



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
13.		Oppose	Perry Goldberg	Please see attached letter.
		Item Total	1	
Grand Total			1	

Comment re Agenda Item 13, Board Meeting on May 12, 2026

Subject: Opposition to the Sale of Surplus Real Property (APNs 4442-022-906 and 4442-018-908) – An Unacceptable Loss of Housing Potential and County Revenue

To the Honorable Board of Supervisors:

I am submitting this comment to formally object to the Interim Chief Executive Officer's request to sell two parcels of surplus real property in Topanga Canyon under the severely restricted terms outlined in the May 12, 2026 Board Letter. At a time when Los Angeles County is grappling with intertwined housing affordability and budget crises, the decision to unilaterally impose deed restrictions that explicitly prohibit habitable structures on developable land would be a failure of public policy and fiscal duty.

The County must be laser-focused on increasing the housing supply whenever and wherever feasible. Hamstringing that effort through overly restrictive land sales should not be approved, for the following reasons:

1. Actively Undermining the Housing Supply

The deed restrictions explicitly prohibit the construction of "habitable structures" at any time. This is a direct contradiction of the County's mandate to alleviate the housing crisis. We know that this land can physically support development, as the County's own environmental Initial Study acknowledges that two structures totaling approximately 1,500 square feet previously existed on the property. Instead of offering this land to the open market to allow for the construction of badly needed housing, the County is legally guaranteeing that these 1.84 acres will never provide a home for anyone.

2. Fiscal Irresponsibility During a Budget Crisis

Because of these self-imposed restrictions, the County is selling these parcels for a steeply discounted combined total of just \$77,500. If this land were brought to the open market without the prohibition on habitable structures, comparable raw, buildable land in Topanga Canyon suggests these parcels could command between \$430,000 and \$800,000.

By restricting the land, the County would be leaving hundreds of thousands of dollars on the table upfront. More egregiously, the County would be permanently forfeiting the massive, recurring annual property tax revenues that would be generated if new, multi-million dollar homes were constructed on these lots.

3. Subsidizing Private Buffer Zones for High-Value Estates

By restricting the land and mandating a lot merger, the County is bypassing the open market to sell this property directly to adjacent neighbors. The adjacent property at 1551

Penny Road is currently valued at nearly \$3 million, and the adjacent property at 20421 Callon Drive operates as a lucrative, historic commercial event venue. The County should not be effectively subsidizing cheap, private open-space buffer zones for multi-million dollar estates at the expense of the County's general fund and the regional housing supply.

I urge the Board to reject this sale, remove the deed restrictions prohibiting habitable structures, and direct the Executive Office to market these properties on the open market. The County must leverage its surplus land to maximize both its financial returns and the region's housing capacity.

Respectfully submitted,

Perry Goldberg (District 5)