

PETITION IN SUPPORT OF SB 1090

Protect Altadena’s recovery from the Eaton Fire

To: Assembly Committee on Housing & Community Development & Assembly Committee on Local Government · Re: SB 1090 (Sen. Pérez) — SUPPORT. Hearing: July 1, 2026.

We, the undersigned — Eaton Fire survivors, Altadena residents, property owners, local businesses, and neighbors — write in strong support of SB 1090 and urge an AYE vote. Please pass it and make it effective as soon as possible, so protection is not delayed.

After the January 2025 Eaton Fire, out-of-town developers began using SB 1123 to carve burned Altadena lots into as many as ten units by right — with no hearing — before displaced residents can even return. SB 1090 places a narrow, time-limited pause on those by-right SB 9 / SB 1123 subdivision pathways in the declared disaster area, and it bars large institutional investors (owners of 75 or more homes) from making unsolicited offers to buy up disaster-struck land. It repeals no housing law and removes no home that gets built. It is also sound policy:

- 1. Altadena deserves the same protection the Palisades received.** Fire-hazard zones got SB 9 relief by executive order — but the map left most of Altadena out. Because SB 1123 is barred in high fire-hazard zones, the Palisades is shielded while Altadena’s recovery area is left exposed.
- 2. It costs the recovery nothing — but it is accelerating.** Altadenans are rebuilding by the thousands through ordinary permits. Every SB 1123 applicant we have identified is an outside corporate investor, and the filings are clustering fast. A recorded subdivision can never be undone; pausing it protects recovery, it doesn’t slow it.
- 3. It should not be easier to build than to rebuild.** A survivor may rebuild only about 10% larger to keep the fast permit, while an out-of-town developer on the same burned lot may build ten units, by right, with no hearing — and can move far faster than a resident still fighting insurers.
- 4. SB 1090 protects the SHRA’s original purpose — true urban infill.** The Starter Home Revitalization Act was written for scattered infill on rare vacant lots, not fire-cleared disaster blocks. SB 1090 simply affirms that intent, so the SHRA does not become, informally, the “Altadena Fire Sale Act.”
- 5. Settle the uncertainty while the rules are contested.** How SB 1123 applies to a fire-cleared disaster zone is genuinely contested. SB 1090 gives the community certainty now, instead of leaving recovery to whichever interpretation prevails.
- 6. Let Altadena rebuild under its own plan.** The community adopted its own blueprint — the West San Gabriel Valley Area Plan — the month before the fire, which already welcomes higher-density multifamily in our commercial corridors. State and County ADU law let homeowners add units without subdividing.
- 7. Life safety must come first.** Piling density onto narrow, single-access foothill streets that just failed a deadly evacuation endangers residents — and a ministerial approval carries no traffic, evacuation, or cumulative fire-safety review.
- 8. The infrastructure isn’t there.** Many burned blocks are on septic, not sewer, lack sidewalks, and sit on undersized roads and a grid still being rebuilt — not the urban infrastructure SB 1123 assumes.
- 9. It protects the residents most at risk.** The fire fell hardest on historically marginalized blocks, elderly underinsured longtime owners, and renters. SB 9 and SB 1123 carry no affordability requirement, and there is no evidence the housing built by out-of-town speculators will be affordable or prioritized for returning residents.

We urge you to vote AYE on SB 1090 and make it effective as soon as possible. Thank you for protecting fire survivors and Altadena’s recovery.

We, the undersigned, support SB 1090:

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Altadena Recovery Watch — a coalition of Altadena residents and organizations: Beautiful Altadena, Altadena Heritage, Altadena Historical Society, Save Altadena, Sustainable Community Development Corporation, and more... · altadenarecoverywatch.com

By signing, you support SB 1090. Return completed sheets to an Altadena Recovery Watch volunteer, or photograph/scan and email to hello@altadenarecoverywatch.com. Community advocacy — not legal advice.