

SHPOA

Shadow Hills Property Owners Association
Dedicated to Preserving Rural Community

A Neighborhood Where Families Grow



Volume 48, Issue 5

SHPOA Sep-Oct 2025

Recap And Minutes Of SHPOA July 8, 2025
General Meeting
By Tina Eick, SHPOA Board

The Shadow Hills Property Owners Association (SHPOA) held its July 8th General Meeting at Tierra Del Sol, 6:30 pm. The festivities were held outside, under the cool, canopy of trees on the Tierra del Sol campus. It was "Pie A La Mode" night and many, many neighbors brought their favorite pies for all to enjoy. SHPOA brought the ice cream. So we all feasted on multiple pies - and dare I say, servings of deliciousness!

Our Master of Ceremonies was Thom Depres who led us in a fun-filled sing-a-long. Everyone joined in with their favorite songs from the past.

Following the Hootenanny, Cindy Bloom presented the musings of Steven Wright, who is known for his one liners. This inspired many of the neighbors to share their favorite jokes. (Did you hear the one about ...?" So fun!

The evening wrapped up at 8:45 pm. Everyone had a great time ... and we are still hearing from our neighbors to do it again!



Room To Roam Act
By Elektra Kruger, Resident

On January 22, 2024, State Assemblymember Friedman introduced State Bill AB 1889, the Room to Roam Act which, if approved, would require a City or County to consider the adoption or resolution of the impact of development on wildlife, habitat connectivity and natural resources on one or more parts of its General Plan Conservation Elements on or after January 1, 2026. In late May 2024, Los Angeles City Councilmember Nitthya Raman presented a Resolution to the Los Angeles City Council that, if approved, would include in the City of Los Angeles' State Legislative Program, support for AB 1889. The Los Feliz Neighborhood Council submitted a Community Impact Statement supporting LAs Resolution for the State's Room to Roam Act since within their community their

(Continued)

General Meeting

Tuesday, September 9, 2025 - 7 pm
Tierra del Sol, 9919 Sunland Blvd.,
Shadow Hills

Lots of Land Use Issues

- * Party House Ordinance
- * 9990 Barling Street Project
- * 10050-10056 Wornom
- * SB 79 Update
- * SB 9 Update
- * Peoria Street traffic

And Pizza!

(Continued)

beloved P-22 perished as a bachelor due to being hit by multiple cars within his small territory. He would have greatly benefited from the establishment of habitat connections. Within its community Los Feliz would hope that AB 1889 would restore its diverse ecological system as it is home to much wildlife and rare plants in its unique Griffith Park. At its March 14, 2025 meeting the Los Angeles City Councils Intergovernmental Relations Committee took the Resolution under its consideration and forwarded its recommendation to the full City Council to merely Note and File the Resolution as the State Legislative Session had concluded and the Bill was already adopted by the State.



Election Of SHPOA Officers for 2026
By Jacqy Gamble, SHPOA Board

This message is for anyone in our neighborhood who is interested in protecting and preserving our unique, rural lifestyle. We need you to join us and get active!

At the October Zoom meeting 10/14/25, the nomination for election of the 2026 Officers for SHPOA will take place. The following is the Zoom link to join the 10/14/25 meeting:

(Please see "Election" on p. 2)

2025 SHPOA Board Members

(if no email is listed, please send to board@shpoa.us)

Executive Officers

President: Tina Eick
board@shpoa.us

Vice President: Jacqy Gamble

Executive Secretary: Susan Wong

Recording Secretary: vacant

Treasurer: Michael Stein

Membership: Gerardo Barrientos

Appointed Officers

Land Use: Bill Eick

Equestrian and Trails: Rosey Payne (Liaison)

Neighborhood Watch: Vacant

Daily Fodder and
Lost/Found Pets Susan Wong
shpoa@shpoa.us

Webmaster: Michael Stein
webmaster@shpoa.us

Traffic Safety Coordinator Carlos George

Newsletter Editor and
Article Collection: Tina Eick
board@shpoa.us

Newsletter Advertising Michael Stein
webmaster@shpoa.us

Newsletter Design/Layout: Cindy Bloom

Hospitality: Pam Nesmith

Historian: vacant

SHPOA's Mailing Address: P.O. Box 345, Sunland, CA 91041

SHPOA's E-mail Address: shpoa@shpoa.us or
board@shpoa.us

Website: www.shpoa.us

Senior Lead Police Officers:

Sunland/Shadow Hills/LVT Wilcer Godoy
36495@lapd.online 818-634-0705

Sun Valley/Shadow Hills West Eric Perez
38338@lapd.online 818-634-0755

LAPD Foothill Div. Front Desk
818-756-8861

Foothill Trails District Neighborhood Council (FTDNC)

www.ftdnc.org

President: Kevin Davis
president@ftdnc.org

Shadow Hills Reps: Gerardo Barrientos

("Election" cont'd from p. 1)

<https://us02web.zoom.us/j/89393267301?pwd=L1VjWUx5ZzZ6czlQWXRITU5rZENjdz09>

The Zom link will also be posted in the Daily Fodder before the Zoom meeting.

Section 3 of the SHPOA By-laws. Duties: Officers shall fulfill all the duties as described in this section and any additional duties described in the SHPOA Policies and Operating Procedures.

A. The President is the Chairperson of the Board and shall preside at all General Membership and Board Meetings and fulfill all other duties of the Office of President as described in the SHPOA Policies and Operating Procedures. The President shall be ex-officio member of all standing committees with the exception of the Nomination Committee. The President must be a previous SHPOA Board member.

B. The Vice President shall act as an aide to the President and, in the absence of the President, shall assume the duties of the President. The Vice President shall also be responsible for providing guest speakers at the SHPOA General Membership meetings and fulfill other duties as described in the SHPOA Policies and Operating Procedures manual.

C. The Executive Secretary shall keep records of all official documents and correspondence as required by the Policies and Procedures. The Secretary shall maintain the SHPOA Policies and Procedures manual.

D. The Recording Secretary shall keep an accurate record of the proceedings of all General, Special and Board Meetings, keeping such records as required by the Policies and Procedures manual.

E. The Treasurer shall keep an accurate record of all SHPOA financial activities including, but not limited to, invoices, bank statements and a running log of SHPOA's financial status. The Treasurer must provide a financial report at each SHPOA meeting listing the current account status as well as the income and expenses of the prior accounting period, whether it be monthly, bi-monthly, quarterly, etc.

F. The Membership Director shall initiate a program to increase General Membership, encourage current Memberships in SHPOA and maintain a record of each Member as defined in the SHPOA Policies and Operating Procedures manual.

Below are Volunteer positions for SHPOA Committees:

(Please see "Election" on p. 3)

("Election" cont'd from p. 2)

- A. Land-Use
- B. Equestrian and Trails
- C. Neighborhood Watch
- D. Outreach
- E. Newsletter Design/Layout
- F. Advertising
- G. Special Projects
- H. Webmaster
- I. Technology
- J. Hospitality Chairperson
- K. Hospitality

If you would like to run for one of those offices please notify us at shpoa@shpoa.us

Additionally, there will be a write-in option at the SHPOA Election which will be held on November 11th. Please join us and get active next year. We need you!



Amend The State Density Bonus Law In
HFSZs

By Elektra Kruger, Resident

The topography of many communities in High Fire Severity Zones often make emergency evacuation difficult because of the high volume of people simultaneously trying to leave their homes with limited egress routes available. In mid-January 2025, Councilmember Traci Parks presented a Resolution to the City Council stating that, by its adoption, the City of Los Angeles would include in its 2025-2026 State Legislative Program, support and/or sponsorship for any legislation that would result in amendments to the State's Density Bonus Law ensuring that evacuation routes within and immediately surrounding High Fire Severity Zones are not overwhelmed by dense development that could impede the safe passage of people fleeing life threatening circumstances. At its February 14, 2025 meeting, the City Council's Intergovernmental Relations Committee approved the Resolution as written and forwarded it to the full Council for its consideration. The Westside Neighborhood Council voted to support the Resolution advocating that the State not increase housing density where it would negatively impact evacuation routes. The Resolution was reviewed at the City Council's February 26, 2025 session. The City Council adopted the Resolution which was then approved by Mayor Karen Bass on March 6, 2025



Shadow Hills Property Owners Association

SHPOA

Membership Form

Shadow Hills area residents, it's always time to join SHPOA! We are here for you!

Your support and participation are vital to the preservation of our rural community.

Membership only = \$30

Newsletter only = \$10 (non-Shadow Hills area)

Donations are always gratefully received.

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For Paypal, www.shpoa.us "Online Member Payment" OR
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Benefits and Value of SHPOA Membership

Preserve Country Lifestyle

- ✓ Fight for code enforcement to protect residential zoning
- ✓ Provide legal counsel and referrals
- ✓ Expand trail system, open space and wildlife corridors
- ✓ Support equestrians and equestrian organizations
- ✓ Advocacy with government and law enforcement agencies
- ✓ Assisting families impacted by fires or other natural disasters

Protect Public Safety, the Environment and Property Values

- ✓ Initiate Neighborhood Watch groups
- ✓ Liaison to local police and fire departments
- ✓ Assist animal health and care
- ✓ Reduce speeding, unsafe driving and trash truck traffic
- ✓ Community beautification and clean-ups
- ✓ Partner with real estate community
- ✓ Leading the fight to defeat the high speed train proposals

Promote Shadow Hills

- ✓ Market unique lifestyle and real estate properties
- ✓ Conduct SHPOA membership drives
- ✓ Hold general member meetings with guest speakers, helpful information and entertainment
- ✓ Bi-monthly newsletter
- ✓ Daily email outreach and information
- ✓ Website information
- ✓ Special events and signage

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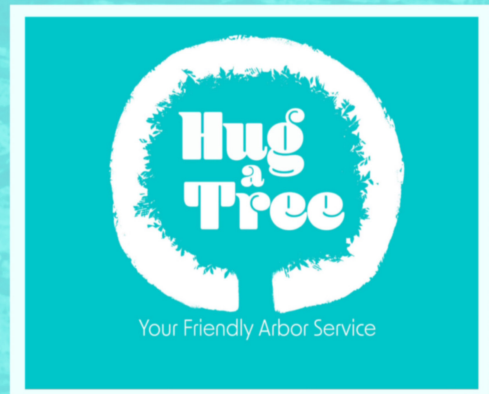
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- Henry Winkler "Fonzie"



Just Looking For Love By Susan Wong, SHPOA Board

Tarantulas will come out of their nests looking for love as their mating season begins this month. They are usually out late evening to early dawn, but may be seen at other times also. If you see one wandering it is usually a male; if you see one on top of a burrow hole, it is usually a female waiting for a beau.

If you are lucky enough to see a tarantula, leave it alone. No tarantulas that live in California are dangerous to humans unless you have a history of (rare) allergic reactions to any spider bite. They do not want to interact with humans, but if they are in mating mode or protecting eggs and they are heading towards you, give them space. A lot of space: they can jump up to two feet. While they live on or in the ground, they can also climb bushes and trees. Picking one up can cause skin irritation due to tiny barbed hairs on their abdomen that can be irritating to human skin.

Another reason to leave them alone: "tarantulas play an important part in nature.

- These large, hairy spiders contribute to

(Continued)

ecological balance, acting as insect control — they are slow, patient ambush predators that regulate biodiversity.

- Their burrows improve soil aeration and water filtration
- After they abandon their burrows, these burrows become refuges for other animals including lizards, insects and other small mammals



Tarantulas are generally not dangerous

(Continued)

(Please see "Love" on p. 5)

(**"Love"** cont'd from p. 4)

- They can be food for foxes, coyotes, snakes, owls and skunks." So, enjoy these creatures, take photos, and let them go about the romantic endeavors!

* Dan McCamish, a senior environmental scientist with California State Parks. <https://www.yahoo.com/news/articles/hordes-tarantulas-emerge-california-mating-164618474.html>



Trash Talk

By Susan Wong, SHPOA Board

The Bureau of Sanitation in Los Angeles (LASAN) is responsible for the collection and removal of all solid materials and waste in the City of Los Angeles from businesses and residences. We thank them for their work.

LASAN's rules are there to help us be considerate of our neighbors, the workers at LASAN, and the environment.

- Containers should be placed at the curb by 6 AM on the day of collection.

- Containers should be removed off the public street no later than 8 PM on the day of collection. If you can't remove them that day, remove them the next day as soon as you can. This is especially true if you live way up a private road and can't see your bins from your house, but your bins are in front of someone else's house. No one should have to look at your bins for days.

- Do NOT put so much trash or organic waste in a bin that you can't close the top all the way. Crows quickly get into your waste and strew garbage all over our streets.

Trash Collection can be rough on bins. Broken bins allow crows more access to trash and result in more garbage on our streets. Here is how to easily get damaged bins parts replaced or the bin itself replaced:

- Call LA Sanitation & Environment's 24-hour Customer Service center at 1-800-773-2489.

- Request the repair or replacement. You will need:

- Name on the Account
- Your address on the account
- Where the bins are located on collection day (if you live up a private road, give them

(Please see **"Trash"** on p. 6)

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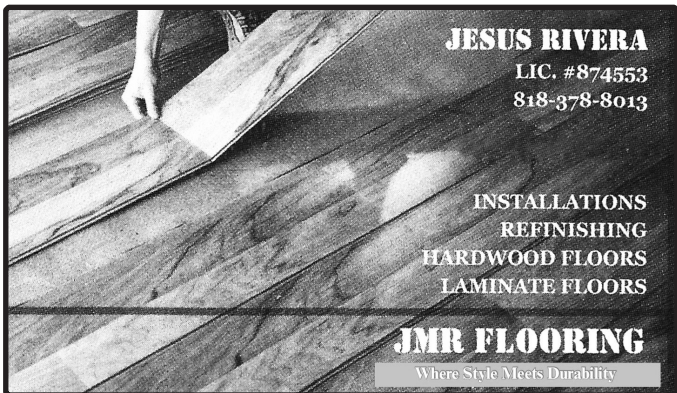
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A pony goes to the doctor and tells him, "Doc, I think I'm dying, I have this terrible sore throat."

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("Trash" cont'd from p. 5)

address on the public street where the trash bins are placed for collection)

- The bin number (located on the front of the bin). Take a picture with your phone so you have the bin number when you call.

- They will tell you what day to leave the bin out for repair or replacement.

We all pay for refuse sorters at LASAN to sort our trash. When all of us follow the guidelines of sorting most of our own refuse ourselves before putting it out for collection, it saves labor costs, and results in less contamination which leads to more items being recycled, which in turn reduces the need for incineration and less disposal in landfills.



LASAN uses four types of bins:
GREEN bins for yard trimmings and organic waste*:

- Fruits, vegetables
- Dairy, eggshells
- Bread, cereal, grains, rice, pasta, beans
- Meat, bone, fish, shells
- Coffee grounds and filters
- Paper products that are food-soiled, such as pizza boxes, paper napkins, paper bags, paper towels with food on them, coffee

(Please see "Trash" on p. 7)

("Trash" cont'd from p. 6)

filters, etc.

- Yard waste (grass and plant clippings, branches, etc.)

- Flowers

- Clean untreated wood

BLUE bins for recycling:

- clean uncontaminated paper

- cardboard

- glass

- clean and empty plastic numbered 1, 2, and 5 only

- Empty refrigerated, shelf-stable, aseptic packaging cartons

- aluminum, tin, metal, and bi-metal cans, (rinsed and wiped out)

BLACK bins for non-organic refuse: anything that can't be recycled in blue bins or isn't organic for the green bins. Nothing organic (anything that could rot) is allowed in the black bins.

BROWN bins for horse manure.

For more information, go to <https://sanitation.lacity.gov/>. Please call LASAN Customer Care Center at (800) 773-2489 with questions or to report any issues related to trash bins.

*Items that CANNOT be placed into green bins:



- Plastic

- Products that are labeled "biodegradable" or "compostable" (such as bags) Instead collect your organic

(Continued next column)

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(Continued)

waste in paper bags.

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- Produce stickers

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- Anything waxed or coated, etc.

- Dead animals*

(Please see "Trash" on p.8)



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(**"Trash"** cont'd from p. 7)

How to dispose of DEAD ANIMALS:
For Small Animals (under 15 pounds):

- Seal: Place the dead animal in a double-bagged, sealed container.
- Dispose: Put the sealed bag in your regular garbage bin (black bin).
-

For Large Animals (over 15 pounds): Contact authorities: Contact your local animal control or [LA Sanitation](#) at 3-1-1 for guidance on proper disposal.

Why not the green bin?

- Disease Risk: Dead animals can carry diseases that are transferable to humans, posing a health risk to the workers who handle the green bin waste.
- Compost Contamination: They are not accepted in the compost stream because they are not considered compatible with the standard composting process.



The Tujunga Wash Alluvial Sage Scrub
Habitat VS A Golf Course
By Elektra Kruger, Resident

How many of you remember the days when there was a fight to protect the Tujunga Wash's unique and rare desert-like alluvial sage scrub habitat to the east of the Foothill Freeway from the commercial interests of a large water-hungry 18-hole golf course. The alluvial sage scrub habitat is different from the scrub of inland deserts and hillside chaparral that Southern Californians generally recognize. The alluvial sage scrub habitat is a diverse collection of some 250 plant species dominated by scale broom, California buckwheat, yerba santa, pine goldenbush, desert juniper, cholla cactus and a federally listed endangered wildflower – the slender-horned spineflower with its nodding pink blossom that is so unlike any other plant that it has a genus all its own. The alluvial sage scrub loves everything most plants hate – barren terrain, rocky soil, endless sunlight, and catastrophic floods. To the untrained eye, the alluvial sage scrub habitat unlike the beauty of a forest habitat looks more like a stark lunar landscape. Despite the existence of the federally listed endangered flower on the property of the proposed golf course, by altering the proposed design of the golf course the limits of the Endangered Species Act were circumvented. By trimming off a few acres here and a few feet

(Please see **"Wash"** on p. 9)

(**“Wash”** cont’d from p. 8)

there, by leaving out artificially flood-controlling measures that would restrict nature's periodic shift of its waterways across the Wash, the Project ended up beyond the reach of federal agencies with the power to protect the Wash. That left the ultimate fate of the Wash to City Hall where standards for protecting endangered species are less strict. The developer called this a commonsense compromise that would attract dollars to Sunland. The U.S. Fish and Wildlife Service did however envision the endangered slender-horned spineflower as falling victim to this loophole. How many of you remember the floods of 2005. Many of our own properties suffered some manner of landslide damage. I remember a number of Shadow Hills residents gathering together to assist a resident to clean up mud debris gathered in their driveway from a landslide from the side of their property. The flood in the Tujunga Wash washed away the 18th fairway of the golf course. The developer brought in a front-end skip-loader to create a berm to save a large portion of the course, something they actually were not allowed to do as no one was permitted to alter Mother Nature's desire to alter any waterway's pathway.



SHPOA Letter to Mayor Bass Re: SB 9

By Tina Eick, SHPOA Board

On August 8, 2025, SHPOA submitted the following letter to Mayor Bass regarding the negative impacts of SB 9 in Very High Fire Hazard Severity Zones:

August 8, 2025


Mayor Karen Bass, City of Los Angeles

Re: Exemption of all “Very High Fire Hazard Severity Zones” in City of Los Angeles (including Shadow Hills) from SB 9 implementation

Dear Mayor Bass:

As recently reported by CBS, Governor Newsom has authorized local governance with respect to SB 9 for areas in dangerous wildfire zones. The Shadow Hills Property Owners Association (SHPOA) respectfully requests that you include all areas within the City of Los Angeles which are currently designated as “Very


(Please see “Bass” on p. 10)



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("Bass" cont'd from p. 9)

High Fire Hazard Severity Zones" to be exempt from SB 9 implementations of multiple family dwellings on single family parcels. Specifically, our Shadow Hills community is designated as a "Very High Fire Hazard Severity Zone" and in 2017 experienced 2 devastating wildfires in less than 3 months - the La Tuna Fire and the Creek fire.

Shadow Hills is a small equestrian/animal keeping community in northeast San Fernando Valley. Until very recently, our community had approximately 2,500 homes. With the implementation of SB 9 our split parcels have increased density from 2 to 4 times on each parcel due to lot splits and building accessory units (ADUs). Throughout the years, our neighbors have diligently prepared for the inevitable wildfire events which threaten our community periodically and seasonally. They have hardened their homes and adopted fire resistant landscaping. Additionally, we have

(Continued next column)



(Continued)

evacuation plans to include removal of horses and farm animals during the fire events. These risky evacuations are on substandard, narrow streets throughout the Shadow Hills community ... or on only 2 secondary highways with posted speeds of 45 mph (Wentworth Ave. and Sunland Blvd.) which became gridlocked during the Creek Fire event.

All of these efforts are now challenged exponentially. With the implementation of SB 9, our parcels will increase the density from 2 to 4 times, due to lot splits and ADUs. The risk of wildfires on a regular basis is on-going. The streets are still substandard and narrow. The major thoroughfares with speed limits of 45mph are still dangerous and subject to gridlock during evacuations. However, due to the increase in



Evacuation of assisted living facility in Shadow Hills. La Tuna Fire 2017

population from the implementation of SB 9 the ability to safely evacuate is potentially deadly.

Like the Palisades, the ability to evacuate in a "Very High Fire Hazard Severity Zone" is predictably catastrophic. Even though their streets may have been wider than ours, but with one point of ingress/egress, it was still

(Please see "Bass" on p. 11)

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("Bass" cont'd from p. 10)

a disaster waiting to happen. In our case, the challenges of successful evacuation of human and animal life on substandard, narrow streets with only restricted points of ingress/egress are equally, if not more, disastrous.

Therefore, we respectfully request that the exemption of SB 9 issued to the Palisades be extended to ALL "Very High Fire Hazard Severity Zones" within the City of Los Angeles, including Shadow Hills. If SB 9 is not amended to exempt it from the Very High Fire Hazard Severity Zones, there will be horrendous human, animal ... and political consequences when, not if, a wildfire breaks out and lives are lost. Now is the time to act to protect those living in Very High Fire Hazard Severity Zones.

Thank you for your time and consideration.

*Sincerely,
Tina Eick, President
Shadow Hills Property Owners Association
(shpoa@shpoa.us)*

Cc: Gov. Newsom, Councilmember Rodriguez



SHPOA Supports SB 322
By Tina Eick, SHPOA Board

On June 4, 2025, SHPOA submitted the following letter supporting SB 322 to create Equine Incentive Zones throughout the State:

June 4, 2025

Senator Caroline Menjivar
State Capitol
1021 O Street, Suite 6630
Sacramento, CA 95814

(Continued next column)

(Continued)

Re SUPPORT SB 322 Urban Equestrian Incentive Zones

Dear Senator Menjivar,

After careful consideration, the Shadow Hills Property Owners Association (SHPOA) supports Senate Bill 322 which will create Urban Equestrian Incentive Zones throughout California. SHPOA has represented Shadow Hills since 1964 in its efforts to protect and preserve the equestrian lifestyle of our community. It should be noted that Shadow Hills is one of the last remaining equestrian communities within the City of Los Angeles and so our efforts to maintain our rural lifestyle has been, and continues to be a continuing challenge. Senate Bill 322 will help to protect the open space element and designated trails as specified in our Community Plan and local zoning regulations. Additionally, SB 322 will help to foster our equestrian heritage and identity.

SHPOA strongly urges you and your colleagues' support for Senate Bill 322. Thank you so much for your leadership on this important issue and we look forward to working with you in our efforts to protect and preserve our equestrian heritage.

Respectfully,

Tina Eick, SHPOA President
shpoa@shpoa.us
818-926-1831



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Require Pet Microchipping In The City LA
By Elektra Kruger, Resident

In early July 2024, Councilmember Monica Rodriguez presented a Motion to the Los Angeles City Council asking that they instruct the Department of Animal Services to report on the feasibility of requiring dogs, cats, rabbits and horses to be microchipped along with the steps necessary to implement such a requirement as well as on the resources currently available to assist people with getting their pets microchipped, a Motion the Council approved at their September 18, 2024 session with the hope being that lost pets find their way back home rather than being added long-term to the City's animal shelter population. Other municipalities have proven that there are potential benefits to implementing such policies despite their initially being some front-end expenses such as increased staffing, training, equipment purchases, etc, if implemented effectively the Department of Animal Services ultimately would benefit from other operational cost savings such as reduced intake and reduced length of stay for lost animals. Increased return-to-home rates would help alleviate shelter overcrowding thereby reducing expenditures for food and medications. The Department of Animal Services response to the question of feasibility of requiring microchipping of all dogs, cats, rabbits and horses in the City of LA was that a legislative solution or mandate with penalties for non-compliance may not yield the intended results by disproportionately punishing people experiencing poverty. If the City were to implement such a program, the microchips must be both affordable and widely accessible with staff trained to implement them. Not only would both staff and shelter resources need to be fully dedicated to the program, but constant community outreach and regular microchipping clinics would be essential. The Department recommends that prior to instituting such a mandate that a one-year pilot program be established to educate the public on the benefits of microchipping and increase the number of microchip implementation events to monitor the impact of operations and cost savings. The report prepared by the Department of Animal Services was further referred to the City Council's Neighborhoods and Community Enrichment Committee for their review and recommendations. At its February 25, 2025 meeting, the Community Enrichment Committee approved the Motion to require microchipping of all dogs, cats, rabbits and horses in the City of Los Angeles

(Please see "**Microchipping**" on p. 13)

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"FAILING to Plan is Planning TO FAIL!" - Ben Franklin

("Microchipping" cont'd from p. 12)

with the addendum that it begin with a one-year pilot program to expand microchip education, administration and implementation. On March 28, 2025, the Council president further referred the Motion to the City Council's Budget and Finance Committee for their review and recommendations, however this Committee waived consideration of the item. At its April 30, 2025 session the full City Council adopted the report submitted by its Community Enrichment Committee. I guess it is now time to see whether the recommendations come to fruition.



Funding for the Sunland Park Off-Leash Dog
Park Project
By Elektra Kruger, Resident

In late June 2025, the General Manager of the Department of Recreation and Parks sought approval from the L.A. for Kids Steering Committee to submit a Work Plan requesting \$1,350,000 in Measure A Annual Allocation funding for a Sunland Park Off-Leash Dog Park. The Project would include fencing, benches, tables, a hydration station, landscaping, irrigation, synthetic surfacing and a path of travel. Approval of this request would enable the Department of Recreation and Parks to secure the necessary funding to implement the Project. The request for approval was referred to the City Council's Parks and Budget & Finance Committees for their review and recommendations.



Opposition Letter to SB 79
By Tina Eick, SHPOA Board

On August 8, 2025 SHPOA submitted the following letter to Governor Newsom regarding the pending Bill SB 79 which would negatively and dramatically impact single family neighborhoods statewide

August 8, 2025

Governor Gavin Newsom
1021 O Street, Suite 9000
Sacramento, CA 95814

Re: Opposition to SB 79 in Very High Fire
(Please see "SB79" on p. 14)

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("SB79" cont'd from p. 13)

Hazard Severity Zones and support for LA

*City Councilwoman Monica Rodriguez's
Analysis and Recommendations to Amend SB
79*

Dear Governor Newsom:

After careful analysis of SB 79, the Shadow Hills Property Owners Association (SHPOA) strongly opposes the implementation of SB 79 in areas designated as Very High Fire Hazard Severity Zones. Additionally, SHPOA supports the detailed concerns and recommendations from Los Angeles City Councilmember Monica Rodriguez in her letter to State Senator Wiener, (7/15/2025). The implementation of SB 79, as currently proposed, will not provide affordable housing to low income families but in fact, will displace the most in need and conversely, provide developers a golden opportunity to bypass local land use regulations and protections.

Shadow Hills is a small equestrian/animal keeping community in northeast San

Fernando Valley. Shadow Hills is designated under California Public Resources Code 4201-4204 within State Responsibility Areas (SRA) as a Very High Fire Hazard Severity Zone. Until very recently, our community had approximately 2,500 homes. With the recent implementation of SB 9, our properties have increased in density from 2 to 4 times on parcels due to lot splits and building accessory units (ADUs). As a consequence, these properties no longer have the required set backs and set asides for horse keeping, thus losing the original intent and provisions of our Community Plan (adopted in 1980) as mandated by State AB 283.

Throughout the years, our Shadow Hills neighbors have diligently prepared for the inevitable wildfire events which threaten our community periodically and seasonally. They have hardened their homes and adopted fire resistant landscaping. Additionally, we have evacuation plans to include removal of horses and farm animals during the fire events. These risky evacuations are on substandard, narrow streets throughout the Shadow Hills community ... or on secondary highways with posted speeds of 45 mph (Wentworth Ave. and Sunland Blvd) which became gridlocked during the Creek Fire event.

With the implementation of SB 79, in an area designated as Very High Fire Hazard Severity Zone, parcels will increase human population

(Please see "SB79" on p. 15)

("SB79" cont'd from p. 14)

density tenfold. All evacuation efforts will now be challenged exponentially. The risk of wildfires on a regular basis is an on-going threat. The streets are still substandard and narrow. The major thoroughfares with speed limits of 45mph are still dangerous and subject to gridlock during evacuations. However, due to the increase in population from the implementation of SB 79, the ability to safely evacuate is doubtful, and possibly deadly.

Like the Palisades, the ability to evacuate in a "Very High Fire Hazard Severity Zone" is predictably catastrophic. Even though their streets may have been wider than ours, with only one point of ingress/egress, it was still a disaster waiting to happen. In our case, the challenges of successful evacuation of human and animal life on substandard, narrow streets with only limited points of ingress/egress are equally disastrous.

Therefore we respectfully request that SB 79 be amended to exempt areas designated "Very High Fire Hazard Severity Zones". This exemption must be included in SB 79 to prevent horrific loss of human and animal life and properties in Very High Fire Hazard Severity Zones. This is the time to act to protect those residents living in these areas.

Additionally, SHPOA supports Los Angeles Councilmember Rodriguez's concise analysis of the real effects of SB 79 on low income families in the San Fernando Valley. In her letter to Senator Wiener, 7/15/25, Councilmember Rodriguez offered four amendments which would protect single family renters from the predictable displacement of those from low and poverty level incomes:

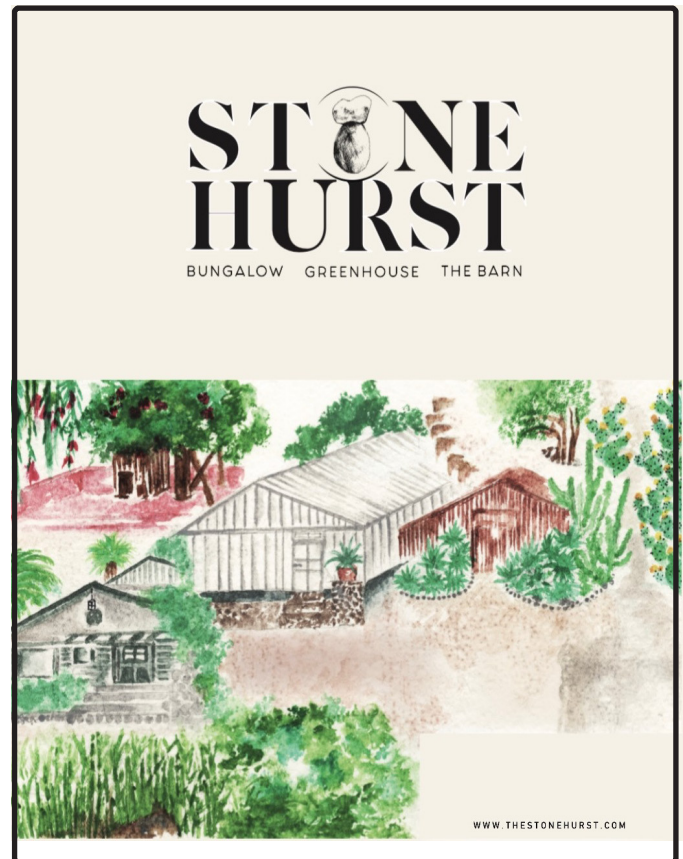
- * "Extend the Implementation Period to Qualify for an Exemption to 2027". This extension would allow jurisdictions to qualify for exemption if their plans are implemented by 2027 and the required density targets are met.

- * "Allow for Greater Density in Areas to Qualify for an Exemption". SB 79 should allow local jurisdictions to have the flexibility to decide on underutilized parcels.

- * "Protect renters from displacement, and create more vibrant, mixed income and mixed typology communities by removing minimum density on sites within the given zones".

- * "Allow for Greater Density in Local

(Continued next column)



(Continued)

Alternative Plans". A cap on density in certain areas of the city would inadvertently reduce the desired density increase.

As is currently proposed, SB 79 would do the most harm to those most in need. Councilmember Rodriguez's amendments offer clear solutions for the protection from displacement for millions of Los Angeles residents.

Therefore, after careful examination, the Shadow Hills Property Owners Association

(SHPOA) opposes SB 79 in its current form. SB 79 fails to protect residents in Very High Fire Hazard Severity Zones and it fails to protect those low and poverty level income residents who are at the highest risk of displacement. As it is currently proposed, SB 79 has nothing to do with affordability, but in fact, is nothing more than a developer's dream-come-true.

Thank you for your time and consideration.

Sincerely,

Tina Eick, President
Shadow Hills Property Owners Association
shpoa@shpoa.us



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11730 Ventura Blvd., Studio City 91604
(818) 760-3882 Mon–Thurs: 6pm–8am; Weekends: Fri 6pm–
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Next SHPOA Meeting: Tuesday, Sept. 9, 2025, 7 pm

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Community Calendar

- Foothill Trails District Neighborhood Council (FTDNC)**
- 4th Tuesday, Every Month 7 p.m.
 - Lakeview Terrace Recreation Center
 - www.ftdnc.org
- FTDNC Land-Use Committee meeting**
- 1st Thursday, Every Month 7 p.m.
 - Via Zoom (see www.ftdnc.org calendar)
- FTDNC Equestrian Committee meeting**
- 2nd Thursday, Every Month 7 p.m.
 - Via Zoom (see www.ftdnc.org calendar)
- FTDNC Public Safety Committee meeting**
- 2nd Tuesday, Every Month 6 p.m.
 - Lakeview Terrace Recreation Center
- LAPD Community Coffee Time**
- 1st Thursday, Every Month 9:00 a.m.
 - SVANC Office, 8720 Sunland Blvd., Sun Valley
- Hansen Dam Park Advisory Board**
- LAST Tuesday, Every Month 7 p.m.
 - Hansen Dam Horse Park Club
- ETI C20**
- 1st Monday, Every Month
 - Nikki Ahten, 818-489-6527
 - ETINational.com

Key Community Locations & Contact Info

All Nations Church: 10000 Foothill Blvd., Lake View Terrace
Bolton Hall: 10110 Commerce Ave., Tujunga (818-352-3420)
Lake View Terrace Recreation Center: 11075 Foothill Blvd.,
Lake View Terrace
Shadow Hills Presbyterian Church: (Johanna/Sunland Blvd.
intersection); Pastor Doug Nason (818-353-2500)
Stonehurst Park: 9901 Dronfield, Stonehurst/Shadow Hills
(818-767-0314)
Stonehurst Elementary School: 9851 Stonehurst Ave., Sun Valley
(818-767-8014)
Tierra del Sol: 9919 Sunland Blvd., Shadow Hills (818-352-1419)
Village Christian School: 8930 Village Ave., Sun Valley
(818-767-8282)
City of LA North Valley Neighborhood City Hall/Office: Council
Member Monica Rodriguez, District 7, 7747 Foothill Blvd.,
Tujunga, CA 91042, (818-352-3287)

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