

From: [Raymond Markovich](#)
To: [ePublic Comment Group](#)
Subject: SB 79
Date: Wednesday, July 1, 2026 5:05:52 PM

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Dear SCAG Regional Council Members

I am writing as a concerned resident of West Hollywood to respectfully urge SCAG to remove the proposed K Line Northern Extension (KNE) subway stations in West Hollywood from the July 1 SB 79 qualifying transit stop map.

The legal basis for this request is very clear. HCD's March 20, 2026 clarifying memo defines a qualifying "transit-oriented development stop" as a stop on a route for which a Locally Preferred Alternative (LPA) has been adopted. That standard has not been fully met in West Hollywood. The Los Angeles County Metropolitan Transportation Authority approved the San Vicente-Fairfax Locally Preferred Alternative only with a major condition: the City of West Hollywood, working with Los Angeles County, must establish an Enhanced Infrastructure Financing District (EIFD) capable of providing local funding equal to at least 25% of the project's estimated capital cost—approximately \$2.25 billion. That condition has not been met.

Because this funding contingency remains unresolved, the project has not received final and unconditional approval. Until the Metro Board's funding requirement is satisfied, the proposed K Line stations should not be treated as qualifying transit stops under SB 79. This is not a minor technical issue—it is a major unresolved financial obstacle.

West Hollywood is a small city. Raising \$2.25 billion in local funding presents an extraordinary challenge. Even Metro Board member Ara J. Najarian publicly questioned whether West Hollywood could realistically help raise this amount. Including these proposed stations in the SB 79 map now would prematurely trigger major transit-oriented development provisions despite significant uncertainty about whether this subway alignment will ever be funded or built. This creates unnecessary legal and procedural risk.

These proposed stations are not expected to open for decades—if they are built at all. Delaying their inclusion until the project reaches greater certainty would not delay housing production. In contrast, immediate inclusion imposes major zoning consequences today and effectively undermines the Transit Oriented Development Alternative Plan (TODAP) process that SB 79 expressly preserves for communities.

For these reasons, I respectfully urge SCAG to remove the proposed K Line Northern Extension stations in West Hollywood from the July 1 SB 79 qualifying transit stop map and defer any inclusion until the project reaches a sufficient level of certainty and affected communities have had a meaningful opportunity to utilize the TODAP planning process that SB 79 expressly preserves.

Raymond J. Markovich
Attorney At Law*

M: +1-323-401-8032

rjmarkovich@icloud.com

<http://www.imdb.me/rjmarkovich>

* *BBA, JD & LLM - Admitted in NY,*

SCOTUS, 2d, 6th & 9th Circuits

* *Producers Guild of America Member*

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From: [Alan Strasburg](#)
To: [ePublic Comment Group](#)
Cc: [Lauren Langer](#); cbyers@weho.org; jheilman@weho.org; dhang@weho.org; [Meister, Lauren](#); [John Erickson](#); [Jackie Rocco](#)
Subject: Chelsea Byers
Date: Wednesday, July 1, 2026 5:07:36 PM

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Dear SCAG Leadership,

I am writing to respectfully request that SCAG decline to recognize West Hollywood Council Member Chelsea Byers as the City's representative on matters relating to Senate Bill 79 and other closely related housing policy issues until the California Fair Political Practices Commission has completed its review of a conflict-of-interest referral submitted by the City of West Hollywood.

The City itself determined that the circumstances warranted requesting formal guidance from the FPPC concerning Council Member Byers' participation in housing-related matters due to her paid employment with a housing advocacy organization whose mission directly intersects with many of the land use and housing policies before both the City and SCAG. That referral was not made by a political opponent or outside advocacy group. It was initiated by the City because the questions raised are sufficiently serious to merit an independent determination.

No one should presume the outcome of the FPPC's review. However, it is equally inappropriate to proceed as though no legitimate questions exist. Until the FPPC determines whether Council Member Byers' outside employment creates a disqualifying conflict or otherwise limits her participation, prudence dictates that she not serve as West Hollywood's voice before SCAG on the very matters under review.

The integrity of regional planning depends not only on compliance with conflict-of-interest laws but also on maintaining public confidence that decisions are free from unresolved questions regarding divided loyalties. Waiting for the FPPC's guidance protects everyone involved, including Council Member Byers, the City of West Hollywood, and SCAG itself.

Because the City has already acknowledged that this issue warrants review by the FPPC, I respectfully request that SCAG refrain from permitting Council Member Byers to represent the City of West Hollywood on SB 79 and other housing policy matters until that review has been completed and a determination has been issued.

Thank you for your consideration.

Sincerely,

Alan Strasburg
West Hollywood Resident

From: [WHAanita](#)
To: [ePublic Comment Group](#)
Subject: Regional Council: Concern re SCAG Committee/Council Member Byers
Date: Wednesday, July 1, 2026 8:05:32 PM
Attachments: [image.png](#)

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July 1, 2026

Regional Council Members, Southern California Association of Governments

July 2, 2026 Regional Council Meeting

Concern re SCAG Council/Committee Member Chelsea Byers

Dear Regional Council Members:

I am communicating my concern about Chelsea Byers, a member of the West Hollywood City Council and a member of the SCAG Regional Council amongst other roles. West Hollywood's City Council has referred Chelsea Byers to the California Political Practices Commission for potential conflict of interest due to her employment by Welcoming Neighbors Network, a lobbying group strongly supportive of SB79.

I request SCAG recuse Chelsea Byers from any and all SCAG activities involving or affected by SB79.

Respectfully,

Anita Goswami, Resident West Hollywood

Supporting Materials

1) Link to June 28, 2026 OccupiedWeHo article describing the concerns and showing the back up <https://occupiedweho.com/chelsea-byers-is-paid-to-lobby-against-single-family-homes-and-parking/>

Please note that the LinkedIn profile to which the article refers was changed. See item 3 below.

2) Link to June 30, 2026 Occupied WeHo article describing the City Council vote to table the zoning agenda item and directing action to the FPPC.

<https://occupiedweho.com/council-votes-to-refer-byers-to-state-ethics-agency-whats-next/>

3) Comparison of Ms. Byers' LinkedIn profile. On June 29, 2026 the Welcoming Neighbors Network Policy Campaign Manager role was clearly stated along with job responsibilities. On July 1, 2026 the profile reflected Campaign Director title and no information about the job responsibilities.

Chelsea Byers on Linked In- Why hide job history the day after request to FPPC?

June 29, 2026, 1:34 pm
Profile includes Policy Campaign Manager
role Nov 2024-present

Experience

- City of West Hollywood**
3 yr 7 mos
West Hollywood, California, United States
- Mayor**
Nov 2023 - Present · 1 yr 6 mos
- Vice Mayor**
Nov 2024 - Nov 2025 · 1 yr 1 mo
- City Council Member**
Dec 2022 - Jan 2024 · 1 yr 2 mos

- Policy Campaign Manager**
Housing Affordability Network
Nov 2024 - Present · 1 yr 6 mos

- Support local members or partners to create winning campaign plans, adapting and adjusting the process strategies from prior successful city and state efforts.
- Support local members or partners to develop and manage strong coalitions by helping to identify coalition management best practices and strategies.
- Provide local campaigns with communications and messaging best practices on core housing policy issues.
- Analyze policy proposals and proposed amendments with an eye toward their impact on housing affordability.

- VP Education and Training**

July 1, 2026 –
Campaign Director with no detail

Experience

- City of West Hollywood**
3 yr 6 mos
- Council Member**
Nov 2023 - Present · 1 yr 7 mos
West Hollywood, California, United States
- Councilmember City of West Hollywood**
Jan 2023 - Present · 3 yr 5 mos
- Vice Mayor**
Jan 2023 - Apr 2025 · 1 yr 1 mo
West Hollywood, California, United States
- City Council Member**
Dec 2022 - Jan 2024 · 1 yr 2 mos
West Hollywood, California, United States

- Campaign Director**
Housing Affordability Network
Nov 2024 - Present · 1 yr 6 mos
- VP Education and Training**
Housing Affordability Network
Aug 2023 - Present · 3 yrs

- Mobilize and mentor a national network of certified campaign and candidate trainers to conduct skill development webinars and in-person support of pro-choice women running for office at all levels of government.