

## MEDIA ADVISORY

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*Advocacy / public-affairs material, not legal advice. Paraphrased official positions are sourced and are not direct quotations.*

**ALTADENA RECOVERY WATCH** — a citizen group of Altadena residents and Eaton Fire survivors **FOR PLANNING PURPOSES** — Tuesday, June 16, 2026 *Photo, video, and interview opportunity* — assignment editors, please send a reporter or camera.

### **Tonight in Altadena, Next Week in Sacramento: Fire Survivors Move to Stop Speculators from Carving Up Burned Lots**

*Residents take their case to the Altadena Town Council tonight — then to the State Capitol on June 24, where SB 1090, the bill to pause speculative lot-splitting in the Eaton Fire zone, gets its first Assembly committee hearing*

**WHAT:** Eaton Fire survivors and Altadena residents are mobilizing on two fronts. **Tonight**, they will give public comment at the **Altadena Town Council**, calling on Governor Newsom to **issue an emergency executive order** protecting all of fire-struck Altadena from the SB 1123 lot-split pathway, and on Supervisor Kathryn Barger, Sen. Sasha Renée Pérez, and Asm. John Harabedian to **press the Governor and pass and strengthen SB 1090**. **Next**, the fight moves to **Sacramento: on Wednesday, June 24, SB 1090 gets its first hearing before the Assembly Housing & Community Development Committee** — and residents are filing support letters (deadline **this Wednesday, June 17**), organizing a delegation to the Capitol, and urging legislators to also **exempt the Altadena disaster area** from SB 1116.

**WHEN:** - **TONIGHT** — **Tuesday, June 16, 2026, 7:00 p.m.** — Altadena Town Council; the SB 1123 / SB 1090 legislative update (item 3.1) is early on the agenda. - **NEXT** — **Wednesday, June 24, 2026, 9:00 a.m.** — **SB 1090 before the Assembly Housing & Community Development Committee**, State Capitol, Sacramento. (Position-letter deadline: **Wednesday, June 17, 5:00 p.m.**)

**WHERE:** - **Tonight:** Altadena Community Center, **730 E. Altadena Drive, Altadena, CA 91001**. Live stream: [youtube.com/c/PasadenaMediaCA](https://youtube.com/c/PasadenaMediaCA). - **June 24: State Capitol, Sacramento** (hearing room posted on the Assembly Daily File the week of the hearing).

**WHO:** Altadena fire survivors, displaced homeowners, longtime residents, and community advocates — several traveling to Sacramento for the June 24 hearing.

**Available for interview before and after tonight's meeting:** - **Chris Hays & Carly Crouch** — Eaton Fire survivors who lost their 6-bedroom 1913 Craftsman at 1159 E. Altadena Drive and plan to rebuild it in the same style. An out-of-town developer has bought the lots next to and across from theirs and filed to build **10 homes on one and 9 on the other**. Willing to be photographed at their lot; flexible this week. (818) 849-8207 ·

christopher.b.hays@gmail.com · carly.crouch@gmail.com - **Monica Levine** — Altadena resident, Altadena Recovery Watch. (818) 987-5090 · monicajlevine@gmail.com - **Jim Osterling** — Altadena resident and **affordable-housing developer** (his home survived with smoke damage). He has processed numerous Altadena development applications and follows SB 1123 / SB 1090 closely — available to explain how the lot-split laws actually work and why a disaster-area carve-out is the pro-recovery move. On the record, on camera, willing to be photographed. (626) 818-0850 · jimo@bridgeadvisorsllc.com

**VISUALS:** Fire survivors and homeowners giving public comment; residents with signs and “Save Altadena” yard signs; and a resident-built map showing **ten-plus confirmed lot-split projects** across the burn area that would turn ten burned lots into more than eighty. Survivors are also available to be **photographed at their burned lots** — including **Chris Hays and Carly Crouch at 1159 E. Altadena Dr.**, flanked by an out-of-town developer’s proposed **10-home and 9-home** subdivisions.

**WHY IT’S A STORY:** A year and a half after the Eaton Fire, thousands of Altadena families are still on a long road to recovery — many in temporary housing, still fighting with insurers, only beginning to rebuild. Yet out-of-town developers have already begun using California’s lot-split law (SB 1123) to turn former single-family parcels into multi-unit projects — **at least ten are in County records**, turning ten burned lots into more than eighty. The Pacific Palisades received emergency protection from these laws after the same disaster, while **most of Altadena did not** — and residents are asking Governor Newsom to extend the same protection to the entire Altadena disaster area before more projects move forward. **The pressure is intensifying, not easing:** developers are filing Certificates of Compliance to lock in lot rights, and **SB 1116, which would expand lot-splitting further, is advancing in the Legislature.** Now the community is taking that case from its own Town Council **tonight** to the State Capitol **next week**, where **SB 1090 faces its first real test in committee.** Once a lot is subdivided, the change is effectively permanent.

**NEWS PEG: SB 1090** — the bill meant to shield Altadena from post-fire speculative development — gets its **first Assembly committee hearing on June 24**, with a support-letter deadline of June 17. Tonight, the Altadena Town Council takes up the issue and residents begin organizing a Sacramento delegation, even as subdivision applications keep moving forward under existing law and a related bill, **SB 1116**, that would expand lot-splitting advances in the Assembly.

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*The central point: Altadena got a hand-me-down, not a protection written for us*

Under California’s Emergency Services Act (Gov. Code §8571), during a declared state of emergency the Governor may **suspend regulatory statutes anywhere within the proclaimed disaster area.** The Eaton Fire disaster proclamation covers Altadena — **all of it, not only the parcels mapped as High Fire Hazard Severity Zones.** When the

Palisades received relief (Executive Order N-32-25), that relief was **keyed to the fire-hazard-severity-zone map**. That criterion fit the Palisades, which sits largely in those zones — but **most of Altadena’s burned neighborhoods are not mapped that way**, so the very same order **left most of Altadena out**. In effect, Altadena didn’t get a protection written for its situation — it got a **hand-me-down cut to fit the Palisades**. Fixing that is a **drafting choice, not a limit on the Governor’s authority**: he can protect the **entire disaster area, not the hazard map**, and cover **the SB 1123 lot-split pathway**. An emergency order is also **the only tool that can act now and reach the projects already filed** — “look-back” protection for harm already underway — while **SB 1090 remains pending and, even if it passes, may only protect going forward**.

### *Background (verified)*

The January 2025 Eaton Fire destroyed thousands of homes in Altadena. Under **SB 1123** (operative July 1, 2025), fire-cleared “vacant” single-family lots can be subdivided **ministerially — without a public hearing — into as many as 10 units**. **SB 1116**, which would strengthen that pathway (including overriding private deed restrictions on density), **passed the State Senate 30-0 on May 20, 2026** and is advancing in the Assembly. **SB 1090** (Sen. Pérez; co-authored by Asm. Harabedian; sponsored by Supervisor Barger) would impose a moratorium on SB 1123 lot-splitting in Altadena, but **it is not yet law** — and faces its **first Assembly committee hearing June 24**, with further committee, floor, and Senate-concurrence votes still ahead.

Investor and corporate purchases of Altadena property rose from roughly **5% of home sales before the fire to nearly 50% afterward** (LAist). At least **ten subdivisions are already confirmed in County records** — several explicitly filed under SB 1123: a **10-unit SB 1123 tract map** at 1540 E. Altadena Dr. (Gov. Code §66499.41); a **10-lot SB 1123 subdivision** at 412 W. Altadena Dr.; a **7-lot SB 1123 split** at 1068 Dolores Dr.; a **4-lot SB 1123 split** at 25 E. Palm St.; and a **3-parcel SB 1123 split** at 30 W. Harriet St. — plus a **10-lot tract map** at 1145 E. Altadena Dr., **9-lot subdivisions** at 369 E. and 1134 E. Altadena Dr., a **completed 11-lot subdivision** at 2821 Santa Rosa Ave., and an **11-lot tract map** on E. Mendocino St. now **in escrow with a developer**. Together they would turn ten burned lots into **more than 80**. Developers have also begun filing **Certificates of Compliance** (at least three so far) — an apparent effort to lock in lot rights ahead of any moratorium.

### *Spokesperson quotes*

*“We lost our 1913 Craftsman on East Altadena Drive in the fire, and we’re determined to rebuild it the way it was. But an out-of-town developer has already bought the lots next to us and across the street and filed to build ten homes on one and nine on the other. We’re not against new housing — we just want a fair chance to rebuild our neighborhood before speculators reshape it around us.” — Chris Hays and Carly Crouch, Eaton Fire*

## **survivors, Altadena**

*“Tonight we take this to our own Town Council, and next week we’re taking it to Sacramento. Altadena families are trying to rebuild, and speculators are trying to cash in before we can. The Palisades got emergency protection from these density laws; Altadena, hit just as hard, got nothing — because of a fire-zone map, not because our need is any less. We’re asking the Governor to extend that same protection to all of Altadena now, and our legislators to pass and strengthen SB 1090 on June 24. A subdivided lot can’t be put back together — once these neighborhoods are carved up and sold off, the Altadena we love is gone.” — **Monica Levine, Altadena resident, Altadena Recovery Watch***

*“I develop affordable housing for a living, so let me be clear: this is not about being against housing. It is about predatory speculators using disaster-zone lot-splits to cash in before survivors can rebuild. Carving the Eaton Fire area out of these laws for now is the reasonable, pro-recovery move.” — **Jim Osterling, Altadena resident and affordable-housing developer***

*Officials’ public positions (paraphrased — not direct quotes)*

- Sen. Pérez and Asm. Harabedian have said **SB 1090 would establish a moratorium on SB 1123 lot-splitting in Altadena** to protect fire survivors from speculative development. *(Source: Sen. Pérez press release, June 11, 2026.)*
- Pérez’s office has stated the **Palisades received a temporary exemption** via the Governor’s executive order, which **applied only to areas designated High Fire Hazard Severity Zones**, and that **Altadena was not so designated**. *(Same release.)*
- **Supervisor Barger is a sponsor of SB 1090.** *(Same release.)*

*Media contact*

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