bubbles, a fiberglass shell of a pilot whale that had been located at Marineland, and put it at the entrance to the Point Vicente Interpretive Center.

- The City has sent numerous letters to the governor and local elected officials to oppose increasing the density of housing in high fire hazard areas. Developers are pushing laws that are not executable at the local levels. Many of the laws do not allow cities to require developers to pay for infrastructure improvements to handle the increased density. The Our Neighborhood Voices ballot initiative, which proposes a State constitutional amendment to return local control of zoning and development to cities, is the right solution.

- UCLA is still considering what programs will be offered at the South Bay campus. The first programs are planned to begin in the next school year.

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

City Manager Ara Mihranian covered a variety of topics:

- The FEMA BRIC (Building Resilient Infrastructure and Communities) grant that had been awarded to the City for landslide remediation of $23 million has been withdrawn. The federal government has cancelled the BRIC grant program as it was determined to be an ineffective use of funds.

- RPV celebrated the 40th anniversary of Whale of a Day Festival. July 4th will be the next major City event.

- The annual budget for fiscal year 2025-2026 is currently being developed. It consists of the general fund which covers day-to-day operations (such as street maintenance, public safety, trash pick-up, lighting, etc.). The capital improvement budget covers projects that generally cost at least $100,000. All Transient Occupancy Taxes (TOT) collected from Terranea are set aside to pay for capital improvements. When the hospitality industry business slows down, capital projects are delayed, but none of those taxes are used to fund on-going operations, so daily operations can continue on a normal basis through hospitality downturns.

- The initial revenue estimate for the budget for fiscal year 2025-2026 is approximately $41 million in revenue. The largest revenue sources for the City are property taxes ($18 million, 44% of total), TOT ($7 million, 17%), and sales tax ($3 million, 7%).

- The initial expenditure estimate for next year is $37 million, consisting of $16 million in salary and benefits, $8.5 million in Sheriff's Dept contract, $11 million in operations &

maintenance, and $1 million in legal services. Each department was asked to look at how to reduce costs without compromising services or safety.

- In the last set of CalFire Fire Hazard Zone maps, almost all of RPV has been designated as a Very High Fire Hazard Severity Zone. The most recent maps now indicate that approximately half of the City has been taken out of the highest hazard severity zone. The new maps will be presented for approval by the Council in June. The Council has the authority to increase the fire hazard designation level, but cannot reduce it. The weather conditions here are very different from the Santa Monica Mountains area. The humidity here tends to be much higher during high wind conditions compared to the Santa Monica Mountains area.

- Everyone should download the MyShake app for warnings for area earthquakes of 4.5 magnitude or larger.

- Everyone in LA County has until October 15th to pay their taxes (both final 2024 income taxes and 2025 estimated income taxes). You should try to receive payments electronically. If you receive a check in the mail, be sure you have a lock on your mailbox. If you are a victim of mail theft, notify the Lomita Sheriff's Station, the post office, and the FBI.

- Ara commented on the following bills pending in the State legislature:

  - Assembly Bill AB 986: The City of Rancho Palos Verdes strongly supports AB 986, sponsored by Assemblymember Al Muratsuchi, which would expand the definition of disasters constituting a state of emergency or a local emergency under the California Emergency Services Act to include landslides and conditions exacerbated by climate change. By doing so, the bill gives affected communities a clearer path to declare emergencies and access necessary resources to mitigate damage and protect public safety in response to land movement. The current lack of financial and logistical support forces local governments to bear the full burden of disaster response and recovery, leaving communities vulnerable to further damage and economic strain.

  - SB 715 would reduce RHNA requirements in state-declared disaster areas. Although it would not benefit RPV, as RPV's landslide area is a locally declared disaster area, the City generally supports the concept.

- SB 677, sponsored by Scott Wiener, would enact the following amendments to current housing laws:

    - Require ministerial approval for proposed housing developments containing no more than 2 residential units on any lot hosting a single-family home or zoned for 4 or fewer residential units, expressly overriding any CC&Rs imposed by a common interest development association.

    - Prohibit cities from imposing objective zoning, subdivision or design standards that would physically prevent a unit of at least 1,750 habitable sq. ft. (previous threshold was 800 sq. ft.)

    - Prohibit imposition of impact fees on housing developments that are less than 1,750 sq. ft.

    - *[Note to update: Subsequent to 4/16/2025 CHOA meeting, SB 677 was tabled for 2025 legislative session.]*

- Assembly Bill AB 647: The City of Rancho Palos Verdes opposes AB 647 which would require cities to approve up to 8 units, only one of which must be affordable, on lots with an existing single-family home or in an area zoned for 8 units or fewer – without any environmental review or public input. Once those units are constructed, cities must also allow up to an additional 8 ADUs on the same lot, for a total of 16 allowable units. Such developments would be approved ministerially, without discretionary review or hearing or the application of any objective zoning standard or objective design standard that meets certain criteria. *[Note to update: Subsequent to 4/16/2025 CHOA meeting, SB 677 was tabled for 2025 legislative session.]*

- Senate Bill SB 79: The City of Rancho Palos Verdes opposes SB 79, sponsored by Senator Scott Wiener, which would require cities to approve higher-density residential projects up to 7 stories and a density of 120 homes per acre within a quarter mile of major train stops (e.g., Metro subway) and bus rapid transit stops ministerially – regardless of local zoning codes. The bill would also limit the use of local development standards on the proposed project and allow transit agencies full land-use authority over residential and commercial development on property they own or lease. Although the City does not have major transit stops and is not aware of large parcels of land owned by local transit agencies within

the City's jurisdictional boundary, a letter of opposition was submitted to support neighboring cities such as Torrance in retaining local control.

- Assembly Bill AB 1355 is intended to prevent the use of surveillance camera video for commercial purposes (monetization of data collection). *[Note to update: Subsequent to 4/16/2025 CHOA meeting, SB 677 was tabled for 2025 legislative session.]*

- Senate Bill SB 220, drafted by Senator Ben Allen, would expand the board of directors of the LA County Metropolitan Transportation Authority from 14 members to 18 members. The current board includes 4 members from the City of LA, 5 members from LA County, 4 members from other cities in the county, and one nonvoting member appointed by the governor. The bill would add the LA County executive and 3 members appointed by the county executive. These changes would inherently increase the power of LA County and the City of LA relative to the 4 members from other cities in the county. *[Note to update: Subsequent to 4/16/2025 CHOA meeting, SB 677 was tabled for 2025 legislative session.]*

Closing/Next Meeting/Adjournment

Dave Emenhiser announced that he will be moving out of the area at the end of May. He noted that it has been an honor to work with the CHOA board, CHOA members, and the City of Rancho Palos Verdes. The attendees thanked him for his dedicated service to CHOA over the last 5 years.

Dave announced that the final Mend the Bend dinner would be held on April 23rd at Ladera Linda Community Center to honor the resilient landslide area residents, sponsors, participating restaurants, and volunteers who organized the dinners and served the meals. CHOA members were invited to participate.

Our next meeting will be Wednesday, June 18th at Hesse Park McTaggart Hall.

The meeting adjourned at 10:00 pm.

Minutes Submitted by:

Kathy Edgerton
CHOA Board member