

Zoning & Planning Committee Updates
October 21, 2025

***SB 79** On October 10, 2025 Governor Newsom signed SB79 into law effective July 1, 2026. SB79 overrides local zoning laws allowing high-density buildings of nine stories in areas close to transit stops that will affect surrounding neighborhoods. Of the only eight counties in all of California with at least 15 passenger rail stations, the greatest impact will probably be felt in L.A with 150 transit stops covered by the bill (more added in the future).

***Malibu Wines Case# ZA-2017-2535-2V-PA1** Malibu Wines has requested a modification of their original application (**February 16, 2018 Determination Letter**) and asking for a 20% increase in occupancy plus an extension of operating hours. Malibu Wines and the neighboring community participated in discussions at the October 14 Zoning & Planning Committee meeting. **Malibu Wines presentation** A decision on the CUP (Conditional Use Permit) request is postponed until the next Zoning & Planning Committee meeting.

***Starbucks Drive Thru Coffee Shop Case #ZA-2024-5222-CU2-ZBA** We received the **October 21, 2025 Determination Letter** from LA Department of City Planning. The last day to Appeal is November 5, 2025. **9/29/25 Zoning & Planning Position Letter**

***L.A. City Charter Reform**-The Charter governs the structure and operation of City government. The **L.A. City Charter Reform Commission** will make recommendations and revisions to be approved by the City Council and the Mayor. The public has the opportunity to give opinions throughout the process. The revised Charter will be on the General Election November 2026 ballot. **Charter Meetings for October 2025**

***Woodlake Apts (Circle S Ranch Property)**-We are unable to relay updates because City Planning has not posted information, responded to emails or made available to the community documents relevant to this project. The project developer has not responded to WHNC requests for 3-D renderings and a site visit.

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