

Zoning & Planning Committee Updates
November 22, 2025

***SB 79 LA City Council File: 25-1083** On 11/04/25 the City Council approved a **Motion** calling for a report by December 1 from the Department of City Planning & Department of Transportation on the potential impacts of Senate Bill 79. 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 The November 9, 2025 Zoning & Planning Committee meeting is cancelled because of the Veterans Day holiday.** Malibu Wines requested a modification of their original application (**February 16, 2018 Determination Letter**) asking for a 20% increase in occupancy plus an extension of operating hours. Malibu Wines and the neighboring community participated in extensive discussions at the October 14, 2025 Zoning & Planning Committee meeting. **Malibu Wines presentation** On **November 21, 2025 Malibu Wines submitted a letter** with changes to operating hours presented at the October 14, 2025 Zoning & Planning Committee meeting. The letter includes a parking space & policies report addressing the request to increase occupancy. A decision on the CUP (Conditional Use Permit) will be issued by the Zoning & Planning Committee at the December 9 meeting and then sent to the Board for final approval. Because the Board meets on December 4 before the Zoning & Planning Committee issues a decision, this item will be on the January 2026 Board meeting Agenda.

***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 November 2025**

***Woodlake Apts Project**- A request for information dated 11/06/25 regarding recent activity at the site was sent by Zoning & Planning to Patterson & O'Neill, the law firm representing the project applicants. A meeting with WHNC and the law firm is planned for mid January. City Planning and LADBS (Los Angeles Department Building & Safety) were contacted mid November. City Planning shows the project is not active. Laura Frazin-Steel is no longer assigned to the project. The new contact is Blake Lamb, Principal City Planner, Valley Project Planning Division. Her email address is: blake.lamb@lacity.org. A response from LADBS is the permit application has not been approved. However, because of utility markings and possible survey work, it appears the project developers are beginning the process for permit approvals from City departments for construction. City Planning still has not posted documents for this project under one case # allowing public access.