

Chronology of the 58 acre RANDIWOOD KEYSTONE parcel in Westhills

1. 3/24/66 Tract Map 23762 for what is now Westhills was recorded.
2. 10/27/1966: CC&R's Recorded
3. ~8/3/1968: Completion of 175 home development, in what is now Westhills, leaving 58.3 acres undeveloped(1)
4. 1973-74: LA County BOS Designated Area as Westhills
5. 1977 Property purchased by Ms Huang's father.
6. 2/10/78: Westhills By Laws Revised
7. 5/16/78: WHA CC&R Operating Guidelines Distributed
8. 6/6/78: Westhills Incorporated in State of California
9. 5/18/98: CP 2343 proposed 46 townhouses and 68 single family homes & was denied.
10. 8/13/2002 The property was purchased by Faye Estates, LLC for \$7,600,000.
11. 8/2005 Eastern Savings Bank(ESB) loaned \$6,000,000 to FE, LLC This was before FD over road the building code restricting any further home building.
12. 9/2005 IRC loaned \$3,000,000 to FE, LLC
13. 1985 LA County code guidance of 72 to 150 home limit for homes with a single entrance in a declared High Fire Hazard Zone.(Depending on the character of the land the single access road traverses)
14. 7/19/2007 LA County Fire Department states Property is in Very High Fire Hazard Severity Zone
15. 7/2007 Meeting with the LA County Fire department with Faye Estates & WHA to discuss safe limit of number of homes in a designated high fire hazard zone with a single entrance.
16. 8/27/2007: LA County Fire Department Signed off on the 58 acre parcel Tract Map #52652 based on current home fire protection technology & requirements an additional 25 homes could be built on the 58 acre parcel Tract Map #52652.(See CUP that was ultimately set aside)
17. 4/30/2007 The SMMC issued a letter against the proposed development(3)
18. 10/3/ 2007: At the request of the Faye estates the Los Angeles County Department of Regional Planning held a hearing on whether to issue a CUP to allow them to build the 25 additional homes approved by the FD.
19. 10/10/2007 Assistant Fire Chief Mark B. Nelson issued a letter stating "... it is the Fire Department's position that the additional fire protection measures imposed on tract #52652, as an alternative means of protection, will adequately mitigate the proposed tract's lack of a secondary means of access."
20. 1/17/2008: Department of Regional Planning Commission issued a CUP approving a 25 home development, effective In 14 days unless appealed to the LA County Board of Supervisors.(4)
21. 1/25/2008: The Westhills Homeowners Association (WHA) appealed the CUP to the BOS, paying the \$1833.30 fee.(5)

22. 4/22/2008: Calendar date for the BOS planned discuss CUP.
23. 4/22/2008: BOS delayed the CUP review Date until 7/22/2008 without discussion.(6)
24. 7/1/2008: BOS removed the CUP discussion from the 7/22/2008 Calendar and planned to re-notice the hearing upon the completion of the information requests promised by the LA County Staff at the March 20, 2008 Westhills Community meeting. :(7)
 - “...Following that appeal [see item 21] , but before the Board considered the appeal, a community meeting was held on March 20, 2008 with the County staff from the Departments of Regional Planning, Public Works, and Fire. As a result of that meeting, County staff committed to providing additional information regarding the proposed subdivision and more detailed answers to the Westhills community’s outstanding questions. To date those answers have not been provided.”
25. It is our understanding that, In accordance with BOS’ instructions, the environmental analysis for the Kittridge project (TR52652) must be updated before a decision can be made to approve or deny the project. In order to update the environmental analysis, an initial study must be prepared for the project and that includes internal consultation with County Agencies prior to circulation of the document to agencies outside of the County and finally public release of the document. County agencies will review the areas within the environmental analysis in which they have regulatory authority.
26. 3/6/2008 ESB recorded notice of default & election to sell
27. 6/22/2009 ESB acquired property at non judicial foreclosure sale.
28. 7/10/2009 The Faye Estates filed for bankruptcy and therefore the BOS did not reschedule the hearing and the CUP never became effective.
- 29.Date? Contact ESB about converting to park
- 30.A few months before 7/31/13, ESB listed property with Capital Realty Advisors as the Real Estate Agent. Marketing Brochure Dated 7/31/13
- 31.Date? Michael Naim, a Beverly Hills Developer, took an option & opened escrow on the property with ESB as the owner & Capital Realty Advisors as the Real Estate Agent.
32. 2013-2014 Naim met with WHA to obtain the most attractive proposal for about 55 homes(the approximate minimum he considered to be economic)
33. 7/2014 Naim & WHA met with LA County Fire Department to get guidance on requirements to permit 55 additional homes to be safely built.
- 34.8/6/2014 Fire Department email from Juan Padilla to m4@mnaim.com, requiring a secondary public access road either from the North or West of subject property for 53 units.
35. 2014 Naim fails to get park approval for either route since some of the road must go through park land.
36. 2014 Naim explores alternative routes, none of which meet the Fire Department requirements.

37. 10/8/14 Survey of WHA completed with 83% against any development and 17% for development. Our email survey reached 82% of the community, 25% of the community responded through the website and an additional 6% responded as a result of Naim's letter to the community.
38. Date? 2015 LA County Fire Department issues a letter that to build the approximately 55 homes that Naim wants requires a second public access road which must come from either the West or North.
39. 2014/2015 Naim was turned down by Park Departments to bring a public road through a portion of their park.
40. Paolo Perrone of the Trust For Public Land is taking the lead in securing funds & purchasing the 58 acres for a park
41. Paul Edelman of the Santa Monica Mountain Conservancy(SMMC) is working with Perrone
42. Debbie Sharpton of The Mountain Restoration Trust supports us & will take an active position if needed.
43. 6/17/2015 2015 the National Parks Service(NPS) presented its Draft Rim of the Valley Report & the Westhills Property is included in both Alternative C & D. At that time the NPS indicated they were recommending Alternative C rather than the more comprehensive Alternative D. If there is enough public support they might change their recommendation to Alternative D.
44. 6/25/2015 Margie Steigerwald of NPS pointed out: "It is... partially within the South Coast Missing Linkages Santa Monica Mountains to Sierra Madre Linkage (see attached map). This is a narrow area in this particular branch of the linkage, so the property enhances regional habitat connectivity by creating a more robust linkage in conjunction with the other protected lands bordering it."
45. Spring 2015 Beverly Folkes-President of [Antik, A Cultural Coalition Of Chumash People](#) stated that there was most likely a cultural interest in the Westhills property by the Chumash Indians and possibly another group.
46. 9/24/2015 The WHA Met with the LA County Fire Department to explain their basis for insisting that it would be an undue risk to their community for any development without an additional public access road.
47. 2015 Nami has declared that he will submit a proposal to the LA County Planning Department for 36 homes on the 58 acre parcel.
48. 2016 Zoning for Randiwood Keystone property downgraded to maximum of 29 homes.
49. 6/7/2016 Meeting with Naim and associates, ESB vice President, Naim's lawyer(8)
50. 6/25/2017 Naim holds meeting for WHA @ Randiwood Lane & Kittridge St. to discuss his "...current plans for 25 lots of estate homes" on the 58 acre site Previously zoned for 86 lots but now downzoned in 2016 to 29 lots maximum.
51. September 27, 2016 Gov. Brown signs Wieckowski's accessory dwelling units bill to provide more affordable housing SB 1069 is supported by business, environmentalists, teachers and affordable housing advocates

52. In December(?) 2016, the Randiwood Keystone poroperty zoning was downgraded to permit a maximum of 29 units
53. 5/22/2018 BOS approved County's ADU ordanance prohibiting ADU's from communities on single access roads in wildlife interface areas like Westhills
54. 6/13/2018 WHA Board learns at Annual Meeting that Naim has been "working" with LA County Regional Planning for months on Mitigated Negative Declaration Report in place of Environmental Report.
55. 1/22/2018 Naim files a "Land Development Application" for a 25 lot subdivision on 58.03 acres at Randi wood Lane & Kittridge Street
56. 7/18/2018 WHA Board Reps met with LACRPDs Marie Pavlovic etal and ????
57. 5/30/2019 LA County Ordinance for ADUs became effective & specifically prohibits ADUs in High Fire zones on single access roads like Westhills.

Notes:

1. CC&R's Date issued
2. Tenative Tract Map for Tract 52652
3. 4/30/2007 Santa Monica Mountains Conservancy letter to Paul McCarthy from Elizabeth A. Cheadle
4. 1/17/2008 Los Angeles County Department of Regional Planning letter to Don Baker from Susan Tae
5. 1/25/2008 Document filed by Robert T. Lancet
6. April 22, 2008 Minutes of the Board of Supervisors County of Los Angeles
7. July 1, 2008 Minutes of the Board of Supervisors County of Los Angeles
8. Summarized in June 14, 2016 email to Daniel Freedman from Robert Lancet