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January 10th, 2025

Councilmember John S. Lee
9207 Oakdale Ave.
Chatsworth, CA 91311

Subject: FORMAL REQUEST FOR IMMEDIATE DEMOLITION HOLD & SB 9 COMPLIANCE REVIEW – 17545 Parthenia St, Northridge (Sherwood Forest), CA 91325

Dear Council Member Lee and City Departments,

We are writing to formally request an immediate administrative hold on demolition and further permit activity at 17545 Parthenia Street, Northridge, and to demand a full SB 9 compliance review, based on multiple, serious eligibility and procedural violations.

1. Demolition Permit Issued – Irreversible Harm

- Demolition Permit No. 25019-10000-03755 was issued on December 9, 2025
- Scope includes full demolition of the Single-Family Dwelling (SFD), detached accessory structures, garage/living quarters, and tennis court (“1 of 2”)
- Once demolition occurs, any City error or misrepresentation cannot be undone

Given the unresolved eligibility issues outlined below, demolition should not proceed.

2. SB 9 Owner-Occupancy Affidavit – Apparent Statutory Violation

California SB 9 (Gov. Code §65852.21) requires the applicant to sign an affidavit affirming intent to occupy one of the resulting units as a primary residence for a minimum of three years.

However, the same developer has:

- Multiple large SB 9 projects
- On the same street, within a few hundred feet of each other
- Including one block away from this site
- Proceeding concurrently

A single individual cannot legally occupy multiple primary residences simultaneously. This creates a *prima facie* conflict with the SB 9 affidavit requirement and raises serious concerns that:

- One or more SB 9 affidavits may be false or misleading
- Ministerial approvals may have been issued in error
- The project may be ineligible for SB 9 entirely

We formally request confirmation of:

- Who signed the SB 9 owner-occupancy affidavit
- Whether that individual has signed SB 9 affidavits for other nearby properties
- What verification, if any, did the City conduct to prevent conflicting affidavits

3. Pattern of Coordinated Development – Abuse of Ministerial Approval

SB 9 ministerial approval is predicated on small-scale, homeowner-driven infill, not coordinated multi-site redevelopment.

The pattern here — complete SFD teardowns, multiple nearby projects by the same developer, phased demolition, and identical development strategies — undermines the factual basis for ministerial approval and warrants immediate discretionary re-review.

4. Zoning Conflict: Z1-2438 Equine Protection

ZIMAS records indicate this property is subject to Z1-2438 Equine Protection zoning, which historically restricts:

- Lot modification
- Density increases
- Subdivision
- Alterations incompatible with equestrian and rural character

We have found no documentation showing that this restriction was formally removed or superseded.

Please identify:

- Whether Z1-2438 remains in effect

- If not, what action removed it, and on what date
- How SB 9 eligibility was reconciled with this zoning constraint

Failure to resolve this constitutes a procedural zoning error.

5. Transit Proximity Misrepresentation

ZIMAS further states that 17545 Parthenia Street is not within ½ mile of public transportation.

If the SB 9 application asserted otherwise, this represents:

- A material misrepresentation by the applicant, or
- A failure of staff verification

Either scenario invalidates ministerial approval and requires immediate correction.

6. Formal Requests

Given the above, we respectfully but urgently request:

1. An immediate demolition hold at 17545 Parthenia Street
2. Full disclosure and verification of all SB 9 owner-occupancy affidavits associated with this developer
3. Written clarification of Z1-2438 zoning applicability (ZI2438 PDF attached)
4. Confirmation of SB 9 eligibility determinations, including transit proximity
5. Suspension of further approvals until compliance is verified

This is not a policy disagreement — it is a statutory compliance issue. Proceeding despite these unresolved conflicts exposes the City to legal, ethical, and public-interest risk.

We request a written response addressing these issues as soon as possible.

Sincerely,



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