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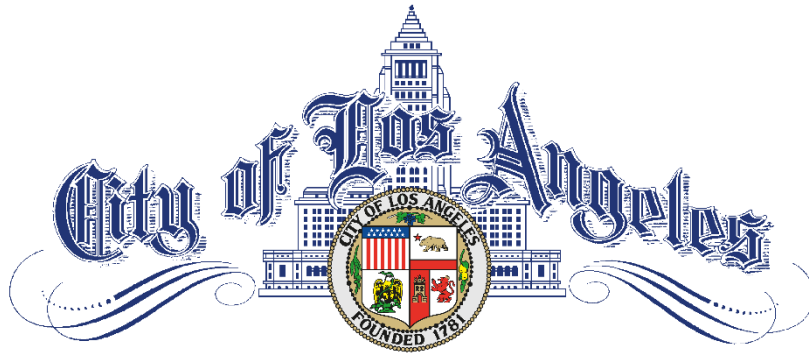
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SECONDARY SUBMISSIONS



Office of the Los Angeles City Attorney
Hydee Feldstein Soto

REPORT NO. R25-0255
MAY 22 2025

**REQUEST FOR CLOSED SESSION PURSUANT TO
GOVERNMENT CODE SECTION 54956.9(d)(1)**

REPORT RE:

PENDING LITIGATION AND WRIT

CESAR CHAVEZ 888 LLC V. CITY OF LOS ANGELES
LASC CASE NO. 24STCP01880
(COUNCIL DISTRICT 14)

The East Los Angeles
Area Planning Commission
Room 272, City Hall
200 North Spring Street
Los Angeles, California 90012

Planning Case Nos. DIR-2021-8626-RDP-HCA-1A;
ENV-2021-8628-CE

Honorable Commissioners:

This Office recommends that discussions with, and advice from, legal counsel regarding the above-referenced pending litigation be held in closed session pursuant to California Government Code Section 54956.9(d)(1). Government Code Section 54956.9(g) requires you to state publicly, prior to the closed session, what subdivision of this section authorizes the closed meeting and that the closed session is being held to confer or discuss with, or receive advice from, legal counsel regarding pending litigation.

Background

This case arises from a challenge to the City's denial of a Redevelopment Plan Project Compliance Review to demolish an existing two-story residential building containing three (3) residential units subject to the City's Rent Stabilization Ordinance (RSO) and a one-story commercial building at 2115-2121 E. Cesar Chavez Avenue and 301-309 N. Chicago Street for the construction of a new, six-story mixed use building containing 50 residential units that includes five Extremely Low Income units pursuant to the City's Transit Oriented Communities program and 4,030 square feet of commercial area on a 15,000-square foot site within the Boyle Heights Community Plan and the Adelante Eastside Redevelopment Plan (Project).

On August 31, 2023, the Director of Planning issued a determination letter approving the Project subject to 24 conditions of approval (the Director's Determination) (Planning Case Nos. DIR-2021-8626-RDP-HCA-1A; ENV-2021-8628-CE). A commercial tenant on the Project site appealed the Director's Determination to this Commission. On December 13, 2023, January 10, 2024, and March 13, 2024, this body held public hearings on the appeal. On May 1, 2024, this Commission issued its Letter of Determination that granted the appeal and denied the Project requests.

Petitioner Cesar Chavez 888 LLC (Petitioner) successfully challenged the East Los Angeles Area Planning Commission's (APC or Commission) appeal decision that denied a Redevelopment Plan Project Compliance Review (Project Compliance) for the Project. The Court ruled that this Commission's disapproval of the Project violated the Housing Accountability Act (§65589.5)¹ (HAA) and therefore issued a Judgment and Writ (a Court order) remanding the Project to this Commission, ordering this Commission to set aside the Project disapproval, and ordering this Commission to approve the Project. The ruling, Judgment, and Writ are attached to this report.

Writ Compliance

The Writ orders the Commission to: (1) set aside its prior actions memorialized in its Letter of Determination, and (2) approve the Project. Because this Commission was the final decision maker on this Project, the Court ordered that the Project be remanded to this Commission for corrective action.

The Writ directs this Commission to take required actions within 60 days from the date of its issuance. Because the City was served with the Writ on April 11, 2025, this Commission has until June 10, 2025 to comply with the Writ.

¹ All statutory references are to the California Government Code unless otherwise stated.

If you have any questions regarding this matter, please contact the undersigned at (213) 978-8188. A member of this Office will be available when you consider this matter to answer questions that you may have.

Sincerely,

HYDEE FELDSTEIN SOTO, City Attorney

By 
ERNESTO VELÁZQUEZ
Deputy City Attorney

EV:jr

ATTACHMENT

ATTACHMENT

Superior Court of California
County of Los Angeles

FILED
Superior Court of California
County of Los Angeles

JAN 30 2025

David W. Slayton, Executive Officer/Clerk of Court
By: M. Mort, Deputy

CESAR CHAVEZ 888, LLC,

Petitioner,

vs.

CITY OF LOS ANGELES, *et al.*,

Respondents.

Case No. 24STCP01880

**RULING ON PETITION FOR
WRIT OF MANDATE**

Dept. 86 (Hon. Curtis A. Kin)

Petitioner Cesar Chavez 888, LLC seeks an order directing respondents City of Los Angeles and East Los Angeles Area Planning Commission (collectively "City") to set aside a decision granting an appeal to overturn the approval of a residential development and to enter a different decision to deny the appeal and approve the development.

I. Factual Background

A. Proposed Project

Petitioner owns real property at 2115-2125 East Cesar Chavez Avenue and 301-309 North Chicago Street (the "Property") in Boyle Heights. (AR 12, 204.) The Property consists of two lots improved with two commercial buildings and three single-family rent-controlled residential units. (AR 180, 205.) The Project proposes construction of a new, six-story, 55,265 square-foot building with 50 residential units and around 4,030 square feet of commercial area. (AR 396.)

Five of the 50 residential units will be reserved for extremely low-income households. (AR 401.) In addition, under state law, the demolition of the three rent-controlled units to make way for the Project will require that *all* 50 units in the Project be rent stabilized. (AR 2493; Pet. RJN Ex. I [LAMC § 151.28.A].) Tenants displaced by the demolition will also have the right to return and occupy the newly constructed rent-controlled units. (AR 204-06.)

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The Project would be developed along the Brooklyn Avenue Historic Corridor. (AR 399.) While the public right-of-way is considered historic, the adjacent private property is not. (AR 493.) The City's Office of Historical Resources found the Project is consistent with the historical character of the Corridor. (AR 373-80, 394, 493-94.)

B. Consistency with Land Use Regulations

The Property is zoned C2-1-CUGU, located in the Adelante Eastside Redevelopment Plan ("Redevelopment Plan"), and designated for Regional Center Commercial land uses. (AR 224-26.) The Project required only one discretionary entitlement—a determination under LAMC § 11.5.14.D that it is consistent with the Redevelopment Plan. (AR 401-05.)

On October 14, 2021, petitioner filed its application for a Redevelopment Plan Project Compliance Review. (AR 112, 113, 223.) The City assigned a planner to the Project on April 25, 2022, indicating that it had determined the Project application to be complete. (AR 808, 1370 ["The City will not process incomplete applications"].) There is no evidence that the City notified petitioner of alleged inconsistencies with the objective development standards within 30 days of the application being deemed complete.

The City later expressly found the Project to be consistent with all applicable land use and zoning policies and regulations. (AR 397 ["As shown in the case file, the project is consistent with the applicable Boyle Heights Community Plan designation and policies and all applicable zoning designations and regulations"], 406-13, 2544 [City Planner: "[B]ecause this project does meet all objective zoning standards, you would have to make that health and safety finding"].) The City also found the Project to be exempt from CEQA. (AR 396-99.)

C. Approval of Project by Planning Director

On August 31, 2023, the Planning Department issued a Director's Determination approving the Compliance Review for the Project. (AR 401-15.) The Director's Determination included 12 pages of detailed findings and conditions of approval. (AR 402-13.) The findings confirmed the Project complies with the regulations, standards, policies, and goals of the Redevelopment Plan and is exempt from further CEQA review. (AR 406-13.)

D. Council District's Interim Control Ordinance on Housing Demolitions

On August 30, 2023, citing concerns over displacement and gentrification, Los Angeles City Councilmember Kevin de León introduced a motion for the Council to instruct the Planning Department to establish an Interim Control Ordinance ("ICO"), which would prohibit the issuance of demolition permits on residential units

EXHIBIT 10

in Boyle Heights pending an update to the Boyle Heights Community Plan. (Pet. RJN Ex. C.) Petitioner’s counsel submitted a letter opposing the ICO as violating the state Housing Accountability Act (“HAA”). (AR 1198-1203.) Councilmember De León had also brought the motion to the attention of the East Los Angeles Area Planning Commission (“APC”), urging that the Project be evaluated in the context of the proposed ICO. (AR 800-03.) Petitioner’s counsel responded, providing evidence that the ICO violated state law as applied to the Project. (AR 1198-1203, 1240.) The City Council adopted the ICO on December 15, 2023, and has since amended and extended it. (Pet. RJN Exs. D-H.)

E. Overturning of Approval of Project

1. Appeal and Recommendation Report

On September 15, 2023, a commercial tenant of one of the buildings proposed for demolition filed an appeal to the APC (the “Appeal”). (AR 418-22.) On November 8, 2023, the Planning Department issued an Appeal Recommendation Report (“Recommendation Report”), recommending that the Appeal be denied. (AR 529-41.)

In the Recommendation Report, the Planning Department explained that the Appeal’s reliance on the proposed updated Community Plan was erroneous because that plan had not yet been enacted and that, in any event, the Project satisfied the goals and policies of both the proposed and current Community Plans. (AR 533-35.) The Recommendation Report explained that the Appeal presented no substantial evidence that the Project would cause a significant environmental impact, including any alleged hazardous waste impacts. (AR 535-38.) It addressed the community opposition to the Project. (AR 538-39.) It explained that the Project would provide two additional affordable units than required under state law. (AR 539.) It also addressed traffic, historic character, and other Appeal comments. (AR 540-41.)

2. Area Planning Commission Hearings

a. *November 8, 2023*

Under LAMC § 11.5.14.D.5.g.3.ii, the APC had to act on the Appeal within 75 days after the expiration of the appeal period, making the APC’s last day to act November 29, 2023. (AR 796, 1373 [“The Area Planning Commission shall act within 75 days after the expiration of the appeal period”].) On November 8, 2023, the APC noticed a public hearing on the Appeal, but cancelled it due to lack of a quorum. (AR 2346-50 [Item 5].) The City asked, and petitioner agreed, to extend the deadline to act on the Appeal to December 20, 2023. (AR 796.)

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b. *December 13, 2023*

The APC then scheduled the Appeal hearing for December 13, 2023. (AR 2351-54.) The Planning Department reissued its Recommendation Report. (AR 935-48.) Prior to the hearing, counsel for petitioner sent a letter asserting the Project's compliance with applicable general plan and zoning requirements. Counsel argued that the Project complied with residential unit replacement requirements and that state law gives existing tenants the right to return to the new building in comparable units at a price affordable to the same or lower income category as the demolished units and the right to relocation assistance funds. (AR 805, 204-06, 539.) Counsel also maintained that the HAA required the Project to be approved at the requested density unless the APC were to make specific health and safety findings. (AR 804-12.)

At the beginning of the hearing, the case planner gave a presentation. (AR 922-33, 2358-67.) Among other things, the planner acknowledged that the HAA applies, and the APC action must be consistent with the HAA. (AR 2361-62.) The planner explained why the Appeal was unmeritorious. (AR 2362-67.)

The appellant spoke (AR 2368-71), as did petitioner's representative (AR 2371-75). There were 50 speaker cards submitted. (AR 2376.) When public comment began, a City representative announced that no request for a translator was made to the City. (AR 2378-80.) The APC heard public comment from English speakers. (AR 2380.) Although a translator was found and arrived, the APC could not accommodate simultaneous translation. The APC proposed continuing the hearing to January 10, 2024. (AR 2393-95.) Petitioner did not consent to the postponement. (AR 2395.) In response, the City Attorney advised the APC that the LAMC "does not include a failure to act provision[,] [s]o you would retain jurisdiction even if the applicant does not agree to the continuance." (AR 2395-96.) In other words, although the Code requires the APC to act within 75 days, the Code does not impose a penalty for untimely action. (AR 2395-96.) The APC continued the hearing to January 10, 2024, over petitioner's objection. (AR 2398.)

c. *January 10, 2024*

Before the hearing on January 10, 2024, Planning again reissued the Recommendation Report. (AR 1261-74.) At the outset of the hearing, Planning Department staff again presented the Project and recommended that it be approved and the Appeal denied. (AR 2418-19, 1246-59.) The City Planner stated that the Project was vested in the rules and regulations at the time petitioner applied for building permits and paid associated fees. (AR 2507; *see also* AR 194-203 [filing date of demolition permit application was on or before 8/20/21].) Because the ICO was not in effect at the time petitioner was vested, the City Planner stated that the ICO had no effect on the Project. (AR 2507-08.) If the Project was denied, the City Planner said that any new project would be impacted by the ICO prohibition. (AR 2507-08.)

The planner reemphasized the standards of the HAA, observing that, under the HAA, the APC “may not deny, reduce the density of, or make infeasible” the Project absent “specified written findings based upon a preponderance of the evidence that a specific adverse health or safety impact exists.” (AR 2421-22.) The APC allowed the appellant (AR 2430-33, 2484-85) and petitioner’s representative (AR 2434-38, 2485-88) to repeat their presentations and again heard comments from the public in the room and online. (AR 2430-88.)

Public comment was decidedly against the Project. (AR 2438-84.) Most commenters were community members who opposed the Project because they feared gentrification and displacement. (AR 2440-46, 2448-51, 2453-67, 2473.) Some speculated the Project site might contain hazardous waste due to the Exide recycling facility in Vernon. (AR 2442, 2462-63.) Others maligned the petitioner. (AR 2432-33, 2449-50.) Their comments were continuously met with applause from the crowd. (AR 2433, 2444-52, 2454-67.) A representative for Kevin de León spoke in opposition to the Project. (AR 2476-84.) At the conclusion of public comment, the case planner responded to the areas of concern raised by the commenters and appellant and explained why none was meritorious. (AR 2490-94.)

The Commissioners deliberated. (AR 2494-2560.) The City Attorney emphasized again the standards of the HAA in response to Commissioner questioning. (AR 2514-16.) The APC, largely antagonistic to the Project, attempted to find a rationale for denying the Project. (AR 2514-2516, 2535-2536, 2543.) One commissioner pondered whether the fact that there may be persons who do not have “good credit” was grounds to deny the Project. (AR 2542.) Another questioned whether immigrants would be displaced by the Project. (AR 2543.) The Planner again reminded the APC of the HAA standard: “[B]ecause this project does meet all objective zoning standards, you would have to make that health and safety finding” to disapprove the project. (AR 2544.) Several commissioners asked Planning staff to consider other factors to justify the denial of the Project, including the displacement of current businesses and change to a historic resource that the Project would cause, as well as the fact that most of the units in the Project would be rented at market rate. (AR 2536-46.) The City Attorney observed that the Director’s approval was supported by substantial evidence, and that the Commissioners’ desire that the department “find contrary evidence to their decision ... wouldn’t be something that Planning could do” (AR 2546.)

The APC discussed continuing the item again. (AR 2546-60.) The City Attorney again advised the APC that they could violate the LAMC’s 75-day mandate without penalty. (AR 2554.) Petitioner’s representative declined to consent to another continuance, which was disregarded. (AR 2556-57.) The APC continued the matter to March 13, 2024. (AR 2559-60.)

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d. March 13, 2024

The Planning Department issued the Recommendation Report a fourth time. (AR 1389-1402.) At the start of the March 13, 2024, hearing, staff again recapped the Project and the recommendation of approval, emphasizing, “the [P]roject meets all applicable zoning requirements and objective zoning standards.” (AR 2603, 1521-50.) Appellant’s and petitioner’s representatives again presented. (AR 2613-21; *see also* AR 1363-78.) The APC heard public comment, which again focused on concerns of displacement and gentrification. (AR 2622-56.) Councilmember De León’s office sent a representative who also spoke against the Project for the same reasons. (AR 2656-59.) There were several disruptions by the attendees, and the APC threatened to have them removed. (AR 2639, 2664, 2758.)

Just like the January 10 hearing, the APC struggled to reach a decision. (AR 2664-2777.) As deliberations continued, a majority—Commissioners Marquez, Gutierrez, and Avila-Hernandez—voiced their concerns about the Project. (AR 2666-84.) None of them, however, articulated a significant health or safety impact based on objective, written standards, which would allow them to deny the Project under the HAA. (AR 2744-77.) The focus of the deliberations remained on concerns of gentrification and displacement. (AR 2666-71.) The planner responded that “gentrification” and “displacement” is a “threat in general” and “isn’t enough evidence to tie it back to a—that housing accountability need in terms of a health specific health safety impact.” (AR 2679.) As the majority group moved toward denial, both the planner and the City Attorney continued to remind the APC of their burden under the HAA. (AR 2691-93, 2714-15, 2734-37, 2740-41, 2743-44.) Commissioner Avila-Hernandez admitted that, given the evidence, the HAA compelled approval of the Project: “the choices that we have before us are to approve it, right? Approve the recommendation, deny the appeal or be in violation—put the city in violation of the statewide act if we deny it” (AR 2697-98.)

President Yap made a motion to deny the appeal and approve the Project. (AR 2716-17.) The majority group voted no, and the motion failed. (AR 2717-18.) Commissioner Avila-Hernandez stated that she voted no because “I agree with the community’s position” but conceded “I don’t think I could develop a written, factual public health and safety impact response.” (AR 2720.)

Commissioner Gutierrez made a motion to grant the appeal, deny the Project, “and adopt the findings we stated earlier around the eviction crises that are—that’s happening in CD14 and that we’ve been seeing the trends going up” and “the findings that Commissioner Avila-Hernandez mentioned earlier around not taking into the account the Displacement Index into the decision of this project.” (AR 2733-34.) The City Attorney interjected and reminded Commissioner Gutierrez that the motion would also need to address the required HAA findings. (AR 2734-35.) That motion did not receive a second.

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Deliberations continued; the majority group continued to discuss gentrification but could not articulate a health or safety basis for denial consistent with the HAA. (AR 2764-65.) Commissioner Gutierrez recognized that her earlier motion did not meet the HAA's standards, and Commissioner Avila Hernandez agreed. (AR 2768 [Commissioner Gutierrez: "[F]rom my understanding, the findings that I shared earlier were not sufficient enough for it be like taken into account for the motion; is that correct in my understanding? ... Commissioner Avila-Hernandez: "That's also my understanding that the findings that we've tried to link to it are not sufficient. Based on the standard from the statewide law"].) Given the continued impasse, President Yap made another motion to deny the appeal, which again failed 2-3. (AR 2770-73.)

Commissioner Gutierrez again recognized that her original motion was not a sufficient basis for denial under the HAA. (AR 2773.) She nonetheless made essentially the same motion to deny the Project based on generalized gentrification and displacement issues: "I want to state the eviction filings that were lifted by CD14 representative during public comment. I want to lift up the displacement index that was lifted in what was shared with us through public comment." (AR 2775.) She cited two alleged inconsistencies with subjective Redevelopment Plan policies on quality of life and the promotion of a range of housing types, rent levels, and ownership. (AR 2775.) The City Attorney reminded Commissioner Gutierrez about the need to make HAA findings, and Commissioner Gutierrez responded: "I would, you know, look at some of the displacement study that was shared with us in the record, and public comment that was given in testimony by residents that will be directly impacted by this and them sharing their, you know, their stress levels, their concerns, their worries around where they're going to live...." (AR 2776.)

The motion to grant the appeal and overturn the Planning Director's approval of the Project passed 3-2. (AR 2777.)

3. Findings of Area Planning Commission

a. *Redevelopment Plan*

On May 1, 2024, the City mailed a document entitled Letter of Determination ("LOD"). (AR 1554-59.) In the LOD, the APC denied the Redevelopment Plan Project Compliance Review because it determined that it could not make the required findings under LAMC section 11.5.14 D.5. (AR 1554; *see also* Resp. RJN Ex. A [LAMC §11.5.14 D.5].) Specifically, the APC found that the Project does not substantially comply with the relevant redevelopment regulations, findings, standards, and provisions of the Redevelopment Plan. (AR 1556-57.)

The APC found that the project "will decrease the quality of life for those who live and work in and visit the Project area; reduce opportunities for residents who

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reside in or adjacent to the Project Area; and not promote a wide range of types, prices, rent levels, and ownership options to meet the needs of the resident population.” (AR 1556.) The APC found that the Project would be in conflict with Objectives 1 and 13 of Section 106 of the Redevelopment Plan. (AR 1556; *see also* section V.B, *infra*.) The APC found that the Project was in conflict with these Objectives because “[t]he Project will displace the existing residential and commercial tenants with a new, six-story commercial and residential structure. The Project's 50 units, of which 5 will be set aside for Extremely Low Income Households and 45 will be market rate, will increase gentrification pressures in the local rental housing market, and the rise in rent costs will create displacement of existing residents.” (AR 1556.)

The APC found that the Project would not conform to Objective 1, which seeks to improve the quality of life of residents and workers in the Project area, because “[t]he Project is located in an area with a high Displacement Pressure Index score. The Project proposes 45 units or 90 percent of the 50 units at market rate affordability levels, while the median household income of Boyle Heights is significantly lower than the Average Median Income of the City. The combination of these two factors will result in displacement of the residents and gentrification to the area. The Centers for Disease Control and Prevention indicates that displacement has many health implications that contribute to disparities among special populations including children, the elderly, and members of racial/ethnic minority groups. Therefore, the Project would not improve the quality of life for those who live and work in the Project Area.” (AR 1558.)

The APC found that the Project would not conform to Objective 13, which seeks to promote a diversity of housing in terms of types, prices, rent levels, and ownership option, because “[t]he Project proposes 50 new units, but 45 or 90-percent of these units will be market rate. The median household income for Boyle Heights is \$36,451, which is significantly lower than the Average Median Income for Los Angeles of \$98,200. This large discrepancy would create a rent burden that would not meet the needs of the resident population of Boyle Heights. The Project also only provides either market rate units or extremely low income units and none for the other affordability levels in between.” (AR 1558.)

The APC also found that the Project does not comply with Section 503.6 of the Redevelopment Plan, which “requires that Residential uses within the Commercial Area are appropriately designed and properly located, promote community revitalization, and include amenities which are appropriate to the size and type of housing units proposed,” because the construction of a new mixed-use building will displace community members and the Project does not provide a variety of unit types and sizes. (AR 1556; *see also* Resp. RJN Ex. B at 39.) The APC further found that “[t]he average rent right now for a studio in Los Angeles goes from \$2,118 and up, and two-bedroom units could be anywhere between \$3,700 in rental costs. This development does not promote a wide range and does not meet the needs of the

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resident population, given the rise of eviction filings in Council District 14. The reason for those evictions were non-payment, which means people cannot afford the rent.” (AR 1557.) The APC determined that the Project does not promote community revitalization, as required by Section 503.6, because the Project, by providing 90 percent of the units at affordability levels far greater than the median household income in the area, will add to the displacement in the area and would not promote community revitalization. (AR 1557.)

b. Housing Accountability Act

The APC found that the Project would have a specific, adverse impact upon public health unless the Project is disapproved and that there is no feasible method to satisfactorily mitigate or avoid the adverse impact, other than the disapproval of the housing development project. (AR 1558-59.) The APC found that “the Project will create a specific, adverse health impact on public health and safety by aggravating the displacement and gentrification in Boyle Heights through the introduction of 45 new market rate units in the community.” (AR 1559.) The APC also determined that “[g]iven that Council District 14, where Boyle Heights is located, has seen the highest eviction filing rates Citywide, and given the public comment shared during the public hearing regarding community members’ inability to pay rent, and the leading cause of eviction filings being the lack of rent payment, introducing 45 new market rate units will exacerbate the gentrification and displacement dynamics in Boyle Heights. People who cannot keep up with rent and are evicted, the safety of those individuals is at risk, and the resulting likelihood of adverse health impacts is higher for those individuals. Therefore, the Project will worsen the impacts of rent burden and this would create an adverse impact upon public health and safety by causing an increase in likelihood of serious adverse health impacts for those rent burdened and displaced.” (AR 1559.)

The APC found that “[t]hirty percent of all demolitions in Council District 14 occur in Boyle Heights. Thirty percent of those units are Rent Stabilization Ordinance (RSO) units...[and r]ents in Boyle Heights are 30 percent lower than citywide averages but are growing at a faster rate, increasing 97 percent since 2000 compared to the 61 percent Citywide. Developments like the Project are contributors to the rapid rise in rents in the area. The project will add 45 market rate units where the median household income is \$50,000, thus being out of reach for locals.” (AR 1559.) Finally, the APC found that “Eviction in this current environment will lead to homelessness and displacement. This is a danger to safety and health and will worsen gentrification. Therefore, approval of the Project will create a specific, adverse impact upon public health and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact of gentrification and displacement. There is no feasible method to satisfactorily mitigate or avoid the adverse impact, other than the disapproval of this housing development project.” (AR 1559.)

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4. Opinion of State Housing Department

On June 28, 2024, the State Department of Housing and Community Development's ("HCD") HAA Unit contacted the City to discuss the APC's denial of the Project. (AR 2031-32, 2038-42.) On October 18, 2024, HCD issued a Letter of Support and Technical Assistance determining that the APC's "findings of denial under the HAA do not meet the legal threshold necessary to show that the Project would have a 'specific, adverse impact on public health or safety unless the project is disapproved.'" (Pet. RJN Ex. A at 6.) HCD observed that "potential neighborhood-wide gentrification impacts associated with the Project [do not] satisfy the legal threshold necessary to deny the Project pursuant to the HAA." (Pet. RJN Ex. A at 3.) After follow up, the City stated that "[t]here is no process in our Code for the City to bring back this decision before the Commission" and that, "[i]n the past, when a decision was revisited, it was under the authority and direction of a court order." (Pet. RJN Ex. B.)

II. Procedural History

On June 10, 2024, petitioner filed a Verified Petition for Writ of Mandate and Complaint. On October 17, 2024, respondents filed an Answer.

On November 13, 2024, petitioner filed an opening brief. On December 17, 2024, respondents filed an opposition. On January 15, 2025, petitioner filed a reply. The Court has received an electronic copy of the administrative record and a hard copy of the joint appendix.

III. Standard of Review

Under CCP § 1094.5(b), the pertinent issues are whether the respondent has proceeded without jurisdiction, whether there was a fair trial, and whether there was a prejudicial abuse of discretion. An abuse of discretion is established if the agency has not proceeded in the manner required by law, the decision is not supported by the findings, or the findings are not supported by the evidence. (CCP § 1094.5(b).)

In administrative mandate proceedings, the trial court reviews land use decisions for substantial evidence. (*See Toigo v. Town of Ross* (1998) 70 Cal.App.4th 309, 317.) Substantial evidence is "relevant evidence that a reasonable mind might accept as adequate to support a conclusion" (*California Youth Authority v. State Personnel Board* (2002) 104 Cal.App.4th 575, 584-85), or evidence of ponderable legal significance which is reasonable, credible and of solid value (*Kuhn v. Department of General Services* (1994) 22 Cal.App.4th 1627, 1633). "Courts may reverse an [administrative] decision only if, based on the evidence... a reasonable person could not reach the conclusion reached by the agency." (*Sierra Club v. California Coastal Com.* (1993) 12 Cal.App.4th 602, 610.) However, "[o]n questions of law arising in mandate proceedings, [the court] exercise[s] independent judgment.'

Interpretation of a statute or regulation is a question of law.” (*Christensen v. Lightbourne* (2017) 15 Cal.App.5th 1239, 1251.)

Generally, the petitioner seeking administrative mandamus has the burden of proof to demonstrate where the proceedings were unfair, exceeded jurisdiction, or demonstrated prejudicial abuse of discretion. (*See Alford v. Pierno* (1972) 27 Cal.App.3d 682, 691.) However, in an action such as this to enforce the Housing Accountability Act, the burden of proof is reversed. Here, in this challenge to the validity of the City’s decision to disapprove the project, the City bears the burden of proof that its decision has conformed to all of the conditions specified in Section 65589.5. (Gov. Code § 65589.6; *see California Renters Legal Advocacy & Education Fund v. City of San Mateo* (2021) 68 Cal.App.5th 820, 837 [“As the public entity that disapproved the project, the City bears the burden of proof that its decision conformed to the HAA. (§ 65589.6)”].)

IV. Requests for Judicial Notice

Petitioner’s request to take judicial notice of Exhibits A and C-I are GRANTED, pursuant to Evidence Code § 452(c), (g), and (h). Petitioner’s request to take judicial notice of Exhibit B is GRANTED, pursuant to Evidence Code § 452(g) and (h). Respondents’ request to take judicial notice of Exhibits A and B are GRANTED, pursuant to Evidence Code § 452(b).

V. Analysis

A. The Housing Accountability Act

“The HAA was enacted in 1982 in an effort to address the state’s shortfall in building housing approximating regional needs, and the Legislature has amended the law repeatedly in an increasing effort to compel cities and counties to approve more housing.” (*Save Lafayette v. City of Lafayette* (2022) 85 Cal.App.5th 842, 850.) “Still dissatisfied with the dearth of housing in this state, the Legislature in 2017 passed further amendments to the HAA, supported by detailed findings. The Legislature added a provision requiring that an applicant receive timely written notice and an explanation if an agency considers a proposed housing development inconsistent with applicable standards. (§ 65589.5, subd. (j)(1); Stats. 2017, ch. 378, § 1.5.) It heightened fines for bad faith disapproval of a project. (§ 65589.5, subd. (l); Stats. 2017, ch. 378, § 1.5.) It also increased the burden of proof required for a finding of adverse effect on public health or safety. (§ 65589.5, subd. (j)(1); Stats. 2017, ch. 378, § 1.5.)” (*California Renters*, 68 Cal.App.5th at 836.)

As relevant to this writ petition, “the HAA provides that when a proposed housing development complies with objective general-plan, zoning, and subdivision standards and criteria in effect *at the time the application is deemed complete*, the local agency may disapprove the project or require lower density only if it finds the development would have specific adverse effects on public health or safety that

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cannot feasibly be mitigated.” (*Save Lafayette*, 85 Cal.App.5th at 850, emphasis in original; see Gov. Code § 65589.5(j)(1).)¹ Put another way, the HAA requires approval (1) if a project complies with all applicable objective standards and (2) if the project will not have specific adverse effects on public health and safety of the type that cannot be mitigated feasibly.

Section 65589.5(f)(4)² provides: “For purposes of this section, a housing development project or emergency shelter shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity.”

In an action under the HAA, where the City has denied approval of the housing project, “instead of asking, as is common in administrative mandamus actions, ‘whether the City’s findings are supported by substantial evidence’ [citation], we inquire whether there is ‘substantial evidence that would allow a reasonable person to conclude that the housing development project’ complies with pertinent

¹ Gov. Code § 65589.5(j)(1) states:

When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, but the local agency proposes to disapprove the project or to impose a condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

² Statutory references are to the Government Code, unless otherwise stated.

standards. (§ 65589.5, subd. (f)(4).) As the public entity that disapproved the project, the City bears the burden of proof that its decision conformed to the HAA. (§ 65589.6.)” (*California Renters*, 68 Cal.App.5th at 837.)

Finally, the HAA states that “[i]t is the policy of the state that this section be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.” (§ 65589.5(a)(2)(L).)

B. Compliance with Applicable, Objective Standards

The Court first considers whether the Project “complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete.” (§ 65589.5(j)(1).) The City contends that the APC permissibly denied approval of the project because it concluded that the Project did not comply with Objectives 1 and 13 of the Redevelopment Plan due to purported displacement and gentrification.

To begin with, due to the City’s untimeliness, as a matter of law, the Project is deemed to have been compliant. Under the HAA, a local agency that determines a proposed housing development not to be in compliance with applicable standards must provide the applicant “with written documentation identifying the provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity...[w]ithin 30 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains 150 or fewer housing units.” (§ 65589.5(j)(2)(A)(i).)

Here, the Project has 50 units (AR 396) and is thus subject to the timing requirements set forth in § 65589.5(j)(2)(A)(i). Because petitioner’s application for a Redevelopment Plan Project compliance review was complete on or before April 25, 2022 (AR 808, 1370), the City had until May 24, 2022 (*i.e.*, 30 days from April 25) to identify in writing the standards with which petitioner purportedly did not comply and the reasons for the claimed inconsistencies. Petitioner contends no such timely writing was sent (Opening Br. at 7:2-4), and the City identifies none. Accordingly, under the HAA, the Project is deemed “consistent, compliant, and in conformity with the applicable plan, program, policy, ordinance, standard, requirement, or other similar provision.” (§ 65589.5(j)(2)(B).)

Even if the City’s findings concerning the Project’s purported non-compliance with the Redevelopment Plan were timely, the City failed to identify any objective standard or criteria with which the Project was not in compliance, because Objective 1 and Objective 13 are not objective standards. As defined in the HAA, “objective” means “involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion

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available and knowable by both the development applicant or proponent and the public official.” (§ 65589.5(h)(9).) “[A] standard that cannot be applied without personal interpretation or subjective judgment is not ‘objective’ under the HAA.” (*California Renters*, 68 Cal.App.5th at 840.) Whether a standard is objective is a question of law. (*Id.* at 839.)

Objective 1 of the Redevelopment Plan states that a goal of the Redevelopment Plan is to “[i]mprove the quality of life for those who live and work in and visit the Project Area through enhanced business, employment, housing, shopping, entertainment, recreational, and educational opportunities.” (Resp. RJN Ex. B at 21.) Whether a proposed housing development “improve[s] the quality of life” involves a subjective judgment without any reference to any uniform benchmark to measure quality of life. As such, Objective 1 is not an objective standard or criteria within the meaning of the HAA.

Objective 13 states the goal of “[p]romot[ing] the development of housing in a wide range of types, prices, rent levels and ownership options to meet the needs of the resident population.” (Resp. RJN Ex. B at 22.) Whether the Project promotes “a wide range of types, prices, rent levels and ownership options” is entirely subjective, as there is no uniform benchmark or criterion for determining what a “wide range” for the listed items might be. Further, whether such range of items would “meet the needs of the resident population” entirely involves personal and subjective judgment to evaluate—both in terms of identifying the needs and deciding whether any such needs are met. Objective 13 is thus not an objective or standard or criteria within the meaning of the HAA either.³

Lastly, even if the Project’s compliance with Objective 1 and 13 were required, there is substantial evidence that would permit a reasonable person to conclude the Project is compliant. (*California Renters*, 68 Cal.App.5th at 837.) The Project will add commercial space and 47 additional rental units—all of which are subject to rent control and some of which are reserved for extremely low-income households. (AR 205, 396, 2493.) Tenants displaced by the Project will have the right to return and occupy the new units or receive relocation assistance. (AR 204-06.) Given these provisions, one might reasonably conclude the Project improves the quality of life for

³ The APC also found that the Project does not comply with section 503.6 of the Redevelopment Plan. In opposing the instant writ petition, the City does not attempt to assert that justification in defense of the APC’s disapproval of the Project. It is not hard to see why. Among other things, section 503.6 requires that residential facilities within commercial areas “[p]romote community revitalization” and “[i]nclude amenities which are appropriate to the size and type of housing units proposed.” (Resp. RJN Ex. B at 39.) Whether revitalization is promoted and whether amenities are appropriate are entirely subject determinations. Section 503.6 is clearly not an objective standard or criterion within the meaning of the HAA.

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words, the City fails to show that the Project would *directly* lead to an adverse health or safety impact. Third, even assuming the Project would have an adverse health or safety impact, the City does not cite any method by which such impact of the Project can be quantified, nor any public health or safety standards against which to compare the impact of the Project.

Finally, the APC's concerns about gentrification, eviction, and displacement are not unique to the Project; rather, they would apply to any new development offering market rate units in Los Angeles. The APC asserts that redevelopment of nearby Downtown, Highland Park, and Echo Park has led to gentrification, just as it purportedly would to Boyle Heights. (AR 1559.) In enacting the HAA, the Legislature explained "the conditions that would have a specific, adverse impact upon the public health and safety, as described in...paragraph (1) of subdivision (j), arise infrequently." (§ 65589.5(a)(3).) It cannot be said that gentrification, eviction, and displacement purportedly resulting from new housing developments offering market rate units are an infrequent condition if, as the APC contended, they always result from any such development. The HAA must "be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing." (§ 65589.5(a)(2)(L).) The Court cannot interpret section 65589.5(j)(1)(A) in such a manner that would result in restricting housing from being built throughout the entire City.

Because there is no meaningful evidence the Project would have a specific, adverse impact upon the public health or safety, the City's disapproval of the Project cannot stand.

D. Whether Respondents Acted in Bad Faith

In an action to enforce the HAA, if the Court finds that the "the local agency, in violation of subdivision (j), disapproved a housing development project complying with applicable, objective general plan and zoning standards and criteria...without making the findings required by [the HAA]," the Court may "issue an order or judgment directing the local agency to approve the housing development project...if the court finds that the local agency acted in bad faith when it disapproved...the housing development...in violation of" the HAA. (§ 65589.5(k)(1)(A)(i)(II), (ii).) When bad faith is found, the Court "shall award reasonable attorney's fees and costs of suit to the plaintiff or petitioner, except under extraordinary circumstances in which the court finds that awarding fees would not further the purposes of this section." (§ 65589.5(k)(1)(A)(ii).) "[B]ad faith includes, but is not limited to, an action that is frivolous or otherwise entirely without merit." (Former § 65589.5(l), effective January 1, 2024 to December 31, 2024.)⁴

⁴ A new version of section 69985.5 became effective on January 1, 2025. Because the Project was disapproved in 2024, the Court applies the version of section 69985.5 that was effective at the time of denial.

The Court finds that the City acted in bad faith when it denied approval of the Project. During the hearings on the Project, the City Planner and the City Attorney repeatedly informed and reminded the APC of their duty to comply with the HAA, including the requirement of making written findings that the Project would have a specific, adverse health or safety impact. (AR 2421-22, 2514-16, 2544, 2546, 2691-93, 2714-15, 2734-37, 2740-41, 2743-44, 2775.) Despite being aware of the HAA's requirements, the Commissioners of the APC who granted the appeal and denied the Project looked for reasons to deny the Project which were not related to health and safety. For example, Commissioner Gutierrez asked Planning how it determined that the Project would not adversely change the historic character of the neighborhood, even though the City Planner had already shared the methodology with the APC. (AR 2537.) Commissioner Marquez asked the City Planner if there was any state policy concerning anti-displacement that could apply locally and supersede the HAA, but the City Planner said no. (AR 2667-69.)

Significantly, the Commissioners who denied the Project acknowledged it was not possible to come up with a health and safety impact from the Project that would warrant denial under the HAA. (AR 2720 [Commissioner Avila-Hernandez: "I don't think I could develop a written, factual public health and safety impact response"], 2768 [Commissioner Gutierrez: "[F]rom my understanding, the findings that I shared earlier were not sufficient enough for it be like taken into account for the motion; is that correct in my understanding? ... Commissioner Avila-Hernandez: "That's also my understanding that the findings that we've tried to link to it are not sufficient. Based on the standard from the statewide law"].

Even though the Commissioners who formed the majority in granting the Appeal and denying the Project were aware of the HAA's requirements, they voted against the Project anyway. While their concerns about potential displacement and gentrification may have been well-intentioned, the State has made abundantly clear that the production of new housing must be prioritized.⁵ Accordingly, the Court finds that respondents acted in bad faith when they disapproved the Project, as the disapproval was entirely without merit. Because the APC acted in bad faith, the Court will issue a judgment directing respondents to approve the Project.

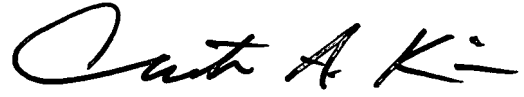
⁵ It would also appear the State would agree with the Court's finding that the City's position was entirely without merit. As stated by the State's HCD in its Letter of Support and Technical Assistance, the APC's findings "do not meet the legal threshold necessary" to disapprove the Project due to any specific adverse impact on public health or safety. (Pet. RJN Ex. A at 3, 6.)

VI. Conclusion

The petition is GRANTED. Per petitioner's request, the fourth cause of action for declaratory relief is voluntarily dismissed.

Pursuant to Local Rule 3.231(n), petitioner shall prepare, serve, and ultimately file a proposed judgment and proposed writ of mandate.

Date: January 30, 2025



HON. CURTIS A. KIN

11/11/2025

1 JEFFER MANGELS BUTLER & MITCHELL LLP
MATTHEW D. HINKS (Bar No. 200750)
2 *mhinks@jmbm.com*
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7 Attorneys for Petitioner and Plaintiff CESAR
CHAVEZ 888, LLC

8
9 SUPERIOR COURT OF THE STATE OF CALIFORNIA
10 COUNTY OF LOS ANGELES, CENTRAL DISTRICT

11 CESAR CHAVEZ 888, LLC, a California
12 limited liability company,

13 Petitioner and Plaintiff,

14 v.

15 CITY OF LOS ANGELES, a charter city of
the State of California; EAST LOS ANGELES
16 AREA PLANNING COMMISSION, a
commission of the City of Los Angeles, and
17 DOES 1-25,

18 Respondents and Defendants.

Case No. 24STCP01880

[Assigned for All Purposes to Hon. Curtis Kin,
Dept. 86]

NOTICE OF ENTRY OF JUDGMENT

Action Filed: June 10, 2024
Trial Date: January 30, 2025


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TO ALL PARTIES AND THEIR ATTORNEYS OF RECORD:

PLEASE TAKE NOTICE that, on March 11, 2025, the Court entered a Judgment granting Petitioner Cesar Chavez 888, LLC’s Verified Petition for Writ of Mandate. A true and correct copy of the Judgment is attached hereto as **Exhibit A**.

DATED: March 12, 2025

JEFFER MANGELS BUTLER & MITCHELL LLP
MATTHEW D. HINKS
SHERI L. BONSTELLE
JULIA CONSOLI-TIENSVOLD

By: 

JULIA CONSOLI-TIENSVOLD
Attorneys for Petitioner and Plaintiff CESAR
CHAVEZ 888, LLC, a California limited liability
company

EXHIBIT A

1 JEFFER MANGELS BUTLER & MITCHELL LLP
MATTHEW D. HINKS (Bar No. 200750)
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SHERI L. BONSTELLE (Bar No. 235192)
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9 SUPERIOR COURT OF THE STATE OF CALIFORNIA
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11 CESAR CHAVEZ 888, LLC, a California
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15 CITY OF LOS ANGELES, a charter city of
the State of California; EAST LOS ANGELES
16 AREA PLANNING COMMISSION, a
commission of the City of Los Angeles, and
17 DOES 1-25,

18 Respondents and Defendants.

FILED
Superior Court of California
County of Los Angeles

03/11/2025

David W. Stoyke, Executive Officer / Clerk of Court

By: _____ M. Mort Deputy

Case No. 24STCP01880

[Assigned for All Purposes to Hon. Curtis Kin,
Dept. 86]

**~~PROPOSED~~ JUDGMENT GRANTING
PEREMPTORY WRIT OF MANDATE**

Action Filed: June 10, 2024
Trial Date: January 30, 2025

1 **WHEREAS**, on June 10, 2024, Petitioner Cesar Chavez 888, LLC (“Petitioner”) filed
2 against Respondents City of Los Angeles and East Los Angeles Area Planning Commission
3 (together, the “City”) a Verified Petition for Writ of Mandate and Complaint for Declaratory and
4 Injunctive Relief (the “Petition”) alleging causes of action arising out the disapproval by the City of
5 Petitioner’s proposed housing development project processed by the City under Case Nos. DIR-
6 2021-8626-RDP-HCA-1A and ENV-2021-8628-CE (the “Project”);

7 **WHEREAS**, on January 30, 2025, the Court issued a ruling tentatively granting the Petition;

8 **WHEREAS**, the Petition came on for trial on January 30, 2025, in Department 86 of this
9 Court. Petitioner appeared through its counsel, Matthew D. Hinks and Sheri L. Bonstelle of Jeffer,
10 Mangels, Butler & Mitchell LLP; the City appeared through its counsel, Ernesto Velazquez of the
11 Office of the Los Angeles City Attorney;

12 **WHEREAS**, upon the conclusion of the trial, the Court adopted its tentative ruling as the
13 final ruling (the “Final Ruling”) of the Court;

14 **WHEREAS**, the Court, having read the submissions of the parties to this action, including
15 the Petition, briefs, and matters judicially noticed, and having read and considered the
16 administrative record, and the arguments of counsel;

17 **THE COURT DOES HEREBY ORDER, ADJUDGE AND DECREE**, as follows:

18 1. Judgment is entered in favor of Petitioner on the remaining First, Second, and Third
19 Causes of Action for the reasons set forth in the Final Ruling, ~~and the Court hereby orders~~ E

20 2. The Court finds that (1) the City acted in bad faith within the meaning of Government
21 Code § 65589.5(k)(1)(A)(ii) in connection with its disapproval of the Project; and (2) in light of the
22 finding of bad faith, a writ of mandate shall issue directing the City to approve the Project.

23 3. A writ of mandate (the “Writ”) shall issue ordering the City, within 60 days of the
24 issuance of this writ, to:

25 a) Set aside, vacate, and annul the determination of the East Los Angeles Area
26 Planning Commission made at its meeting on March 13, 2024, granting the
27 appeal from the August 31, 2023 decision of the Director of Planning and
28 disapproving the Project; and

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b) Approve the Project.

4. This matter shall be remanded for further proceedings in compliance with the Writ.

5. Petitioner is the prevailing party and shall recover its costs of suit from the City.

6. Petitioner may file a motion under Gov't Code § 65589.5(k)(1)(A)(ii) to establish its entitlement to attorneys' fees and the reasonableness of the amount.

7. Other than as provided in the Judgment and Writ, nothing herein is intended to control the discretion otherwise lawfully vested in the City.

8. The Court hereby reserves jurisdiction in this action until there has been full compliance with the Writ.



Curtis A. Kin

Curtis A. Kin / Judge

DATED: 03/11/2025

Honorable Curtis Kin
Judge of the Superior Court

Respectfully submitted this 11th day of February by:

JEFFER MANGELS BUTLER & MITCHELL LLP

By: *Matthew D. Hinks*

MATTHEW D. HINKS
Attorneys for Petitioner CESAR CHAVEZ 888, LLC, a
California limited liability company

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PROOF OF SERVICE

Cesar Chavez 888, LLC v. City of Los Angeles, et al.
Case No. 24STCP01880

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

At the time of service, I was over 18 years of age and not a party to this action. I am employed in the County of Los Angeles, State of California. My business address is 1900 Avenue of the Stars, 7th Floor, Los Angeles, CA 90067-4308.

On March 12, 2025, I served true copies of the following document(s) described as **NOTICE OF ENTRY OF JUDGMENT** as follows:

Hydee Feldstein Soto *Attorneys for Respondents*
Valerie L. Flores
John W. Heath
Ernesto Velazquez
200 North Main Street
701 City Hall East
Los Angeles, CA 90012
Phone: (213) 978-8188
Email: ernesto.velazquez@lacity.org

BY E-MAIL OR ELECTRONIC TRANSMISSION: I caused a copy of the document(s) to be sent from e-mail address cthompson@jmbm.com to the persons at the e-mail addresses listed in the Service List. I did not receive, within a reasonable time after the transmission, any electronic message or other indication that the transmission was unsuccessful.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on March 12, 2025, at Los Angeles, California.



Claire Thompson

JMBM
Jeffer Mangels
Butler & Mitchell LLP
Electronically Received 02/11/2025 03:15 PM

1 JEFFER MANGELS BUTLER & MITCHELL LLP
MATTHEW D. HINKS (Bar No. 200750)
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AREA PLANNING COMMISSION, a
17 commission of the City of Los Angeles, and
DOES 1-25,

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Case No. 24STCP01880

[Assigned for All Purposes to Hon. Curtis Kin,
Dept. 86]

~~[PROPOSED]~~ WRIT OF MANDATE

Action Filed: June 10, 2024
Trial Date: January 30, 2025

Dear Commission President Yap,

My name is Oliver Netburn. I am writing to you to make you aware of how the Department of Planning acted in our case (ZA-2023-1169-ZAA), on your behalf.

My wife and I were appellants/applicants for our 1,200 sf addition to our 1,068 sf home for our young family with 4 kids, all under 6. The Planning Department effectively denied our project and we appealed that decision to your Commission. On January 22nd of this year, the ELAAPC denied our appeal (President Yap was absent).

We wholeheartedly think the decision by the Planning Department was extreme and out of the ordinary, and we thought the ELAAPC decision was wrong, but we understood this to be a process.

One where we all play by the same rules.

While the ELAAPC had made a decision on January 22nd on our case, the Commission still retained jurisdiction over the case as we had consented to the last day to act being the Commission's next regular hearing, which was February 12th. We had done this intentionally with the understanding that the Commission Rules allowed the Commission the right to Reconsider any action from its immediately previous regular hearing.

What is attached to this letter is the email thread which took place after the ELAAPC January 22nd hearing between my wife and the Commission staff.

In short, we were hoping to get back before the ELAAPC at its next regular hearing to allow the Commission the opportunity to Reconsider our case. Importantly, our newly elected Councilwoman, Isabel Jurado had just brought on board her Planning Director, so we had no Council representation during this process due to the election.

You will read in the emails that when we learned that the ELAAPC would not be holding its February 12th hearing, we asked for a routine time extension to extend the time to act so the ELAAPC could decide whether to Reconsider our case or not at its next hearing, which would end up being March 12th, a month later. The Planning Department stubbornly, and on the behalf of the ELAAPC, did not consent to the time extension, effectively taking away what is exclusively the APC's authority and right to reconsider a prior decision or not.

Lastly, your Commission Staff typically issues LODs at least 4 weeks after your decision. Here, the Planning Department issued our LOD immediately when the time to act expired, in nearly half the time that they typically do.

The Department wanted our project denied and out of your hands as quickly as possible.

Please read the email thread. It is short.

Thank you,
Oliver Netburn

From: Ari Briski ari.briski@lacity.org
Subject: Re: 5027 E. Almaden Drive Case #ZA-2023-1169-ZAA- appeal
Date: February 6, 2025 at 4:10 PM

To: Lauren Chang lchang@sheppardmullin.com
Cc: Kevin.Ocubillo@lacity.org, lisa.webber@lacity.org, Planning APC East LA apceastla@lacity.org, april.hood@lacity.org, Alma Sandoval alma.sandoval@lacity.org, Marcos.Godoy@lacity.org, cecilia.lamas@lacity.org, Arminda Diaz arminda@d3architecture.com, Ana Lynn Rocio analynn.rocio@lacity.org



Hi Arminda and Lauren,

Apologies for the delay. Extension of Time to Act requests are routinely granted prior to the Commission taking action. Nothing in the Code or the Commission's Rules and Operating Procedures authorizes or enables our staff or planners to extend the time to act after the Commission has already taken an action, as the deadline to act is met when the Commission votes by a majority of 3 or more members on an item. Moving forward, we anticipate releasing a Letter of Determination in the next one to two weeks.

-Ari



Ari Briski (she/her)
Commission Office Manager
Los Angeles City Planning

200 N. Spring St., Room 272
Los Angeles, CA 90012
T: (213) 978-2289 | Planning4LA.org



On Tue, Feb 4, 2025 at 3:11 PM Lauren Chang <lchang@sheppardmullin.com> wrote:

Hi Ari,

Following up on this. Let me know if you have an update.

My understanding is that the Councilmember is supportive of the applicant's request as well.

Best,

Lauren

Lauren K. Chang

+1 213-617-5588 | direct

+1 858-900-4959 | mobile

lchang@sheppardmullin.com | [Bio](#)

SheppardMullin

350 S. Grand Avenue, 40th Floor

Los Angeles, CA 90071-3460

+1 213-620-1780 | main

www.sheppardmullin.com | [LinkedIn](#)

We have moved! Please note our new address in my signature block.

From: Arminda Diaz <arminda@d3architecture.com>

Sent: Tuesday, February 4, 2025 8:53 AM

To: ari.briski <ari.briski@lacity.org>

Cc: Kevin.Ocubillo@lacity.org; lisa.webber@lacity.org; Planning APC East LA <apceastla@lacity.org>; april.hood@lacity.org; Alma Sandoval <alma.sandoval@lacity.org>; Marcos.Godoy@lacity.org; cecilia.lamas@lacity.org; Ana Lynn Rocio <analynn.rocio@lacity.org>; Lauren Chang <lchang@sheppardmullin.com>

Subject: Re: 5027 E. Almaden Drive Case #ZA-2023-1169-ZAA- appeal

Hello,

We are still waiting on a response with regard to the what section of the code restricts the mutual extension of time between an applicant and decisionmaker, in this case the East LA APC. You agreed to a time extension on behalf of the APC previously with this project. Nothing has changed since then that would effect your authority to mutually consent to an extension of time on behalf of the Commission now.

To be clear, the East LA APC adopted its Rules and Operating Procedures in 2000 as part of the Charter reform. It was amended most recently in 2018. It is the APC that created the rule, for themselves, to be able to reconsider actions from their previous hearing. That is their rule and it is exclusively their right to implement their rule. Staff is interfering with a duly appointed commission and its ability to implement its own rules.

We continue to wait on the code section that restricts the mutual extension of time between an applicant and decisionmaker. Assuming there is none, we should look to the East LA APC's Rules and Operating Procedures. There it states in the Preamble:

Meetings of the Commission are conducted according to these Rules and Operating Procedures and as modified by the Commission from time to time. To the extent possible, parliamentary formality and detail are avoided for the benefit of all concerned.

Please, Commission Staff, what are you relying so as to insert yourself into the decision-making authority of the East LA APC? Who benefits from your action?

Thank you,

Arminda

On Jan 31, 2025, at 11:21 AM, Lauren Chang <lchang@sheppardmullin.com> wrote:

Hi Ari,

Can you please provide the code section in which you believe supports your position?

My understanding is that LAMC Section 12.24 I(4) allows the applicant with the concurrence of the appellate body to extend the time to act "within any additional period" as mutually agreed upon. This section of the code does not limit requests for an extension of time after the public hearing has occurred. I do not see any provisions LAMC or elsewhere indicating that APC does not have authority to extend time when there is a reasonable request from the applicant.

Further, the APC Rule 9.3 specifically states that the time to act may be extended by mutual agreement by the APC and applicant in the context of a motion for reconsideration. Your position effectively eliminates the applicants' ability to request a motion for reconsideration by canceling the APC hearing and not allowing an extension of the time to act. That is unlawful and inconsistent the processes and procedures developed by the City.

Best,

Lauren

Lauren K. Chang

+1 213-617-5588 | direct

+1 858-900-4959 | mobile

lchang@sheppardmullin.com | [Bio](#)

SheppardMullin

350 S. Grand Avenue, 40th Floor
Los Angeles, CA 90071-3460

+1 213-620-1780 | main

www.sheppardmullin.com | [LinkedIn](#)

We have moved! Please note our new address in my signature block.

From: Arminda Diaz <arminda@d3architecture.com>

Sent: Friday, January 31, 2025 9:58 AM

To: Ari Briski <ari.briski@lacity.org>; Lauren Chang <lchang@sheppardmullin.com>

Cc: Fernando Towar <fermo62@gmail.com>; Kevin Ocubillo <Kevin.Ocubillo@lacity.org>; Planning APC East LA <apceasta@lacity.org>; april.hood@lacity.org; Alma Sandoval <alma.sandoval@lacity.org>; Marcos Godoy <marcos.godoy@lacity.org>; Cecilia Lamas <cecilia.lamas@lacity.org>; Ana Lynn Rocio <analynn.rocio@lacity.org>

Subject: Re: 5027 E. Almaden Drive Case #ZA-2023-1169-ZAA- appeal

Again, I am not sure why Planning staff is fighting with the applicant about a routine extension of time. We requested one before and it was agreed upon. Whatever authority the planning staff had then is the same authority planning staff has now. The status of the commission is not a concern of the Planning Department and it's not an item checked on the form. Planning staff is digging for things now. But it seems the Department wants to come up with new rules for our application.

Our attorney Lauren Chang is ccd here.

Thank you,

Arminda

On Jan 31, 2025, at 8:20 AM, Ari Briski <ari.briski@lacity.org> wrote:

Hi Arminda and Fernando,

Neither Commission staff nor Planning staff is authorized to extend time for the Commission to act after the Commission has taken an action.

-Ari

[image001.png](#) Ari Briski (she/her)

Commission Office Manager
Los Angeles City Planning
200 N. Spring St., Room 272

Los Angeles, CA 90012

T: (213) 978-2289 | Planning4LA.org

[image002.png](#) [image004.png](#) [image005.png](#) [image007.png](#) [image008.png](#) [image010.png](#)

On Thu, Jan 30, 2025 at 2:31 PM Arminda Diaz <arminda@d3architecture.com> wrote:

Hello Commission Staff,

I'm not sure what interest planning staff has in not agreeing to a time extension. We are the applicant and agreeing to the time extension. There is no harm to the city in agreeing to the extension.

Again, we are not asking for a reconsideration. We are asking for is an extension of time. The extension of time simply gives the APC the opportunity to decide on the matter.

And maybe more importantly, it gives our newly-elected councilwoman an opportunity to review our appeal and represent her constituents. (Kevin Ocubillo is cc'ed here.) By not consenting to a routine extension of time, you are denying our councilwoman the chance to represent her constituents, my family.

Thank you for your attention to this matter.

Arminda

310-995-1941

On Jan 30, 2025, at 11:51 AM, Fernando Tovar <fernto62@gmail.com> wrote:

Hi Ari, I'm stepping in a little late and trying to catch up with this conversation. You are correct that the APC acted within the requisite time to act. As I understand it, the applicant (Arminda) granted an extension of time for the APC to act until February 12. My understanding is that the APC can make a motion to reconsider an item at their next meeting provided the time to act has not expired. Since the APC won't meet on February 12th, can Arminda request a reconsideration at the following meeting (whenever it's scheduled after February 12) if she consents to a further extension of time for the Commission to act on the appeal or on the reconsideration?

Best regards,

Fernando

On Thu, Jan 30, 2025 at 10:55 AM Ari Briski <ari.briski@lacity.org> wrote:

Hi Arminda,

A meeting will not be held if there are no cases scheduled for that date. There are currently no cases scheduled for 2/12/25, so the meeting will most likely be canceled. The Commission acted on your case on 1/22/25, within the requisite time to act.

-Ari

<[image011.png](#)> Ari Briski (she/her)

Commission Office Manager
Los Angeles City Planning
200 N. Spring St., Room 272
Los Angeles, CA 90012

T: (213) 978-2289 | Planning4LA.org

<[image013.png](#)> <[image014.png](#)> <[image016.png](#)> <[image017.png](#)> <[image019.png](#)> <[image020.png](#)>

On Wed, Jan 29, 2025 at 2:53 PM Arminda Diaz <arminda@d3architecture.com> wrote:

Ari we are not asking for a reconsideration, we are asking for a routine time extension to allow the APC an opportunity to decide whether to reconsider or not. That is their purview, not the city's staff. If the city will not grant the time extension, then we would ask that the APC come to its next meeting on 2/12 so they can consider reconsidering the matter. Thank you. A

On Jan 29, 2025, at 2:28 PM, Ari Briski <ari.briski@lacity.org> wrote:

Hi Arminda,

Thank you for your email. There are currently no cases on the advance calendar for any upcoming meeting dates. As cases come up, they will be added to future meeting agendas. We did look into the Rules and Operating Procedures. They do outline a provision for Commissioners to reconsider an item, but there is no provision that affords an applicant or appellant an opportunity to file for a reconsideration.

-Ari

<[image021.png](#)> Ari Briski (she/her)

Commission Office Manager
Los Angeles City Planning
200 N. Spring St., Room 272
Los Angeles, CA 90012

T: (213) 978-2289 | Planning4LA.org

<[image022.png](#)> <[image023.png](#)> <[image024.png](#)> <[image025.png](#)> <[image026.png](#)> <[image027.png](#)>

On Tue, Jan 28, 2025 at 8:49 AM Arminda Diaz <arminda@d3architecture.com> wrote:

Thank you.

Please note that pursuant to the APC Rules, they have a right to reconsider their actions, and we want to give them the time to reconsider, if they choose to take it up. It would be stepping in the way of the applicant's ability to use the established rules to seek a reconsideration.

Please look into the matter as quickly as you can.

In the meantime, do you know if the APC will be holding its next hearing. If so, we don't need the time extension. But if they will fail to have a hearing, we will need the time extension.

I have included Fernando Tovar in this email as he will be assisting us.

Thank you!

Sent from my iPhone

On Jan 28, 2025, at 8:14 AM, Ari Briski <ari.briski@lacity.org> wrote:

Hi Arminda,

Confirming receipt of your request. This is the first applicant request for reconsideration we have received during my time in the Commission Office, give us a few days to talk with the City Attorney.

Thank you,

-Ari

<[image028.png](#)> Ari Briski (she/her)

Commission Office Manager
Los Angeles City Planning
200 N. Spring St., Room 272

Los Angeles, CA 90012

T: (213) 978-2289 | Planning4LA.org

<[image029.png](#)> <[image030.png](#)> <[image031.png](#)> <[image032.png](#)> <[image033.png](#)> <[image034.png](#)>

On Mon, Jan 27, 2025 at 12:36 PM Arminda Diaz <arminda@d3architecture.com> wrote:

Hello Commission Staff,

Thank you for your assistance during this process.

We are intending to go back to the APC for a reconsideration, consistent with Commission Rules, so we were wondering if the APC is planning on holding a hearing on 2/12, and if not, we would like to consent to additional time in order to allow the APC to reconsider their action. Attached is a consent to a time extension until 3/12.

Please confirm receipt and that our extension has been agreed upon, or if the APC is intending to hold a hearing on 2/12.

Thank you!

Arminda

310-995-1941

On Jan 22, 2025, at 2:02 PM, Arminda Diaz <arminda@d3architecture.com> wrote:

Hi attached are letters in support for the project.

Thanks,

Arminda

On Jan 22, 2025, at 1:22 PM, Planning APC East LA <apceastla@lacity.org> wrote:

Thank you for your submission, Mrs. Diaz. It will be made available for the Commissioners' review.

On Wed, Jan 22, 2025 at 1:19 PM Arminda Diaz <arminda@d3architecture.com> wrote:

<arminda@d3architecture.com> wrote.

Hi good afternoon.

Please find attached our last letter for the appeal.

Thanks,
Arminda
310-995-1941

arminda diaz aia leed ap bd+c * homes

dbb/wbe/mbe ncarb

www.d3architecture.com

'Everything is walking distance if you got the time...'

-Steven Wright

Attention: This message is sent by a law firm and may contain information that is privileged or confidential. If you received this transmission in error, please notify the sender by reply e-mail and delete the message and any attachments.



LOS ANGELES DEPARTMENT OF CITY
PLANNING
COMMISSION OFFICE

RULES & OPERATING PROCEDURES

EAST LOS ANGELES
AREA PLANNING COMMISSION



PREAMBLE

These rules and operating procedures are adopted pursuant to the authority set forth in Charter Section 506 to assist the Commission in conducting City business consistent with law.

Meetings of the Commission are conducted according to these Rules and Operating Procedures and as modified by the Commission from time to time. To the extent possible, parliamentary formality and detail are avoided for the benefit of all concerned. However, Robert's Rules of Order Revised may be referred to and used for guidance, interpretation, or to supplement these Rules.



Petition Against the Development Project at 2824-2830 N. Prewett Street | CASE NO. ZA-2021-5204-ZAD-1A

We, the undersigned residents of Lincoln Heights and concerned citizens, strongly oppose the proposed development project at 2824- 2830 N. Prewett Street. This large-scale construction project would involve building a two-story single-family home with an additional accessory dwelling unit (ADU), a pool, retaining walls, and private recreation facilities, all on a vacant lot located in a hillside area. We stand united to express our concerns for the environmental, social, and cultural harm this project will cause to our community.

1. Environmental Harm and Loss of Open Space

The proposed project will directly impact a city-designated Open Space/Habitat area. This land, though labeled as containing only weeds, is in close proximity to one of the last remaining relict walnut woodlands and valley grasslands in the southern parts of Flat Top. Development on this land threatens local ecosystems, reducing biodiversity and damaging wildlife habitats.

This development sets a dangerous precedent for further hillside construction, which could gradually erase the green spaces that make our community environment resilient and sustainable. We risk losing more open spaces vital for our well-being and future generations.

2. Impact on Climate Resilience and Public Safety

This area is designated as a Very High Fire Hazard Severity Zone. The addition of new structures and increased human activity will only exacerbate fire risks. The steep, substandard roads, already problematic in emergencies, make it difficult for first responders to access the site in case of a fire, which could result in delayed response times and increase the spread of fires.

Furthermore, the project will significantly disturb the land, leading to increased runoff and soil erosion, potentially damaging nearby areas.

3. Destruction of Cultural and Aesthetic Identity

The development sits on a scenic ridge line that provides important views of the surrounding area, currently enjoyed by the local community. By constructing a two-story luxury home in this area, the project will obstruct these scenic views, reducing the aesthetic value of the neighborhood.

The modern design of the development is completely out of character with the historic and cultural aesthetic of Lincoln Heights, a neighborhood with deep working-class roots. The new structure will clash with the established architectural style, diminishing the area's cultural identity.

The project site is adjacent to a key filming location featured in the iconic Chicano film *Blood In, Blood Out*, which holds deep significance for the Mexican-American and Latinx communities of East LA. To build here is to erase a part of our history, undermining the rich cultural heritage of Lincoln Heights.

4. Contribution to Gentrification and Displacement

This project is part of a growing trend of luxury housing developments in neighborhoods like Lincoln Heights that are in desperate need of affordable housing. By adding another high-end, market-rate home to the area, this development will drive up property values, increasing property taxes and rents, making it increasingly difficult for long-term residents, many of whom are low-income, to afford to live here.

The influx of luxury homes will lead to the displacement of working-class families and shift the neighborhood towards wealthier demographics, eroding the cultural fabric of Lincoln Heights and displacing those who have built the community.

We Demand a Stop to This Development!

We urge the City of Los Angeles to reconsider this project, keeping in mind the environmental, cultural, and social impact it will have on the Lincoln Heights community. We cannot allow the destruction of open spaces, the displacement of long-standing residents, and the erosion of our community's unique identity.

#	Date Signed	Full Name	Zip Code	Electronic Signature
1	3/5/2025	Rene Monzon	90033	Rene Monzon
2	3/5/2025	Heidi Yang	90034	Heidi Yang
3	3/5/2025	Michelle benavides	90033	Michelle Benavides
4	3/5/2025	Berenice Badillo	90065	Berenice Badillo
5	3/5/2025	John Smith	90042	John Smith
6	3/5/2025	Nicolas	90031	Nicolas Vazquez
7	3/6/2025	Johanna Iraheta	90032	JJI
8	3/6/2025	Erika Gallo	90031	Erika Gallo
9	3/6/2025	Elizabeth abrams	90031	Elizabeth Abrams
10	3/6/2025	Diana Tran	90031	Diana Tran
11	3/6/2025	Karina Torres	91343	Karina Torres
12	3/6/2025	Silvia Limas	90061	Silvia Limas
13	3/6/2025	Thea Wang	91208	Thea Wang
14	3/6/2025	Naui Ollin Tonatiah Munoz	91030	Naui Munoz
15	3/6/2025	Elise Dang	90031	Elise Dang
16	3/6/2025	Sarah May	90027	Sarah May
17	3/6/2025	Clara Keane	90042	Clara Keane
18	3/6/2025	Malenny Benitez	90032	Malenny Benitez
19	3/6/2025	Jesselle Villegas	90032	jesselle v
20	3/6/2025	Fenna Yoshiko Dangermond	91030	FYD
21	3/6/2025	Sally Hy	91763	Sally Hy
22	3/6/2025	Rachel Paprocki	90031	Rachel Lyn Paprocki
23	3/6/2025	isabella sanchez	95501	isabella m sanchez
24	3/6/2025	Kyle Lieu	90032	Kyle Lieu
25	3/6/2025	Sarah medina	90640	Sarah Medina
26	3/6/2025	Lourdes Fuentes	90042	Lourdes Fuentes
27	3/6/2025	Jennifer Wong	90042	Jennifer Wong
28	3/6/2025	Mariana Morales	91770	Mariana Morales
29	3/6/2025	Mary Hernandez	90012	Mary Hernandez
30	3/6/2025	Lusero Rangel	90012	Lusero Rangel
31	3/6/2025	Aida Ashouri	90027	Aida Ashouri
32	3/6/2025	Nair Meza	91352	Nair Meza
33	3/6/2025	Jennifer Ascencio Maggie Smart-	90019	Jennifer Ascencio
34	3/6/2025	Mccabe	90029	Maggie smart- mccabe
35	3/6/2025	Oscar E Villarreal	90023	Oscar E Villarreal
36	3/6/2025	Ana Cobarrubias	90247	Ana Cobarrubias
37	3/6/2025	Ryan Chavis	91352	Ryan Chavis
38	3/6/2025	Vanessa Montoya	91776	Vanessa Montoya
39	3/6/2025	Leslie Jimenez	90640	Leslie Jimenez
40	3/6/2025	Mendy Medina	90031	Mendy Medina
41	3/6/2025	patricia escamilla	91770	Patricia Escamilla

#	Date Signed	Full Name	Zip Code	Electronic Signature
42	3/6/2025	Henry Garcia	90032	Henry Garcia
43	3/6/2025	Alanna carroll	91101	Alanna carroll
44	3/6/2025	Fatima	90032	Fatima Martinez
45	3/6/2025	Damian Camacho	91770	Damian Camacho
46	3/6/2025	Briana	90018	Briana Ruiz
47	3/6/2025	Tanya Ibarra	91106	Tanya Ibarra
48	3/6/2025	Andrea Pineda	90032	Andrea
49	3/6/2025	Ariana Mendoza	90031	Ariana Mendoza
50	3/6/2025	Perla Flores	90031	Perla Flores
51	3/6/2025	KIMBERLY MENJIVAR	90031	Kimberly Menjivar
52	3/6/2025	Christine Jimenez	91776	Christine Jimenez
53	3/6/2025	Judy Barajas	90032	Jb
54	3/6/2025	Joelene Corrales	90022	Joelene Corrales
55	3/6/2025	Jeanette Almaraz	90014	Jeanette Almaraz
56	3/6/2025	Ariana Almaraz	92376	Ariana Almaraz
57	3/6/2025	William A. Guerrero	90032	William A Guerrero
58	3/6/2025	Jenny Li	60611	Jenny Li
59	3/6/2025	Leslie Garcia	90004	Leslie Garcia
60	3/6/2025	Mallory marin Sebastian	90032	Mallory marin
61	3/6/2025	Ballester	92504	Sebastian Ballester
62	3/6/2025	natalie de la rosa	91733	natalie de la rosa
63	3/6/2025	Adriana	90031	Adriana Lopez
64	3/7/2025	Leslie U	90031	Leslieurbina
65	3/7/2025	Bianca juarez	90031	Bianca juarez
66	3/7/2025	Leslie Ruiz	90031	Leslie Ruiz
67	3/7/2025	Cristal Trujillo	90023	Cristal Trujillo
68	3/7/2025	Lorenzo Meneces	91745	Lorenzo M
69	3/7/2025	Leslie Fuentes	90032	Leslie Fuentes
70	3/7/2025	Isaias Cruz	90037	Isaias E. Cruz
71	3/7/2025	lydia hernandez	90031	lydia hernandez
72	3/7/2025	Stephanie Mejia	90032	SM
73	3/7/2025	Ismael Salazar	90031	Ismael Salazar
74	3/7/2025	Gutavo Gandaria	90033	Gutavo Gandaria
75	3/7/2025	Danielle Hill	91104	Danielle A Hill
76	3/7/2025	ivan jeremiah gomez	90604	ivangomez
77	3/7/2025	Emelly Villa	90601	Emelly Villa
78	3/7/2025	valerie virrueta	90032	valerie virrueta
79	3/7/2025	Figueroa	90022	Andreina Figueroa
80	3/7/2025	Sharon Musa	90019	Sharon Musa
81	3/7/2025	Uriel Sepulveda	90033	Uriel
82	3/7/2025	Alma Lucia	90063	Alma Lucia
83	3/7/2025	Jordan Wynne	90012	Jordan Wynne
84	3/7/2025	Tania Ordoñez	90065	Tania Ordone
85	3/7/2025	julietta perez	90019	Julietta Magaña Pérez
86	3/7/2025	Kristian	90034	Kristian A
87	3/7/2025	Louis Rosen	90031	Louis Rosen

#	Date Signed	Full Name	Zip Code	Electronic Signature
88	3/7/2025	Gemma Jimenez	91605	Gemma J
89	3/7/2025	Natalya Hill	90019	Natalya Hill
90	3/7/2025	Eric Tomassini	90031	Eric Tomassini
91	3/7/2025	Andre Dean Narvaez	90638	ADN
92	3/7/2025	Ángela Godoy-Fernández	90034	Ángela Godoy-Fernández
93	3/7/2025	Valeria negrete	91801	Valeria Negrete
94	3/7/2025	Alanis Gordillo	90004	Alanis M Gordillo
95	3/7/2025	Mia Mc Call	90063	Mia Mc Call
96	3/7/2025	Chris Nelson	90045	Cn
97	3/7/2025	Elaina Provencio	90031	Elaina Provencio
98	3/7/2025	Rio Garcia	90031	Rio Garcia
99	3/7/2025	Hannya Ortiz Caldera	90031	Hannya Ortiz
100	3/7/2025	James Montgomery	90031	James Montgomery
101	3/7/2025	Sam Aguilar	90032	Samantha Aguilar
102	3/7/2025	Sabrina Romo	90031	Sabrina Romo
103	3/7/2025	Malik Gay-Bañuelos	90031	Malik Gay-Bañuelos
104	3/7/2025	Louis Vela	90032	Louis Vela
105	3/7/2025	Noya Zallan	91316	Noya Zallan
106	3/7/2025	Ingrid Carrillo	90018	Ingrid
107	3/7/2025	Alexis Serrano	90023	Alexis M Serrano
108	3/7/2025	Zulema Cuevas	90063	Zulema Cuevas
109	3/7/2025	Suzanne Nordberg	90031	Suzanne Nordberg
110	3/7/2025	Elizabeth P	90031	Elizabeth P
111	3/7/2025	Michaela salazar	90041	Michaela Salazar
112	3/7/2025	Jordan Gonzales	90042	Jordan E. Gonzales
113	3/7/2025	Dulce Arzola	90026	Dulce Arzola
114	3/7/2025	Austin Boldt	90065	Austin
115	3/7/2025	Gracie Harris	90026	Gracie Harris
116	3/7/2025	Katrina Arredondo	90601	Katrina Arredondo
117	3/7/2025	Elida Rubalcava	90031	Elida Rubalcava
118	3/7/2025	Jessica Diaz	90505	Jessica Diaz
119	3/7/2025	Ryan Jacob Hall	90042	RYAN HALL
120	3/7/2025	Selene Medina	90031	Selene Medina
121	3/7/2025	Jamie Martinez	90027	Jamie Martinez
122	3/7/2025	Dahma Cho	90033	Dahma Cho
123	3/7/2025	Laura Orozco	90602	Laura Orozco
124	3/7/2025	Rose Aleman	90031	Rose Aleman
125	3/7/2025	Jenna E Thornhill	90029	Jenna E Thornhill
126	3/7/2025	Anne Tolentino	91501	AT
127	3/7/2025	Selene Medina	90031	Selene Medina
128	3/7/2025	Nhorma chacon	90031	Nhorma
129	3/7/2025	Julia Garder	90065	Julia Garder
130	3/7/2025	Nicholas Hon	90026	Nicholas Hon
131	3/7/2025	Michaela Arnold	90731	Michaela arnold
132	3/7/2025	Suzanne Caffisch	90039	Suzanne Caffisch
133	3/7/2025	Serena Palmer	90620	Serena Palmer

#	Date Signed	Full Name	Zip Code	Electronic Signature
134	3/7/2025	noemi	90042	nemi g. may
135	3/7/2025	Elisa De Casas	90032	Elisa De Casas
136	3/7/2025	Michelle cutler	90031	Michelle
137	3/7/2025	Princess Amugo	90710	Princess Amugo
138	3/7/2025	Asuncion Rubalcava	90031	A Rubalcava
139	3/7/2025	Daniel Soto	90640	Daniel Soto
140	3/7/2025	Charlie northrop	90042	Charlie
141	3/8/2025	Sofia Tatiana	99931	ST
142	3/8/2025	Evander Huizar	91335	Evander Huizar
143	3/8/2025	Tess Mueske	90057	Tess Mary Mueske
144	3/8/2025	Olivia Babuka Black	90026	Olivia babuka Black
145	3/8/2025	Daniel Ionita	90031	Daniel Ionita
146	3/8/2025	Vivian Trevino	90033	Vivian trevino
147	3/8/2025	Lillian Liang	90031	Lillian Liang
148	3/8/2025	Mauricio Renteria	90033	Mauricio Renteria
149	3/8/2025	Joyce sanchez	90031	Joyce
150	3/8/2025	kayla cohen	90042	kayla cohen
151	3/8/2025	Abby dahlquist	90065	Abby dahlquist
152	3/8/2025	Marilyn Medina	90042	Marilyn Medina
153	3/8/2025	Arlene	90042	Arlene Rivera
154	3/8/2025	Destinee leyva	80042	Destinee
155	3/8/2025	Alondra Martinez	90042	Alondra Martinez
156	3/8/2025	Destiny ruiz	90041	Destiny ruiz
157	3/8/2025	Alex Lynaugh	90012	Alex Lynaugh
158	3/8/2025	Pedro Gonzalez	90065	Pedro Gonzalez
159	3/8/2025	Sunshine Martus	90031	Sunshine Martus
160	3/8/2025	Kimberly Vazquez	90042	Kimberly Vazquez
161	3/8/2025	Nicholas Rocha	90032	Nicholas Rocha
162	3/8/2025	Kimberly Galicia	90042	Kimberly Galicia
163	3/8/2025	Clarisa Carreon	90804	Clarisa Carreon
164	3/8/2025	Anthony Kyriakakis	90065	Anthony Kyriakakis
165	3/8/2025	Yoanna Fierros	90065	Yoanna Fierros
166	3/8/2025	Jeankarlo Canizares	90041	Jeankarlo Canizares
167	3/8/2025	Crystal Barajas	90020	Crystal Barajas
168	3/8/2025	Desiree Ruiz	90065	Desiree Ruiz
169	3/8/2025	chris s griego	90040	Chris S Griego
170	3/8/2025	Rafael Ibarra	90024	Rafael Ibarra
171	3/8/2025	Ashley Kron	90042	Ashley Kron
172	3/8/2025	Ashley Alvarez	90044	Ashley Alvarez
173	3/8/2025	stephanie moran	91702	stephanie moran
174	3/8/2025	Juan Ibarra	90065	Juan Ibarra
175	3/8/2025	joyce kim	90057	joyce kim
176	3/8/2025	Samantha Monterroso	91306	Samantha monterroso
177	3/8/2025	Leslie Montoya	90023	Leslie Montoya
178	3/8/2025	Malabanan	90011	Garrinina Malabanan
179	3/8/2025	Michelle Garcia	90031	Michelle Garcia

#	Date Signed	Full Name	Zip Code	Electronic Signature
180	3/8/2025	Erin Crouchley	90041	Erin Crouchley
181	3/8/2025	Jada Bryant	90026	Jada Bryant
182	3/8/2025	Michelle Ramos	90024	Michelle Ramos
183	3/8/2025	Heidy gastelum	90041	STOP GENTRIFICATION
184	3/8/2025	Veronica Marquez	90065	Veronica Marquez
185	3/8/2025	Abner Ruiz	90019	Abner Ruiz
186	3/8/2025	mackenzie westman	90041	mackenzie g westman
187	3/8/2025	Johvana ordonez	90012	Johvana ordonez
188	3/8/2025	Melissa Dittrich	90027	Melissa Dittrich
189	3/8/2025	Vivian Palacios Barraza	92647	Vivian Palacios
190	3/8/2025	Ashley Kron	90042	Ashley Kron
191	3/8/2025	Wanda Carrillo	90026	Wanda Carrillo
192	3/8/2025	leslie torres	90042	leslie torres
193	3/8/2025	Sam Corro	90041	Sam Corro
194	3/8/2025	Araceli Rodriguez	90033	Araceli Rodriguez
195	3/8/2025	Janette Rivera	90023	Janette Rivera
196	3/8/2025	Adelle Amor Sarmiento	90034	Adelle Amor Sarmiento
197	3/8/2025	Eduardo Vázquez	90041	Eduardo Vázquez
198	3/8/2025	Melanie Cuevas	90241	Melanie Cuevas
199	3/8/2025	Lucy Berg	90250	Lucy Berg
200	3/8/2025	David L. Garcia	90027	DAVID L. GARCIA
201	3/8/2025	Amanda Tang	90015	Amanda Tang
202	3/8/2025	Amanda Smith	90031	Amanda Smith
203	3/9/2025	Uyen Hoang Nguyen	90266	Uyen H. Nguyen
204	3/9/2025	Jennifer Moreno	90032	Jennifer Moreno
205	3/9/2025	Jackee Alvarez	90037	Jackee Alvarez
206	3/9/2025	Karla Roman	90057	Karla Roman
207	3/9/2025	Mariah Armandariz	90025	Mariah Armandariz
208	3/9/2025	Maryjane Leyva	90022	Maryjane Leyva
209	3/9/2025	Cornelius Mira	91406	Cornelius Mira
210	3/9/2025	angela arnett	90032	angela arnett
211	3/9/2025	Lilo Bean	90063	Lilo Bean
212	3/9/2025	Sophie Kaviar	90041	Sophie Kaviar
213	3/9/2025	Krystle Samson	90064	KRYSTLE S
214	3/9/2025	Anastacia Valles	90031	Anastacia Valles
215	3/10/2025	Alexandra Formella	91106	Alexandra Formella
216	3/10/2025	Sara Nasr	90069	Sara Nasr
217	3/10/2025	Brianna Gonzalez	90260	Brianna A Gonzalez
218	3/10/2025	Keely Crum	90026	Keely crum
219	3/10/2025	Joe Laskin	91406	Joe Laskin
220	3/10/2025	Roy Payan	90031	Roy Payan
221	3/10/2025	Diane Orozco	90031	Diane Orozco
222	3/10/2025	Ada Rosen	90031	Ada Rosen
223	3/10/2025	Alan Najera	90065	Alan
224	3/10/2025	William McRight	90031	Bill McRight
225	3/10/2025	Luana Kasych	90031	Luana fuck your house Kasych

#	Date Signed	Full Name	Zip Code	Electronic Signature
226	3/10/2025	Lucy Belen	90031	Lucy Belen
227	3/10/2025	Jasmine Chen	90031	Jasmine Chen
228	3/10/2025	Justine Fang	91006	Justine Fang
229	3/10/2025	Julio Jimenez	90031	Julio Jimenez
230	3/10/2025	Diana Ortiz	90032	Diana T. Ortiz
231	3/11/2025	Damian Camacho	91770	Damian Camacho
232	3/11/2025	Emily Escobar	90043	Emily Escobar
233	3/11/2025	Brandon Montes-Nguyen	90066	Brandon Montes-Nguyen
234	3/11/2025	Elizabeth Alvarez Valdez	90031	Elizabeth Alvarez Valdez
235	3/11/2025	Ian Aba Moreira	90031	Ian Aba Moreira
236	3/11/2025	Elsa Valdez	90031	Elsa Valdez
237	3/11/2025	Lauren Kim	90031	Lauren Kim
238	3/11/2025	Yelitza Mendez	90016	yelitza mendez
239	3/11/2025	Tiffany Chen	90025	Tiffany Chen
240	3/11/2025	Enoch ma	90031	Enoch
241	3/11/2025	Robert Jong	90031	Robert Jong
242	3/11/2025	Sjoerd Oostrik	90033	Sjoerd Oostrik
243	3/11/2025	Nadine Velazquez	90031	Nadine Velazquez
244	3/11/2025	Kimberly Hernandez	90033	Kimberly Hernandez
245	3/11/2025	Pedro J Morales Vallejo	90031	Pjmv
246	3/11/2025	Penelope Uribe-Abee	90032	Penelope Uribe Abee
247	3/11/2025	Sydney Lee	91107	Sydney Lee
248	3/11/2025	Daya Khunkhun	94705	Daya Khunkhun
249	3/11/2025	Jacqueline Reyes	90031	Jacqueline Reyes
250	3/11/2025	Marcus Miranda	90065	Marcus
251	3/11/2025	Karla Contreras	90031	Karla Contreras
252	3/11/2025	Fernanda Sanchez	90031	Ferny ferns
253	3/11/2025	Itzel Villagran	91750	Itzel Villagran
254	3/11/2025	Jacob Garcia	91030	Jacob Garcia
255	3/11/2025	Misa Chhan	90031	Misa Chhan
256	3/11/2025	Andrew E Medina	90022	Andrew Medina
257	3/11/2025	Gerardo Sanchez	90031	Gerardo Sanchez
258	3/11/2025	Mary Lattimore	90026	Mary Lattimore
259	3/11/2025	yajaira villarreal	90031	yajaira villarreal
260	3/11/2025	Edward Anthony ortiveros	90031	Edward Sandoval
261	3/11/2025	Emelyn Delgado	90031	Anthony ortiveros
262	3/11/2025	Abygail Paez	90278	Emelyn Delgado
263	3/11/2025	Amfformy Quintanilla	90031	Abygail Paez
264	3/11/2025	Fatima Gonzalez	90022	Amfformy Quintanilla
265	3/11/2025	Rachél Barocio	90033	Fatima Gonzalez
266	3/11/2025	Jamie Gonzalez	90031	Rachél Barocio
267	3/11/2025	Paulo Diaz	90026	Jamie Gonzalez
268	3/11/2025	Michael Stoltz	90031	Paulo D
269	3/11/2025	Jesus Gonzalez	90063	Michael Stoltz
270	3/11/2025	Jeffrey Kenneth Esterby	90029	Jesus Gonzalez

#	Date Signed	Full Name	Zip Code	Electronic Signature
271	3/11/2025	Victoria Delgado	90028	Victoria Delgado
272	3/11/2025	Kimberley Martinez	90063	Kimberley Martinez
273	3/11/2025	Savannah Quintero	91706	savannah quintero
274	3/11/2025	Alee Peoples	90031	Apeoples
275	3/11/2025	Brittany callejas	90041	Brittany
276	3/11/2025	Erika Rodriguez	90031	Erika Rodriguez
277	3/11/2025	Rosie Cruz	90032	Rosie Cruz
278	3/11/2025	ANGEL HERRERA	92001	ANGEL HERRERA
279	3/11/2025	ANGEL MORA	92001	ANGEL MORA
280	3/11/2025	Ezmeralda imogen landero	90031	Ezmeralda landeros
281	3/11/2025	Valerie Arellano	90255	Valerie Arellano
282	3/11/2025	samantha puma	90039	samantha puma
283	3/11/2025	Sophie Lattu	90041	Sophie Lattu
284	3/11/2025	Ryan Brennan	90042	Ryan Brennan
285	3/11/2025	Kiddest Sinke	90031	Kiddest Sinke
286	3/11/2025	Amit Miretzky	90065	Amit Miretzky
287	3/11/2025	Leo Decter	90042	Leo Decter
288	3/11/2025	Natalie Rain	90042	Natalie Rain Chan
289	3/11/2025	Luis Javier Martinez	90255	Luis Martinez
290	3/11/2025	Ikeee Cosby	90031	Ikeee Cosby
291	3/11/2025	Jesse Gonzalez	90004	Jesse Gonzalez
292	3/11/2025	Tony Obi	90031	Anthony Obi
293	3/11/2025	Karla Alonso	90280	Karla Alonso
294	3/11/2025	Brianna Garcia	90280	Brianna G
295	3/11/2025	Scarlett G Dennis	90032	Scarlett G Dennis
296	3/11/2025	Giammarco	91207	Gabriel G
297	3/11/2025	Lili Looney	90026	Lili Looney
298	3/11/2025	Dania Pachucka	90026	Dania Pachucka
299	3/11/2025	Kyle Frawley	90031	Kyle Frawley
300	3/11/2025	Lauren Feidner	91030	Lauren Feidner
301	3/11/2025	Nicholas Ceasar Castro	90033	Nicholas Ceasar Castro
302	3/11/2025	James Rollie Norris	70119	James Norris
303	3/11/2025	Andres Oloughlin	90031	Andres Oloughlin
304	3/11/2025	Meldrick Molano	90065	Meldrick Molano
305	3/11/2025	Alejandro	90031	Alejandro Andres Campillo
306	3/11/2025	Rebecca Luna	90065	Rebecca Luna
307	3/11/2025	Sara Luna	90065	Sara Luna
308	3/11/2025	Julianna Kufeldt	90026	Julianna Kufledt
309	3/11/2025	Laura Fetting	90031	Laura Fetting
310	3/11/2025	Katherine Samano	90065	Kate Samano
311	3/11/2025	Suzanne Vlcek	90039	SV
312	3/11/2025	Jerod Thompson	90029	Jerod Thompson
313	3/11/2025	Bella	90023	Bella de Jesus
314	3/11/2025	Robin V	11725	Robin V

#	Date Signed	Full Name	Zip Code	Electronic Signature
315	3/11/2025	Graham Coates Smith	90015	Graham Coates Smith
316	3/11/2025	Alexis Riego de Dios	90031	Alexis Riego de Dios
317	3/11/2025	Angelo Bellomo	90031	Angelo Bellomo
318	3/11/2025	Carlos Alcocer	90063	Carlos A
319	3/11/2025	Nicole Sims	37129	Nicole sims
320	3/11/2025	Anais Landeros	90031	Anais Landeros
321	3/11/2025	Martin Hernandez	90032	Martin Hernandez
322	3/11/2025	Matthew Nausser	90031	Matthew Nausser
323	3/11/2025	Karla gomez	91601	Karla
324	3/11/2025	Krystal Monique Ramirez	90022	Krystal Ramirez
325	3/11/2025	Juan Silverio	90020	Juan Silverio
326	3/11/2025	Isabella D'Agnesica	90031	Isabella D'Agnesica
327	3/11/2025	Matthew Shiits	90031	Matt Shiits
328	3/11/2025	Boaz Solorio	90042	Boaz Solorio
329	3/11/2025	Jonathan Anthony Sanchez	90011	Jonathan Anthony Sanchez
330	3/11/2025	Arnold Hafner	90004	Arnold H
331	3/11/2025	Salvador Ornelas	90031	Salvador Ornelas
332	3/11/2025	Sophat Phea	90012	Sophat Phea
333	3/11/2025	Kristen Rederscheid	90042	Kristen Rederscheid
334	3/11/2025	Jafeth rivera	90033	Jafeth
335	3/11/2025	Ana Villapudua	90031	Ana Villapudua
336	3/11/2025	Daisy Celeste Valdovinos	90011	DAISY V.
337	3/11/2025	Marvin tovar	90031	Marvin tovar
338	3/11/2025	Diana valdovinos	90011	Diana valdovinos
339	3/11/2025	Jorge Garcia	90011	Jorge Garcia
340	3/11/2025	Katlynn Santa Cruz	91745	Katlynn Santa Cruz
341	3/11/2025	Shannon Larsuel	91001	Shannon Larsuel
342	3/11/2025	Adan Arguelles	91106	ADAN ARGUELLES MARTINEZ
343	3/11/2025	Martinez	91423	Morgan Bendoni
344	3/11/2025	Lola Salgado	90032	Lola Salgado
345	3/11/2025	morgan Bendoni	90065	bella kachanon
346	3/11/2025	bella kachanon	91205	stephanie roque
347	3/11/2025	stephanie roque	90032	ruth arana
348	3/11/2025	ruth arana	90033	Sofia Melkerson
349	3/11/2025	Sofia Melkerson	91745	Christine Castrellon
350	3/11/2025	Christine Castrellon	90012	Allison Rubinfeld
351	3/11/2025	Allison Rubinfeld	90022	Jennifer Payan
352	3/11/2025	Jennifer Payan	90031	Yajaira Ramirez
353	3/11/2025	Yajaira Ramirez	90057	Khalilah Pianta
354	3/11/2025	Khalilah Pianta	90063	Myrka Santana
355	3/11/2025	Myrka Santana	90031	Me
356	3/11/2025	Joseph Bruns	90029	Jeff Esterby

#	Date Signed	Full Name	Zip Code	Electronic Signature
357	3/11/2025	Pattie villeda	90063	Pattie villeda
358	3/11/2025	Liliana Cortez	90007	Liliana Cortez
359	3/11/2025	Merlin Camozzi	90031	Merlin Camozzi
360	3/11/2025	Andrew Lopez	90022	Andrew
361	3/11/2025	Siboney arias	90031	Siboney Arias
362	3/11/2025	Angelica Maya	90042	Angelica Maya
363	3/12/2025	Jess gudiel	90031	Jess
364	3/12/2025	Lauren Flemming	90014	Lauren Flemming
365	3/12/2025	Jesse Brown	90021	Jesse Brown
366	3/12/2025	Adrian Little	90280	Adrian Little
367	3/12/2025	Darian Lopez	90048	Darian Lopez
368	3/12/2025	Nicholas Calabrese	91605	Nicholas Calabrese
369	3/12/2025	Jaqueline Martinez	90015	Jaqueline Martinez
370	3/12/2025	Paulina Flores	90032	Paulina
371	3/12/2025	Sergio Sebastian Gamboa	90036	Sergio gamboa
372	3/12/2025	Ana Valle	91343	Ana V
373	3/12/2025	Brandon Madera	90031	Brandon Madera
374	3/12/2025	Donna Maeda	90032	Donna Maeda
375	3/12/2025	Jacqueline Suskin	48211	Jacqueline Suskin
376	3/12/2025	Oliver Bentley	90041	Oliver David Bentley
377	3/12/2025	Billy Stone	90031	William Stone
378	3/12/2025	Ruth Reyes	90660	Ruth Reyes
379	3/12/2025	Gina Sposto	90032	Gina Sposto
380	3/12/2025	Encarnacion	90065	D.E.
381	3/12/2025	Claudia Cárceles	90001	Claudia
382	3/12/2025	aryas	91606	aryas
383	3/12/2025	Melanie Bellomo	90031	Melanie Bellomo
384	3/12/2025	Amelia Milll Macen-Moore	90065	Amelia Milll Macen-Moore
385	3/12/2025	Eric Uhuu Moore	90065	Eric Uhuu Moore
386	3/12/2025	Melissa Orlando	91202	Melissa Orlando
387	3/12/2025	Joseph Dominguez	91010	Joseph Dominguez
388	3/12/2025	Alondra Ruiz	90063	Alondra Ruiz
389	3/12/2025	Nick Silva	90026	Nicolas Silva
390	3/12/2025	Jaime Diaz	90042	Jaime
391	3/12/2025	Caitlin Wylde	90026	Caitlin Wylde
392	3/12/2025	Katherine Casas	90031	K. Casas
393	3/12/2025	Josue fomperosa	90031	Josue fomperosa
394	3/12/2025	Kate Nicole Delgado	90063	Kate Delgado
395	3/12/2025	Andy Guzman	90026	Andy Guzman
396	3/12/2025	Jared Fonseca	90022	Jared Fonseca
397	3/12/2025	Jamie Cabrera	90023	Jamie Cabrera
398	3/12/2025	Carolina Caycedo	90032	Carolina caycedo
399	3/12/2025	Armando mendez	90027	Armando
400	3/12/2025	amairani castillo	90250	amairani
401	3/12/2025	Cristal	90023	Cristal

#	Date Signed	Full Name	Zip Code	Electronic Signature
402	3/12/2025	Melissa Amaya	91405	Melissa Amaya
403	3/12/2025	Paul Mccaffrey	90031	Paul mccaffrey
404	3/12/2025	Maxx President	91803	MaxxPresident
405	3/12/2025	Sean McOmber	90012	Sean McOmber
406	3/12/2025	Natalie Gomez	90304	Natalie Gomez
407	3/12/2025	Antonio Fonseca	90241	Antonio Fonseca
408	3/12/2025	Alejandra Rios	90031	Alejandra Rios
409	3/12/2025	Willem Scott	90039	Willem Scott
410	3/12/2025	Ethan Abderrahman	91506	Ethan Abderrahman
411	3/12/2025	Allison Reber	90031	Allison Reber
412	3/12/2025	Jimmy Saldivar Aceves	90033	Jimmy Saldivar Aceves
413	3/12/2025	Hannah Vargas	90063	Hannah Vargas
414	3/12/2025	Catherine Hu	90031	Catherine Hu
415	3/12/2025	Jacqueline Barriga	90716	Jacqueline Barriga
416	3/12/2025	Julie Ung	90031	Julie
417	3/12/2025	Adrian Perez	91331	Adrian Perez
418	3/12/2025	Illa maria workman	90023	Illa m workman
419	3/12/2025	Jamie Lau	90031	Jamie Lau
420	3/12/2025	Saul Rios	90031	Saul Rios
421	3/12/2025	Ailed	92570	Ailed ceja
422	3/12/2025	Madison Quiroz	90033	Madison Quiroz
423	3/12/2025	Ian Spik	90042	Ian Spik
424	3/12/2025	Cat Goodwillie	90063	Cat Aurelia Goodwillie
425	3/12/2025	Sooki Lee	90031	Sooki Lee
426	3/12/2025	Diana Ramos	90031	Diana Ramos
427	3/12/2025	Angelena Andre	91764	Angelena André
428	3/12/2025	Diego Rojas	90032	Diego Rojas
429	3/12/2025	Xochitl Ramos	90031	Xochitl Ramos
430	3/12/2025	ivy hong	90031	ivy
431	3/12/2025	Mario Raul Rojas	90032	Mario Raul Rojas
432	3/12/2025	Xochitl Garcia	90250	Xochitl Garcia
433	3/12/2025	Sydney Wolstein	90027	Sydney Wolstein
434	3/12/2025	Jae Yeun Choi	90031	Jae Yeun Choi
435	3/12/2025	Jasmine Chang	90032	Jasmine Chang
436	3/12/2025	scotty alvarado	07305	scotty alvarado
437	3/12/2025	Destiny Ramos	90063	Destiny Ramos
438	3/12/2025	Andrew Ramos	89145	AR
439	3/12/2025	Robert Wadleigh	90031	Rob Wadleigh
440	3/12/2025	Andrea Christiana Saldana	90255	Andrea cardenas
441	3/12/2025	Eli Zepeda	90031	Christiana Saldana
442	3/12/2025	Ashley Carter	90042	Elias Zepeda
443	3/12/2025	Rachel Jones	90032	Ashley Carter
444	3/12/2025	Javier	90065	Rachel Jones
445	3/12/2025	Stephanie Torosian	90660	Javier
446	3/12/2025	Mayah Castro	90039	Stephanie Torosian
447	3/12/2025	Nor Chang	90029	Mayah Castro
448	3/12/2025			Chang

#	Date Signed	Full Name	Zip Code	Electronic Signature
449	3/12/2025	Karlo Alonso	91016	Karlo Alonso
450	3/12/2025	Arthur R Garcia	90032	Art garcia
451	3/12/2025	Wendy Ruiz	90931	WendyR
452	3/12/2025	Mia Gonzales	90023	mia
453	3/12/2025	Joanna Ibarra	90042	Joanna Ibarra
454	3/12/2025	Isabella fernandez	90023	Isabella fernandez
455	3/12/2025	Lucia Mihalek	90066	Lucia Mihalek
456	3/12/2025	Henry Gleason	92648	Henry
457	3/12/2025	Kristin Anderson	90027	Kristin Anderson
458	3/12/2025	Vincent Avila	90011	Vincent Avila
459	3/12/2025	James Glover	90031	James Glover
460	3/12/2025	Charlie William Marquez	91335	Charlie W. Marquez
461	3/12/2025	Gabriel Rodriguez	90017	Gabriel Rodriguez
462	3/12/2025	Shandee Cruz	90063	shandee cruz
463	3/12/2025	Sophia Aguilar	90031	Sophia Aguilar
464	3/12/2025	Brooke bechtel	77007	Brooke Bechtel
465	3/12/2025	Tony Johnson	90031	Tony johnson
466	3/12/2025	Noel Mendoza	90032	Noel Mendoza
467	3/12/2025	Angie Martinez	90031	Angie Martinez
468	3/12/2025	Encarnacion	90031	Brisa Encarnacion
469	3/12/2025	Hellen ojendiz	90002	Hellen ojendiz
470	3/12/2025	Alejandra Flores	90031	Alejandra Flores Diaz
471	3/12/2025	Catherine Flores	90063	Catherine Flores
472	3/12/2025	Christopher Garcia	90031	chris
473	3/12/2025	Aylin Espinosa	90031	Aylin Espinosa
474	3/12/2025	Ayazari Hernandez	90032	Ayazari Hernandez
475	3/12/2025	Alejandra Robles Leo	90023	Alejandra Robles
476	3/12/2025	Ambrozevicus	90065	Leo Ambrozevicus
477	3/12/2025	Ashley Salgado	90031	AS
478	3/12/2025	Roxy	90031	Roxanne M.
479	3/12/2025	Nicole Leibman	90042	Nicole leibman
480	3/12/2025	Winnie Liu	90031	Winnie Liu
481	3/12/2025	Joel H Eddins	90250	Joel Eddins
482	3/12/2025	Christina Song	90041	Christina Song
483	3/12/2025	Skylynn Avery	90065	Skylynn Avery
484	3/12/2025	Lizel Mora	90065	Lizel mora
485	3/12/2025	Jonathan Hernandez	90031	Jonathan Hernandez
486	3/12/2025	Juana Rodriguez	90041	Juana Rodriguez
487	3/12/2025	Patrick Durkin	90031	Patrick Durkin
488	3/12/2025	Kimberly Ramirez parra	90065	Kimberly Ramirez Parra
489	3/12/2025	Haiying Cheng	90031	Haiying Cheng
490	3/12/2025	Cassandra Chitala	90031	Cassandra C
491	3/12/2025	MacKenzie Sutch	90026	MacKenzie S
492	3/12/2025	Chris Diaz	90023	Chris Diaz
493	3/12/2025	Alba Castro	91754	Alba I Castro

#	Date Signed	Full Name	Zip Code	Electronic Signature
494	3/12/2025	Jamie Lawrence	90027	Jamie Lawrence
495	3/12/2025	Alexandra Rodriguez	91204	Alexandra Rodriguez
496	3/12/2025	Sarah Vargas	91352	Sarah Vargas
497	3/12/2025	Sophia Aguilar	90031	Sophia Aguilar
498	3/12/2025	Joseph Waggoner	90036	Joseph waggoner
499	3/12/2025	Jessel Abundis	90031	Jessel Abundid
500	3/12/2025	Estivaly Encarnacion	90031	Estivaly Encarnacion
501	3/12/2025	Mary Rose	90291	Mary Rose Skokna
502	3/12/2025	Brittany Roisum	90068	Brittany Roisum
503	3/12/2025	vianca garcia	90006	vianca garcia
504	3/12/2025	Elizabeth	90007	Elizabeth R
505	3/12/2025	Nathan Madjeski	90026	Nathan Madjeski
506	3/12/2025	Cory Chinn	90029	Cory Chinn
507	3/12/2025	Connor finn	90039	Connor
508	3/12/2025	CONNOR Boyd	90065	Connor Boyd
509	3/12/2025	Nicholas Cruz	90031	Cruz
510	3/12/2025	Samantha Muro	90042	Samantha Muro
511	3/12/2025	Mary may	90017	Mary may
512	3/12/2025	onyinye alheri	90031	Onyinye Alheri
513	3/12/2025	Andrea Okamoto	90280	Andres Okamoto
514	3/12/2025	Olivia Kates	90063	Olivia Kates
515	3/12/2025	Raquel Rodriguez	90031	Raquel Rodriguez
516	3/12/2025	Amaru Tejada	90031	Amaru Tejada
517	3/12/2025	Phillip Gnaedig	90031	Phillip Gnaedig
518	3/12/2025	Ashley Martinez	90031	Ashley
519	3/12/2025	Brittany Jimenez	90032	Brittany Jimenez
520	3/12/2025	Rogelio Ramirez	90042	RR
521	3/12/2025	Ashley Rivera	90065	Ashley Rivera
522	3/12/2025	Julie Talamantes	90031	Julie Talamantes
523	3/12/2025	Vidal pintor	92801	Vidal Pintor
524	3/12/2025	Nina Quintero	90032	Nina Quintero
525	3/12/2025	Alejandra Mendoza	90065	Alejandra Mendoza
526	3/12/2025	Rah kanan	90031	Rah kanan
527	3/12/2025	BRIANA OLMOS	90031	BRIANA A OLMOS
528	3/12/2025	Maribel Ruiz	90031	Maribel Ruiz
529	3/12/2025	Sofia Kalish	90031	Sofia Kalish
530	3/12/2025	Louis Arellano	90031	Louis Arellano. Native resident of Lincoln Heights.
531	3/12/2025	Luis Sifuentes	90033	Luis Sifuentes
532	3/12/2025	Daniella Lopez	92509	Daniella Lopez
533	3/12/2025	Danielle Ehrenfeld	90041	Danielle Ehrenfeld
534	3/12/2025	Temani Hill	90006	Temani Hill
535	3/12/2025	Stephanie B Goodson	90068	Stephanie B Goodson
536	3/12/2025	Vizar	92113	Vizar Colmenero
537	3/12/2025	Vanessa Ramos	89107	Vanessa Ramos
538	3/12/2025	Tonantzin Rodriguez	90041	Tonantzin Rodriguez

#	Date Signed	Full Name	Zip Code	Electronic Signature
539	3/12/2025	Daniela Acevedo	90031	Daniela Acevedo
540	3/12/2025	Raquel meraz	90031	Raquel meraz
541	3/12/2025	Nancy leon	90031	Nancy leon
542	3/12/2025	Valerie Gonzalez	90063	Valerie Gonzalez
543	3/12/2025	Sara Seidman	90026	Sara Seidman
544	3/12/2025	Damaris gonzalez	90031	Damaris González
545	3/12/2025	Zitlalli Rodriguez	90041	Zitlalli Rodriguez
546	3/12/2025	Francisco zepeda	90031	Francisco zepeda
547	3/12/2025	Brisa Aguilar Cosme	92805	Brisa Aguilar Cosme
548	3/12/2025	Oliver Juarez	92805	Oliver Juarez
549	3/12/2025	Julia Perez-Pacheco	90031	Julia Perez-Pacheco
550	3/12/2025	Rafael Gonzalez	90017	Rafael Gonzalez Jr
551	3/12/2025	Erik Barrios-Recendez	94103	Erik Barrios-Recendez
552	3/12/2025	Walker Rice	90039	Walker Rice
553	3/12/2025	Helena Mesa	92843	Helena Mesa
554	3/12/2025	Zak Taillon	90065	Zak Taillon
555	3/12/2025	Victor Casas	91335	Victor Casas
556	3/12/2025	Nataly Rodriguez	90031	Nataly Rodriguez
557	3/12/2025	David Alcala	90630	David alcala
558	3/12/2025	esme jimenez	90026	esme jimenez
559	3/12/2025	Odalyz Abreo	90023	OA
560	3/12/2025	Andrew Becerra	90038	Andrew Becerra
561	3/12/2025	Aaron Rodriguez Palomares	90031	Aaron Rodriguez
562	3/12/2025	Javier Rodriguez	90031	Javier Rodriguez
563	3/12/2025	Bee Harris	91364	Bee Harris
564	3/12/2025	Alejandra Quintero	90031	Alejandra Quintero
565	3/12/2025	Jocelyn Yescas	90063	Jocelyn yescas
566	3/12/2025	Justine Pulec	91401	Justine Pulec
567	3/12/2025	Stephanie Godoy	90004	Stephanie Godoy
568	3/12/2025	Manuel	90022	Manuel Lopez
569	3/12/2025	Richard Whitten	90016	Richard Whitten
570	3/12/2025	Eduardo Vargas	90031	Eduardo E Vargas
571	3/12/2025	Milan Gutierrez	92870	Milan Gutierrez
572	3/12/2025	Mercy Solorzano	91801	Mercy Solorzano
573	3/12/2025	Cynthia Mancilla	90031	Cynthia M.
574	3/12/2025	mario esquer	90063	mario esquer
575	3/12/2025	Legier Biederman	90031	Legier Biederman
576	3/12/2025	Lee Dominguez	90026	Lee Dominguez
577	3/12/2025	Maya Abee	90032	Maya Abee
578	3/12/2025	Karen Santos	91342	Karen santos
579	3/12/2025	Jennifer Gomez	90031	Jennifer Gomez
580	3/12/2025	Elise Wildman	94553	Elise Wildman
581	3/12/2025	José Perez	90022	José Perez
582	3/12/2025	Brisa Aguilar Cosme	92805	Brisa Aguilar Cosme
583	3/12/2025	Marciel Andrade Lopez	90650	Marciel Andrade Lopez

#	Date Signed	Full Name	Zip Code	Electronic Signature
584	3/12/2025	Denise Ballesteros	91754	Denise Ballesteros
585	3/12/2025	Kya-Marina Le	90813	KL
586	3/12/2025	Raven Sanchez	90022	Raven Sanchez
587	3/12/2025	Dagan Karp	90031	Dagan Karp
588	3/12/2025	Rae Azu	90039	Razu
589	3/12/2025	Jamie Lau	90031	Jamie Lau
590	3/12/2025	Daisy monterroso	90033	Daisy Monterroso
591	3/12/2025	Mauricio Escobar	91733	Mauricio Escobar
592	3/12/2025	Aaron Reynolds	40503	Aaron Reynolds
593	3/12/2025	India Ott	90039	India Ott
594	3/12/2025	Samantha Gurry	90031	Samantha Gurry
595	3/12/2025	Finnigan M Barrett	90031	Finnigan M Barrett
596	3/12/2025	Elizabeth Hartwell	90028	Elizabeth Hartwell
597	3/12/2025	Chloe Feller	90031	chloe feller
598	3/12/2025	James Hospedales	90031	James Hospedales
599	3/12/2025	Chris Cashman	90013	Christopher Cashman
600	3/12/2025	Chris Cashman Amanda	90013	Christopher Cashman
601	3/12/2025	González	90036	Amanda G
602	3/12/2025	Maria Avalos	91101	Maria Avalos
603	3/12/2025	Andrew Sanchez	90004	Andrew Sanchez
604	3/12/2025	Leslie Lozano	90604	Leslie Lozano
605	3/12/2025	Savannah Weymouth	92715	Savannah Weymouth
606	3/12/2025	Lorelei Esquivel	90032	LER
607	3/12/2025	Gail foley	90004	Gail foley
608	3/12/2025	Saul Soto	90023	Saul Soto
609	3/12/2025	Paul Marten	10307	Paul Marten
610	3/12/2025	Jamie Rothenberg	90031	Jamie Rothenberg
611	3/12/2025	Victoria	90031	Victoria R
612	3/12/2025	June Bernardin	90027	June Bernardin
613	3/12/2025	Hans Alonzo	90027	Hans
614	3/12/2025	Isabelle Abbott	90802	Isabelle Abbott
615	3/12/2025	William Gallant	80305	William Gallant
616	3/12/2025	Billy Goldberg	90031	B
617	3/12/2025	Noah Pearson	90503	Noah Pearson
618	3/12/2025	Tawny De Guzman	90042	Tawny De Guzman
619	3/12/2025	mitra khayyam	90031	mitra khayyam
620	3/12/2025	Allegra Messina	90026	Allegra Messina
621	3/12/2025	Adrianna Gordon	90802	Adrianna gordon
622	3/12/2025	roly hayes	90031	roly
623	3/12/2025	Eli Wenzel	93065	eli wenzel
624	3/12/2025	Jessica Orozco	90063	Jessica Orozco
625	3/12/2025	Milo Jordan baum	90004	Milo Jordan baum
626	3/12/2025	Nicholas Roy Ibarra	91711	Nicholas Ibarra
627	3/12/2025	Selena Ruiz	90023	Selena Ruiz
628	3/12/2025	Jewel Arizmendi	90032	Jewel Arizmendi

#	Date Signed	Full Name	Zip Code	Electronic Signature
629	3/12/2025	Naomi Velasco	90260	Naomi Velasco
630	3/12/2025	Kaelyn Arizmendi	90032	Kaelyn A
631	3/12/2025	Orion kampfhfner	20026	Orion kampfhfner
632	3/12/2025	Leticia De La Cruz	90022	Leticia De La Cruz
633	3/12/2025	Giovanna Gratton	90301	Giovanna Gratton
634	3/12/2025	Jisela sanchez	91702	Jisela
635	3/12/2025	Sophia mollard	90026	Sophia Mollard
636	3/12/2025	Abraham Vargas	90063	Abraham Vargas
637	3/12/2025	Ella Jones	90210	Ella Jones
638	3/12/2025	Quinton Garrard Jr.	90029	Quinton Garrard
639	3/12/2025	Kian Stretch	90013	Kian Stretch
640	3/12/2025	Sandra Romero	90255	Sandra Romero
641	3/12/2025	Ty Loomis	90031	Ty Loomis
642	3/12/2025	Ana Maria Diaz-Balart	90031	AMDB
643	3/12/2025	georden west	90042	georden
644	3/12/2025	Michelle Saucedo	90022	Michelle Saucedo
645	3/12/2025	Karina Lopez	90031	Karina L
646	3/12/2025	Amy Garcia	90016	Amy Garcia
647	3/12/2025	Hector Perez-Pacheco	90031	Hector
648	3/12/2025	Orry Segol	91205	Orry Segol
649	3/12/2025	Quintrell Jackson	90305	Q Jackson
650	3/12/2025	angel tapia	90255	angel tapia
651	3/12/2025	Andrew murga	90032	Andrew murga
652	3/12/2025	Nicholas Garcia	90601	Nicholas Garcia
653	3/12/2025	Nicholas Garcia	90601	Nicholas Garcia
654	3/12/2025	callahan bracken	90026	callahan bracken
655	3/12/2025	Christopher Aleman	91764	Christopher a
656	3/12/2025	Chijj taswon	91764	Taxey
657	3/12/2025	Matteo	90004	Me
658	3/12/2025	Jeanette Ake	90065	Jeanette Ake
659	3/12/2025	Kristen Huizar	90040	Kristen Huizar
660	3/12/2025	Rigo Ledezma	90033	Rigo
661	3/12/2025	Maya Greenberg Gretchen	90032	Maya Greenberg
662	3/12/2025	Portelles	24013	Gretchen
663	3/12/2025	Elizabeth Salgado	92377	Elizabeth Salgado
664	3/12/2025	Alina Kano	90063	Alina kano
665	3/12/2025	Sandra Olagues	91101	Sandra Olagues
666	3/12/2025	Xylo DenBoer	90027	Xylo DenBoer
667	3/12/2025	Rebecca Hernandez	33066	Rebecca H
668	3/12/2025	ashley sipos	90012	ashley sipos
669	3/12/2025	Shelbie Nguyen	91606	Shelbie Nguyen
670	3/12/2025	Zahira Gutierrez	90031	Zahira
671	3/12/2025	Yair Robles	90042	Yair Robles
672	3/12/2025	Taylor Brown	90031	Taylor Brown
673	3/12/2025	Christian Arias	90032	Christian Arias
674	3/12/2025	Bailey Moses	90065	Bailey Moses
675	3/12/2025	Eunice Santiago	91605	Eunice Santiago

#	Date Signed	Full Name	Zip Code	Electronic Signature
676	3/12/2025	Isabella Cocke	92880	Isabella Cocke
677	3/12/2025	Paula V	90031	Paula V
678	3/12/2025	Melissa Kane	90043	M Kane
679	3/12/2025	lily ballard	90804	lily ballard
680	3/12/2025	Kate Dudley	90292	Kate Dudley
681	3/12/2025	Tomas Ochoa	19710	Tomas Ochoa
682	3/12/2025	David Ledesma	90650	David Ledesma
683	3/12/2025	Jamie Patterson	90041	Jamie
684	3/12/2025	Perla e jimenez	90033	Perla e jimenez
685	3/12/2025	Caius Sztuk	90026	Caius Sztuk
686	3/12/2025	Lorena Barbosa	90026	Lorena Barbosa
687	3/12/2025	Jessica Rath	90027	Jessica Rath
688	3/12/2025	Amia Y	90031	Amia yokoyama
689	3/12/2025	Daisy Morales	90063	Daisy Morales
690	3/12/2025	Isabella juarez	90031	Isabella juarez
691	3/12/2025	Michael canales	90057	MichaelCanales
692	3/12/2025	Alexandra mcoll	91606	Alexandra mcoll
693	3/12/2025	Jade Soto	90022	Js
694	3/12/2025	David Francis D'Ardenne	90007	David D'Ardenne
695	3/12/2025	Eduardo Vargas	90031	Eduardo E Vargas
696	3/12/2025	Shailla Gutierrez	90032	Shailla Gutierrez
697	3/12/2025	Isabella rubio	91773	Isabella rubio
698	3/12/2025	alaishe parish	32304	alaishe parish
699	3/12/2025	Jennifer m Venegas	90640	Jennifer m Venegas
700	3/12/2025	Ariana De La Rosa	90012	Ariana De La Rosa
701	3/12/2025	Spencer Fort	90026	Spencer Fort
702	3/12/2025	alex goot	90026	ag
703	3/12/2025	Aranza rojas	90032	Aranza rojas
704	3/12/2025	Evan Dexter	91311	Evan Dexter
705	3/12/2025	Gwen Freudenheim	90026	Gwen Freudenheim
706	3/12/2025	Justin Lewix	90056	Justin Lewis
707	3/12/2025	Ezana colovos	90019	Ezzz
708	3/12/2025	Taylor Richardson	91504	Taylor Richardson
709	3/12/2025	Arpa Akbari	91342	ArpaAkbari
710	3/12/2025	Selkie Winter-Golden	90024	Selkie Winter-Golden
711	3/12/2025	Jennifer Lee	91208	Jennifer Lee
712	3/12/2025	Dailia Luna	90065	Dailia Luna
713	3/12/2025	Diana Diaz	90007	Diana Diaz
714	3/12/2025	Sara Pence Stanton	90057	Sara Stanton
715	3/12/2025	Mavica McLane	90057	Mavica L McLane
716	3/12/2025	Maria gigena	90026	Maria gigena
717	3/12/2025	Erika Rodriguez	90042	Erika Rodriguez
718	3/12/2025	Andy Chen	90042	Andy Chen
719	3/12/2025	Cory Chinn	90029	Cory Chinn
720	3/12/2025	Ivy preimesberger	92584	Ivy Preimesberger
721	3/12/2025	Julissa	90063	Julissa Santiago Soriano

#	Date Signed	Full Name	Zip Code	Electronic Signature
722	3/13/2025	Daria Shubina	90042	Daria Shubina
723	3/13/2025	Maggie McKelvey	91355	Maggie McKelvey
724	3/13/2025	maura chen	90031	maura chen
725	3/13/2025	Jia Lin	90032	JL
726	3/13/2025	Lani Guerrero	90063	Lani Guerrero
727	3/13/2025	Magally Miranda	91711	Magally.la@gmail.com
728	3/13/2025	Yinka Akinlade	90015	Yinka Akinlade
729	3/13/2025	Leslie Arguelles	90019	Leslie Arguelles
730	3/13/2025	Eric Aguilar	92647	Eric Aguilar
731	3/13/2025	Sameera Saba	90032	Sameera Saba
732	3/13/2025	Shabina Toorawa	90032	Shabina Toorawa
733	3/13/2025	Lyndsey Nolan	90006	Lyndsey Nolan
734	3/13/2025	Arius Ziaee	90006	AZ
735	3/13/2025	Madelyn Rubio	90031	Maddy
736	3/13/2025	Ray Packer	90027	Ray Packer
737	3/13/2025	Lacey Argus	90012	lacey argus
738	3/13/2025	Yamani watts	90046	Yamani watts
739	3/13/2025	Logan Year	90065	Logan Year
740	3/13/2025	Brandon Mendez	90031	Brandon Mendez
741	3/13/2025	Yovani Lopez	92249	yLopez
742	3/13/2025	Guadalupe Chavez	90017	Guadalupe Chavez
743	3/13/2025	Elias Zepeda	90031	Elias Zepeda
744	3/13/2025	Ashley Lemus-Aranda	91791	Ashley Lemus-Aranda
745	3/13/2025	Ricardo Martinez	92804	Ricardo
746	3/13/2025	Estuardo Ramirez	91343	Estuardo ramirez
747	3/13/2025	Kaylee Escobar	91040	Kaylee Escobar
748	3/13/2025	Goat Ingles	91175	Goat Ingles
749	3/13/2025	Yanitze Pimentel	90042	Yanitze Pimentel
750	3/13/2025	Fredy Alvarado	90032	fredyalarado
751	3/13/2025	Tonia Beglari	91204	tonia beglari
752	3/13/2025	JUAN GILBERT TRIVINO-PEREZ	91324	Juan Trivino-Persz
753	3/14/2025	Xavier Razzberry	90028	Xavier Razzberry
754	3/14/2025	Jennifer Chen	90026	Jennifer Chen
755	3/14/2025	Janet Rodriguez	90033	Janet Rodriguez
756	3/14/2025	Catherine Mesick	91355	Catherine Mesick
757	3/14/2025	Norma Mesa	90042	Norma Mesa
758	3/14/2025	Rachel Sheaks	90031	Rachel Sheaks
759	3/14/2025	Stephanie Anderson	90064	Stephanie Anderson
760	3/15/2025	Ryan Thomas	90036	R Thomas
761	3/15/2025	Arturo Hernandez	90007	Arturo Hernandez
762	3/15/2025	Ted Menné Heron	90039	Ted Menné Heron
763	3/15/2025	Cynthia De La Luz	90201	Cynthia De La Luz
764	3/15/2025	Jeremy Sigala	90011	Jeremy Sigala
765	3/15/2025	Therese Cano	90032	Therese Hernandez Cano
766	3/15/2025	Nick White	90042	Nick white
767	3/16/2025	Susan Hernandez	90032	Susan Hernandez
768	3/16/2025	Diego Negrete	90042	Diego Negrete

#	Date Signed	Full Name	Zip Code	Electronic Signature
769	3/16/2025	Maria Lavalle Perez	91741	Maria L Perez
770	3/17/2025	Zoe Rebel Vining	90065	Zoe Rebel Vining
771	3/17/2025	Maria Franquez	90063	Maria Franquez
772	3/17/2025	Deilah Harris	90027	Deilah Harris
773	3/19/2025	Barbara MacNair	91007	Barbara MacNair
774	3/20/2025	Ariana Quintero	90032	Ariana Quintero
775	3/20/2025	Lauren Mae Suggy	90012	Lauren Mae Suggy
776	3/20/2025	Ariana Quintero	90032	Ariana Quintero
777	3/23/2025	Lucia Fabio	90031	Lucia Fabio
778	3/23/2025	Sydney Wolstein	90027	Sydney Wolstein
779	3/24/2025	Leslie Fuentes	90032	Leslie Fuentes
780	3/24/2025	BRIANA OLMOS	90031	BRIANA OLMOS
781	3/24/2025	Guadalupe Davalos	90031	Guadalupe Davalos
782	3/24/2025	Rene Camarillo	90031	Rene Camarillo
783	3/24/2025	Saul Narro	90042	Saul Narro
784	3/24/2025	Stacey Segarra-Bohlinger	91423	Stacey Segarra-Bohlinger
785	3/24/2025	Lorina thompson	90065	Lorina Thompson
786	3/24/2025	Desiree lopez	90031	Desiree lopez
787	3/24/2025	Nadine Mora	90065	Nadine Mora
788	3/24/2025	Maria Fernanda Lara Huicochea	90031	Maria Fernanda Lara Huicochea
789	3/24/2025	Eddie Aguirre	90201	Eddie Aguirre
790	3/24/2025	Ana Talavera	90042	Ana
791	3/24/2025	Sukhbir Gill	92880	Sukhbir
792	3/24/2025	Danielle Torres	90032	Danielle Torres
793	3/24/2025	Victoria Duenas	90031	Victoria Duenas
794	3/24/2025	Jaimie Borbola	90031	Jaimie Borbola
795	3/24/2025	Wendy Ambrosia	90042	Wendy Ambriz
796	3/25/2025	Denise Lopez	91801	Dense Lopez
797	3/25/2025	William Lopez	91766	William Lopez
798	3/25/2025	Sonia Penaloza	90031	Sonia Penaloza
799	3/25/2025	Mario Herrera	90031	Mario Herrera
800	4/2/2025	Bernice Ramirez	90031	Bernice Ramirez
801	4/4/2025	Nina Barnett	90031	Nina Barnett
				Flat Top has been a treasured destination for generations, and allowing someone to build a home in this beloved area is completely unacceptable. We must stand firm in protecting our community's heritage and ensuring that future generations can continue to enjoy this special place.
802	4/5/2025	Cynthia Arce	90031	
803	4/10/2025	Danielle Torres	90032	Danielle Torres
804	4/10/2025	Lisa Manion	90031	Lisa Manion
805	4/11/2025	molly williams	90065	molly williams
806	4/11/2025	Chris Cohen	90031	Chris cohen
807	4/11/2025	Taylor Jaramillo	90031	Taylor Jaramillo

#	Date Signed	Full Name	Zip Code	Electronic Signature
808	4/12/2025	Christine Ventura	02131	Christine Ventura
809	4/12/2025	Isabel Rodriguez	90031	Isabel Rodriguez
810	4/12/2025	Maria Fernanda Lara Huicochea	90031	Maria Fernanda Lara Huicochea
811	4/12/2025	Hannah Wolstein	90020	Hannah Wolstein
812	4/12/2025	Melissa uribe	90042	Melissa uribe
813	4/12/2025	Venus Geen	90057	Venus
814	4/12/2025	Jaspa Ureña	90032	Jaspa Ureña
815	4/12/2025	Leandra Vargas	90004	Leandra Vargas
816	4/12/2025	Memphis perez	90031	Memphis
817	4/12/2025	Trinity Mason	90034	Trinity Mason
818	4/12/2025	Ezra Kelly	90034	ezra kelly
819	4/12/2025	Matthew Shilts	90031	Matthew Shilts
820	4/12/2025	Kate Castellanos	90031	Kate Castellanos
821	4/12/2025	Edith Colin	90201	Edith colin
822	4/12/2025	Gerard Shadrick	90031	Gerard Shadrick
823	4/12/2025	Halo Starling	90026	Halo Starling
824	4/12/2025	Erika	90201	Erika colin
825	4/12/2025	Diane Valencia	90032	Diane Valencia
826	4/12/2025	Christine Ventura	02131	Christine Ventura
827	4/12/2025	Shawn wolf	90031	Shawn wolf
828	4/12/2025	Katherine Rivas	90061	Katherine Rivas
829	4/12/2025	Jeff jones	92102	Jeff jones
830	4/12/2025	Bruna Gill	90065	bruna gill
831	4/12/2025	Josefina Valadez	90032	Josefina valadez
832	4/12/2025	Layla chamberlin	90045	Layla chamberlin
833	4/12/2025	Venus Geen	90057	Venus
834	4/12/2025	Bhavani srinivas	90065	Bhavani Srinivas
835	4/13/2025	Cruz Dominguez-Roberts	90037	Cruz Dominguez
836	4/13/2025	Edith Colin	90201	Edith colin
837	4/13/2025	Annakaren Ramirez	90031	Annakaren Ramirez
838	4/13/2025	Ru Bina	90031	Rubina ghazarian
839	4/13/2025	Elise Rasmussen	90031	Elise Rasmussen
840	4/13/2025	Greta grisez	90026	Greta grisez
841	4/13/2025	Claire Wiles	90031	Claire Wiles
842	4/13/2025	Annakaren Ramirez	90031	Annakaren Ramirez
843	4/14/2025	Katherine Rivas	90061	Katherine Rivas
844	4/14/2025	Nicholas Ortega	91801	Nicholas Ortega
845	4/14/2025	Max Burton	90032	Max Burton
846	4/14/2025	Alissa De Leon	91342	Alissa De Leon
847	4/14/2025	Erica Mu	90031	Erica Mu
848	4/14/2025	Carina Gavino	90039	Carina Gavino
849	4/15/2025	Dre Vargas	90004	Dre Vargas
850	4/16/2025	Arayah Real	90031	Arayah Real
851	4/16/2025	Paulina Vitarella	90041	Paulina Vitarella
852	4/16/2025	Sol Lagos	90007	Sol Lagos
853	4/16/2025	Erik Ursin	91030	Erik Ursin
854	4/16/2025	Ellen Nielsen	90031	Ellen Nielsen

#	Date Signed	Full Name	Zip Code	Electronic Signature
855	4/17/2025	Lucia Cristina Lopez	90031	Lucia Cristina Lopez
856	4/17/2025	Fatima Jimenez	90033	FJ
857	4/17/2025	Jessica Ferguson	90042	Jessica Ferguson
858	4/17/2025	Beatriz Jurema	90027	Beatriz Jurema
859	4/17/2025	Ben Geisert	90031	Ben Geisert
860	4/18/2025	Alexis Serrano	90023	Alexis M Serrano
861	4/18/2025	D'Agnetica	90031	Isabella D'Agnetica
862	4/18/2025	maggie kopp	90031	maggie kopp
863	4/19/2025	Lucia D'Agnetica	90031	Lucia D'Agnetica
864	4/19/2025	Francine Banda	90033	Francine Banda
865	4/19/2025	Aidan Dick	90042	Aidan Dick
866	4/19/2025	Oscar Zaldana	90031	Oscar Zaldana
867	4/20/2025	Taylor D'Andrea	90405	Taylor D'Andrea
868	4/20/2025	Amelia Montooth	90046	Amelia Montooth
869	4/20/2025	Keegan Younger	45208	Keegan Younger
870	4/20/2025	Melhado	90046	Veronica Melhado
871	4/20/2025	Olivia Hytha	91602	Olivia Hytha
872	4/20/2025	Christina Belasck	90031	Christina Belasco
873	4/20/2025	Ana Calderon	91786	Ana Calderon
874	4/20/2025	Matti Rodriguez	79925	MRFE
875	4/20/2025	Gianfranco Gamarra	90004	Gianfranco Gamarra
876	4/20/2025	Melissa Baltierra	91101	Melissa Baltierra
877	4/20/2025	Nico fleck	90026	Nicole fleck
878	4/20/2025	Krishan Patel	90064	Krishan Patel
879	4/20/2025	Ashlyn Salao	90026	Ashlyn Salao
880	4/20/2025	Benjamin Montemayor	90039	Benjamin Montemayor
881	4/20/2025	Rae Jackson	90025	Rae Jackson
882	4/20/2025	Erika Ho	91776	Erika
883	4/20/2025	Kyre Temu	90640	Kyre Temu
884	4/20/2025	Irene Liew	90292	Irene Liew
885	4/21/2025	Diana Toj-Ortiz	90032	Diana Toj-Ortiz
886	4/21/2025	alison kuo	90065	Alison Kuo
887	4/21/2025	zevvy Smith-Danford	90031	Zevvy Smith-Danford
888	4/21/2025	Ruby Birns	90027	Ruby Birns
889	4/21/2025	Madeline Aguirre	90028	M. Aguirre
890	4/21/2025	Aaron Meritt	90046	Aaron Meritt
891	4/21/2025	Ethan Zeitman	90065	Ethan Zeitman
892	4/21/2025	nataly zepeda	90031	nataly zepeda
893	4/21/2025	Samantha Zepeda	90031	Samantha Zepeda
894	4/21/2025	Rachel Oh	21224	Rachel Oh
895	4/21/2025	Adriana Ramirez	90042	Adriana Ramirez
896	4/21/2025	soel ocana	90046	soel ocana
897	4/21/2025	Candice Maples	90031	Candice Maples
898	4/21/2025	Jocelyn Cruz	90007	Jocelyn Cruz
899	4/21/2025	Karla Mendoza	90032	Karla Mendoza
900	4/21/2025	Michele Phu	90023	Michele phu

#	Date Signed	Full Name	Zip Code	Electronic Signature
901	4/21/2025	Jennifer Phu	91770	Jennifer Phu
902	4/21/2025	Hedy Hanks	90065	Hedy Hanks
903	4/21/2025	Aidee Martin	90032	Aidee Martin
904	4/21/2025	Elizabeth Bermudez	90031	Elizabeth Bermudez
905	4/21/2025	prestin mchugh	90026	prestin mchugh
906	4/21/2025	Serena Romaya	90027	Serena Romaya
907	4/21/2025	Lily McBride Stephens	90065	Lily McBrideStephens
908	4/21/2025	Zainab Hasan	90020	Zainab Hasan
909	4/21/2025	Rianna macmillan	91001	Rianna macmillan
910	4/21/2025	Mina Mahmood	90020	Mina Mahmood
911	4/21/2025	Anya Khurana	94506	Anya R. Khurana
912	4/21/2025	Adam Bandrowski	90026	Adam Bandrowski
913	4/21/2025	Emma D'Atri	91505	Emma D'Atri
914	4/21/2025	Aron Sanchez-Vidal	90020	Aron Sanchez-Vidal
915	4/21/2025	Blake Rose	11221	Blake Rose
916	4/21/2025	ReMo Sheffield	90035	ReMonda Sheffield
917	4/21/2025	Anna Saucedo	90660	ACSaucedo
918	4/21/2025	Jocelyn Cruz	90007	Jocelyn Cruz
919	4/21/2025	Nicole Cosico	90605	Nicole Cosico
920	4/21/2025	Carla estrada	90027	Carla estrada
921	4/21/2025	Lynn Fang	91767	Lynn Fang
922	4/21/2025	Karlene Carreon	91106	Karlene Carreon
923	4/21/2025	Priscila Alegria Nunez	90033	Priscila Alegria Nunez
924	4/21/2025	Sohella Kamjou	90025	SK
925	4/21/2025	Janelle Jimenez Carter Van Zanten	90026	Janelle Jimenez
926	4/21/2025	Zanten	92629	Carter Van Zanten
927	4/21/2025	Sierra Destiny Jefferson	90018	Sierra Jefferson
928	4/21/2025	Demy Anderson Frutas Lim	90031	Anderson Lim
929	4/21/2025	Katie hill	90027	Katie Hill
930	4/21/2025	vimisainz	90019	vimisainz
931	4/21/2025	Lauren Wilson	91103	Lauren Wilson
932	4/21/2025	Sonia Iyer	Apt #7	Sonia Iyer
933	4/21/2025	William S Werner	90814	William Werner
934	4/21/2025	Kelsey A Abeler	90026	Kelsey Abeler
935	4/21/2025	Star Flores	90032	Star Flores
936	4/22/2025	Denah Talaban	5047	denahTalaban
937	4/22/2025	Kate Goldberg	90031	Kate Goldberg
938	4/22/2025	Reya Evans	90814	Reya Evans
939	4/22/2025	Christiana Saldana	90032	Christiana Saldana
940	4/22/2025	Jamie Routh	91367	Jamie Routh
941	4/22/2025	CHARMAIN PEREZ	90032	CHARMAIN PEREZ
942	4/22/2025	Cal Dobbs	90026	Cal Dobbs
943	4/22/2025	Genevieve Fletcher	90032	Genevieve Fletcher

#	Date Signed	Full Name	Zip Code	Electronic Signature
944	4/22/2025	Eliaz Chavez	90032	Eliaz Chavez
945	4/22/2025	Suellen Dias	90031	Suellen Dias
946	4/22/2025	Giancarlo Aguilar	90012	Giancarlo Sguilar
947	4/22/2025	Sarah Haber	90042	Sarah Haber
948	4/22/2025	Nathan Simmons	90806	NATHAN SIMMONS
949	4/22/2025	Nicolas Christopher Delhomme	90018	De L'Homme
950	4/22/2025	Adam Bravin	90027	Adam Bravin
951	4/22/2025	Kyra Brown	90039	Kyra Brown
952	4/22/2025	Devon Mikanievicz	80226	Devon Mikanievicz
953	4/22/2025	Brian Rollins	90019	Brian Rollins
954	4/22/2025	Diana Barraza	90042	Diana Barraza
955	4/22/2025	Christopher Ivey	90745	Christopher Ivey
956	4/22/2025	Kevin Khor	92832	Kevin Khor
957	4/22/2025	Itzli Yolotzin	91761	Itzli Yolotzin
958	4/22/2025	Maya Roshandel	90039	Mayaroshandel
959	4/22/2025	Melanie Bellomo	90031	Melanie Bellomo
960	4/22/2025	ivy	90031	ivy
961	4/22/2025	gia dacayanan	91737	gia dacayanan
962	4/22/2025	Janet campos	90031	Janet Campos
963	4/22/2025	Adrenis Jackson	90018	Adrenis Jackson
964	4/22/2025	Kate Alucard	53717	Kate J Alucard
965	4/22/2025	Emily Perlmutter	91436	Emily Perlmutter
966	4/22/2025	raymond cangkimvo	90019	Raymond CangkimVo
967	4/22/2025	Lauren Feidner	90021	Lauren Feidner
968	4/22/2025	Angela Reyes	90031	Angela Denise Reyes
969	4/22/2025	Aylen Enriquez	91343	Aylen
970	4/22/2025	aryas	91605	aryas
971	4/22/2025	Kyro Davis	90746	Kyro Davis
972	4/22/2025	Cristina Verano	91411	Cristina Verano
973	4/22/2025	Lark Hill	90012	Lark Hill
974	4/22/2025	Caitlin Wyde	90026	Caitlin Wyde
975	4/22/2025	Morgan Johnson	90031	Morgan Johnson
976	4/22/2025	Eve Alston	90028	Eve Alston
977	4/22/2025	Jennifer Gonzalez	85013	JG
978	4/22/2025	Josslyne avila	90280	Josslyne avila
979	4/22/2025	Ebonee marrow	90032	Ebonee Marrow
980	4/22/2025	Neysha Merced	90026	Neysha Merced
981	4/22/2025	August Oberman	91030	August
982	4/22/2025	Lilly Weak	90038	Lilly Weak
983	4/22/2025	Kelly Mayer	91505	Kelly K Mayer
984	4/22/2025	Susana Orozco	90012	Susana Orozco
985	4/22/2025	Taleen Angoorly	91356	Taleen Angoorly
986	4/22/2025	Evan M Apodaca	90042	Evan Apodaca
987	4/22/2025	Melissa Lippman	90042	Melissa Lippman
988	4/22/2025	Melissa Gould McNeely	90042	Melissa Gould McNeely
989	4/22/2025	Tanya Orlov	90031	Tanya Orlov
990	4/22/2025	Bennett Lacy	92110	Bennett Lacy

#	Date Signed	Full Name	Zip Code	Electronic Signature
991	4/22/2025	Joseph Traverso	90036	Joseph Traverso
992	4/22/2025	Jacob Lazarow	11205	Jake Lazarow
993	4/22/2025	Lilia Miranda	90062	Lilia Miranda
994	4/22/2025	Dominique Turner	90802	Dominique Turner
995	4/22/2025	Alejandrina Romero	90031	Alejandrina Romero
996	4/22/2025	Natalie Krause	90026	Natalie Krause
997	4/22/2025	Sarah brewer	91390	Sarah Brewer
998	4/22/2025	Deja Bowen	90201	Deja Rion Bowen
999	4/22/2025	angel brandel	93551	angel brandel
1000	4/22/2025	Jacye Mandt	91601	Jacye Mandt
1001	4/22/2025	Daniel Cruz anguiano	97236	Daniel
1002	4/22/2025	Cassie L Riego de Dios	30253	Cassie Riego de Dios
1003	4/22/2025	Sophie nazeri	90031	Sophie Nazeri
1004	4/22/2025	Cheryl Riego de Dios	92111	Cheryl Riego de Dios
1005	4/22/2025	Victor Vizcarra	90031	Yes
1006	4/22/2025	Christine Kazanchian	91206	Christine Kazanchian
1007	4/22/2025	Wendy Hernandez	90031	Wendy Hernandez
1008	4/22/2025	Emilio Kobak	91505	Emilio Kobak
1009	4/22/2025	Emmanuel Rodriguez	90042	Emmanuel Rodriguez
1010	4/22/2025	Lyle Ostling	90012	Lyle Ostling
1011	4/22/2025	Paola Hernandez	90031	Paola
1012	4/22/2025	Matthew Van Beck	80012	Matthew Van Beck
1013	4/22/2025	Clarissa	30253	Clarissa
1014	4/22/2025	Tim Cundy	90042	Tim Cundy
1015	4/22/2025	Katie	90063	Katie Herrera
1016	4/22/2025	Via Trujillo	90042	Via L. Trujillo
1017	4/22/2025	Amanda Rodarte Contreras	90031	Arc
1018	4/22/2025	keila arriaza	91605	keila arriaza
1019	4/22/2025	Georden West	90042	GEW
1020	4/22/2025	Cristian Caridad	90022	Cristian C
1021	4/22/2025	Price Latimer	90021	Price Latimer
1022	4/22/2025	MAX KNIGHT	90031	max
1023	4/22/2025	Daniela Bojorges Giraldo	90063	Daniela Bojorges Giraldo
1024	4/22/2025	Edeyanira Estevez	90044	Edeyanira Estevez
1025	4/22/2025	Jordan Palmer	90031	Jordan Palmer
1026	4/22/2025	Michael Diaz	91101	Michael Diaz
1027	4/22/2025	Louis Celt	90404	Louis Celt
1028	4/22/2025	Robert Jong	90031	robert
1029	4/22/2025	Lilli blumkin	92014	Lilli blumkin
1030	4/22/2025	Clarisse Abelarde	90015	Clarisse Abelarde
1031	4/22/2025	Kate Ruthenbeck	90039	Kate Ruthenbeck
1032	4/22/2025	Nicole Macias	91204	Nicole Macias
1033	4/22/2025	George Carpenter	90031	George Carpenter

#	Date Signed	Full Name	Zip Code	Electronic Signature
1034	4/22/2025	Ella Lubinski	91201	Ella Lubinski
1035	4/23/2025	Nick Mora	90036	Nick Mora
1036	4/23/2025	Michelle pilares	30047	Michelle Pilares
1037	4/23/2025	Karissa Henderson	30058	Karissa henderson
1038	4/23/2025	Matthew Murphy	90042	Matthew Murphy
1039	4/23/2025	William carpenter	90031	William Carpenter
1040	4/23/2025	Monica Pena	91342	Monica Pena
1041	4/23/2025	Ariel Collins	90016	Ariel Collins
1042	4/23/2025	Pedro Fernandez	91101	Pedro Fernandez
1043	4/23/2025	Tim Cundy	90042	Tim Cundy
1044	4/23/2025	Marie Kudlo	90232	Marie Kudlo
1045	4/23/2025	Valentina Dabos	90026	Valentina Dabos
1046	4/23/2025	Elianna	90650	Elianna
1047	4/23/2025	Nancy Ballard	90033	Nancy Ballard
1048	4/23/2025	Molly Rajewski	90039	Molly Rajewski
1049	4/23/2025	Michael Chungbin	90039	Michael Chungbin
1050	4/23/2025	Doom	91306	DS
1051	4/23/2025	Mariaisabel	93535	Mariaisabel mendoza
1052	4/23/2025	Katrina McCain	91355	Katrina McCain
1053	4/23/2025	Tijera Moffett	91913	Tijera Moffett
1054	4/23/2025	Rizalyn Mayberry Jennifer	90723	Rizalyn Mayberry
1055	4/23/2025	Ognibene	91801	Jennifer Ognibene
1056	4/23/2025	rose duffy	90004	rose duffy
1057	4/23/2025	Kimberly	91342	Kimberly
1058	4/23/2025	Hailey Hernandez	90016	Hailey Hernandez
1059	4/23/2025	Alexis Murillo	90019	Alexis Murillo
1060	4/23/2025	Ailyn Galvan	90044	Ailyn Galvan
1061	4/23/2025	Margarita Jaco	90059	Margarita Jaco
1062	4/23/2025	Ryerson Garcia Luis	90016	Ryerson Garcia Luis
1063	4/23/2025	Salvador Abrego	90016	Salvador Abrego
1064	4/23/2025	Rodriguez Giovanni	90016	Giovanni
1065	4/23/2025	Gizelle Hernandez	90016	G.H
1066	4/23/2025	Catalina Hernandez	90018	Catalina
1067	4/23/2025	Rebecca Rodriguez	90222	Rebecca Rodriguez
1068	4/23/2025	Ava Dobbs	90046	Ava Dobbs
1069	4/23/2025	Alexis Riego de Dios	90031	Alexis Riego de Dios
1070	4/23/2025	Bridey Hicks	90042	Bridey Hicks
1071	4/23/2025	Natividad Lopez	90008	Natividad
1072	4/23/2025	Erica Vallin	90248	Erica Vallin
1073	4/23/2025	Angelica	90047	Angelica Guillen
1074	4/23/2025	Fernando Cienfuegos	90008	FC
1075	4/23/2025	Kimberly Vasquez	90019	Kimberly Vasquez
1076	4/23/2025	Maria López Aleman	90047	Angelica López
1077	4/23/2025	Mariam Sosanya	90250	Mariam

#	Date Signed	Full Name	Zip Code	Electronic Signature
1078	4/23/2025	Jayden Sabal	90044	Jayden Sabal
1079	4/23/2025	Santiago Ivan Ramirez	90016	Santiago Ramirez
1080	4/23/2025	Erick Acevedo	90016	Erick
1081	4/23/2025	Francisco Mendiola	90016	F.M
1082	4/23/2025	Matthew Monteleone	90027	Matthew Monteleone
1083	4/23/2025	Connie Chiang	91326	Connie Chiang
1084	4/23/2025	Megan Kasuyama	90813	Megan Kasuyama
1085	4/23/2025	Elizabeth P	90031	Elizabeth P
1086	4/23/2025	Nicholas R Thomas	92571	Nicholas R Thomas
1087	4/23/2025	Ian mackley	90031	Ian mackley
1088	4/23/2025	Onyinye Alheri	90031	O. Alheri
1089	4/23/2025	Marley Hale	90505	Marley Hale
1090	4/23/2025	Elaina garcia	90034	Elaina Garcia
1091	4/23/2025	Elaina garcia	90034	Elaina Garcia
1092	4/23/2025	Lillian Espinoza	90032	Lillian Espinoza
1093	4/23/2025	Aman Patel	90703	Aman
1094	4/23/2025	Claire Bostrom	11215	Claire Bostrom
1095	4/23/2025	Claudia Preciado	90032	Claudia Preciado
1096	4/23/2025	Natalia Vasquez	90063	Natalia Vasquez
1097	4/23/2025	Jeri Ruiz	90031	Jeri Ruiz
1098	4/23/2025	Max Gonzalez	90031	Max Gonzalez
1099	4/23/2025	Stephen Sarifiana-Lampson	90031	SS-L
1100	4/24/2025	Yolanda M Anaya	90640	Yolanda M Anaya
1101	4/24/2025	Ady Sandoval	90021	Ady Sandoval
1102	4/24/2025	Rachelle Marrama	97214	Rachelle Marrama
1103	4/24/2025	Ana Marban	90031	Ana Marban
1104	4/24/2025	Raul Silva	92377	Raul Silva
1105	4/24/2025	Tainah Guimaraes	33069	Tainah Guimaraes
1106	4/24/2025	Taylor Plenn	90042	Taylor Plenn
1107	4/24/2025	Briana Cisneros	34112	Briana Cisneros
1108	4/24/2025	Jade Turner	90036	Jade Turner
1109	4/24/2025	Sofia Jurema	07728	Sofia Jurema
1110	4/24/2025	Maria Shelton	90026	Maria Scott Shelton
1111	4/24/2025	Tzoukermann	97214	mina tzoukermann
1112	4/24/2025	Rob Wadleigh	90031	Rob Wadleigh
1113	4/25/2025	Olivia Hytha	91602	Olivia Hytha
1114	4/25/2025	Mikaela Ruegg	90019	Mikaela Ruegg
1115	4/25/2025	Jordan Abramowitz	78704	Jordan Abramowitz
1116	4/25/2025	Daphne Tan	90031	Daphne Tan
1117	4/25/2025	Steven Choi	91103	Steven Choi
1118	4/25/2025	Giselle	91104	Giselle
1119	4/25/2025	Camillia Vasquez	91801	Camillia Vasquez
1120	4/25/2025	Zoe Weber	90031	Zoe Weber
1121	4/25/2025	nicole ciancia	90026	nicole ciancia

#	Date Signed	Full Name	Zip Code	Electronic Signature
1122	4/25/2025	Liz Otto	90065	Liz Otto
1123	4/25/2025	Ashley Oakley	11385	Ashley Oakley
1124	4/25/2025	Courtney Kay	90230	Courtney Kay
1125	4/25/2025	Amelia Swedeen	90065	Amelia Swedeen
1126	4/25/2025	Saki Tanabe	91016	Saki Tanabe
1127	4/26/2025	Isabela Guerreiro	07306	Isabela Guerreiro
1128	4/26/2025	Kaydence De Mere	90038	Kaydence De Mere
1129	4/26/2025	Gabriela Arias	06105	Gabriela Arias
1130	4/26/2025	Anna Maria Diaz	90031	AMDB
1131	4/26/2025	Rafael Wolf	9003-	RJW
1132	4/26/2025	Juliette Sward	90035	Juliette Sward
1133	4/26/2025	siena perez del campo	90019	Siena Perez del Campo
1134	4/26/2025	Getsemani Rodriguez	90046	Getsemani Rodriguez
1135	4/26/2025	kayla cohen	90031	kayla
1136	4/26/2025	Emily Han	91001	Emily Han
1137	4/26/2025	Gregory Han	90031	Gregory Han
1138	4/26/2025	Adrian Tenney	90031	Adrian Tenney
1139	4/26/2025	Leslie Fuentes	90032	Leslie Fuentes
1140	4/26/2025	Erick Fuentes	90717	Erick Fuentes
1141	4/26/2025	Karina Gonzalez	90031	Karina Gonzalez
1142	4/27/2025	Dulce Guzman	90031	Dulce Guzman
1143	4/27/2025	Chanel Collier	08901	Chanel Collier
1144	4/27/2025	eli wenzel	93065	eli wenzel
1145	4/27/2025	Paulo Coelho	90027	Paulo Coelho
1146	4/27/2025	Niamh sprout	91311	NIAMH
1147	4/27/2025	Caroline Morley alfonso	90027	Caroline
1148	4/27/2025	Sara Tel	90042	Sara
1149	4/27/2025	Maia Tivony	10031	Maia Tivony
1150	4/27/2025	Math Erao	90065	Math Erao
1151	4/27/2025	Malena Logan	91107	Malena Logan
1152	4/27/2025	Megan Carchidi	11201	Megan Carchidi
1153	4/27/2025	Catalina Correa	91770	Catalina Correa
1154	4/27/2025	Katherine Chavez	90016	Katherine Chavez
1155	4/28/2025	Daniella Lozano	90291	Daniella Lozano
1156	4/28/2025	Christopher Caldera	90031	Christopher Caldera
1157	4/28/2025	Lorraine Alaniz	90031	Lorraine Alaniz
1158	4/29/2025	Samantha Guerra	90814	Samantha Guerra
1159	4/29/2025	Ashton Askew	90049	Ashton Askew
1160	4/29/2025	Emma Spence	90042	Emma Spence
1161	4/29/2025	Ivana Djija	11221	Ivana Djija
1162	4/29/2025	Peter Gaynor Crummey, Jr.	90026	Peter Gaynor Crummey, Jr.
1163	4/29/2025	Kristen Stark	90806	Kristen Stark
1164	4/29/2025	Brittanye Bruland	9004	Brittanye Bruland
1165	4/29/2025	Gandar Johnson	90031	Gandar Johnson
1166	4/29/2025	Heidi Grascher	90029	Heidi Grascher
1167	4/29/2025	Adam abildgaard	90039	Adam abildgaard
1168	4/29/2025	Alex mehiel	90291	Alexandra mehiel

#	Date Signed	Full Name	Zip Code	Electronic Signature
1169	4/29/2025	Emilio corrales	90031	Emilio corrales
1170	4/30/2025	Alee Peoples	90031	Apeoples
1171	4/30/2025	Luna Torres	91343	Luna Torres
1172	5/1/2025	S Katten	90042	S Katten
1173	5/3/2025	Kevin Gil	90022	Kevin Gil
1174	5/3/2025	Kevin Gil	90022	Kevin Gil
1175	5/4/2025	Galilea Lopez	90065	Galilea
1176	5/12/2025	evelena ruether	90041	evelena ruether
1177	5/12/2025	Lillian Wimberly	90039	Lillian Wimberly
1178	5/12/2025	Jenny Hirons	90004	Jenny
1179	5/12/2025	Jason Ogawa	90031	Jason Ogawa
1180	5/13/2025	Jennifer Saporzadeh	91001	jennifer saporzadeh
1181	5/13/2025	Jonah Primiano	90031	Jonah Primiano
1182	5/13/2025	Brigid McCaffrey	91001	Brigid McCaffrey
1183	5/13/2025	Chris Cohen	90031	Chris Cohen
1184	5/13/2025	Violeta Gonzalez	90061	Violeta Gonzalez
1185	5/13/2025	Katy Foley	90026	Kathryn Foley
1186	5/13/2025	Kate Dollenmayer	94805	As a former resident of Happy Valley, I care very much about preserving Flat Top as open space for the community
1187	5/13/2025	noel becerra	90804	noel becerra
1188	5/13/2025	Catherine Buddenberg	90031	Cate Buddenberg
1189	5/14/2025	Julia Perez-Pacheco	90031	Julia Perez-Pacheco
1190	5/14/2025	Caleb Ketchum	94305	Caleb Ketchum
1191	5/14/2025	Armando Quezada	90301	Armando Quezada
1192	5/15/2025	Danladi	90005	C.O. Danladi
1193	5/17/2025	Nanci Ochoa	90032	Nanci ochoa
1194	5/17/2025	Bijan Bahmani	90033	Bijan Bahmani
1195	5/17/2025	Andrea Smith	92354	Andrea Smith
1196	5/17/2025	Denys Hemen	90041	Denys hemen
1197	5/17/2025	Kruti Parekh	90247	Kruti Parekh
1198	5/17/2025	Delaney Alamillo	90016	Delaney Alamillo
1199	5/17/2025	Belen Gonzalez	90032	Belen Gonzalez
1200	5/17/2025	Delaney Alamillo	90016	Delaney Alamillo
1201	5/17/2025	Eric Talley	90047	Eric Talley
1202	5/17/2025	Lilia Mares	90230	Lilia Mares



*To: East Los Angeles Area Planning Commission and Relevant City Planning Officials
Re: Appeal of Case ZA-2021-5204-ZAD (2824–2830 N. Prewett Street)*

Dear Honorable Commissioners and City Planning Officials,

We write on behalf of the Lincoln Heights community to **formally oppose** the proposed development at **2824–2830 North Prewett Street**. **Over 1,200 community members throughout the Eastside have also opposed this project** by signing our petition. This project—a large two-story single-family residence with an ADU and luxury amenities on Flat Top Hill—was **initially denied in 2023** by the Zoning Administrator for multiple reasons. While the applicant has made some modifications, **critical concerns remain unresolved**. We urge you to **uphold the previous denial and reject the developer’s appeal**. Below, we outline key objections in detail:

1. Environmental Concerns

Destruction of Open Space & Ecosystems

Despite the Mitigated Negative Declaration (MND) findings, the project still involves **massive grading (approximately 909 cubic yards)**, which will **irreversibly alter the hillside** and potentially contribute to erosion. While the project’s new design incorporates **low-impact development features**, it **still results in a net loss of open space**, reducing habitat and ecosystem services that benefit the entire neighborhood. The project does not propose any significant ecological restoration or public access enhancements that could offset this loss. Furthermore, the site’s surroundings include rare native plant communities (Southern California black walnut woodland and valley grassland), which would be irrevocably disturbed by this development. Allowing the project would set a **dangerous precedent for future hillside development**, further threatening the integrity of Flat Top’s ecosystems and green continuity.

Flat Top comprises over 120 acres of undeveloped open space nestled within Lincoln Heights, Happy Valley, and Montecito Heights communities. It contains some of the last relict and endemic species persisting in the City of Los Angeles, and its adjacency to other nearby open spaces, such as Ernest E. Debs Park, Paradise Hill, Elysian Park, the Arroyo Seco corridor, Ascot Hills Park, and Elephant Hill altogether represent hundreds of acres of open space that should all be considered one environmental unit deserving of significant conservation and preservation. Single project assessments fail to quantify the impact development projects have on the biological integrity of areas where project boundaries mean nothing to dynamic biological systems.

2. Cultural and Historical Significance

Sacred Indigenous Land

The developer has now hired **Kizh Nation Resources Management** to conduct **Native American cultural monitoring** during excavation. While this is a step toward mitigating a potential loss in tribal resources in constructing this project, it does **not** change the fact that this land is sacred to the **Gabrielino-Tongva**

people. Monitoring does not prevent cultural destruction—it simply observes it. The best way to protect indigenous heritage is to **preserve the land in its natural state** rather than build a luxury home on top of it. We implore the East LA Planning Commission to allow other tribal nations to identify potential impacts to their tribal resources caused by this reckless project.

Loss of a Community Landmark

Flat Top has served as the only accessible open space **for generations of Lincoln Heights community members.** Residents of Lincoln Heights use this site for recreation, gathering, and connecting with nature. The project site is located directly on one of the most beloved scenic overlooks in the entirety of Northeast and East Los Angeles, and in one of the quintessential vistas of all of Flat Top. This project would irreparably obstruct the panoramic views of this overlook and significantly reduce the use of Flat Top and the physical and cultural benefits of this open space for one of the most park-deprived and pollution-burdened communities in the City of Los Angeles.

The construction of a **large private residence will effectively privatize a shared cultural space,** eliminating access for the broader community. The area is recognized in local history and culturally significant artworks, including featured in the classic Chicano film, *Blood In, Blood Out* (1993) (**Figure 1**). This erasure echoes the recent movement to protect ‘**El Pino**’, a landmark from the same film deeply tied to Chicano identity, which was allegedly threatened to accommodate development. Just as El Pino serves as an irreplaceable connection to East Los Angeles’ history, this scenic overlook has also become a symbol of community resistance to the gentrification of our neighborhood. This project threatens to erase another site embodying a historically marginalized community’s resilience, identity, and collective memory. Disregarding our community’s cultural and historical value for private interests **perpetuates displacement and historical erasure,** disconnecting current and future generations from their heritage. **Recognizing and preserving this site is essential to maintaining community pride and historical continuity** for one of Los Angeles’ most historic and diverse neighborhoods. This project does not provide any community benefit to justify such a loss.



Figure 1. Scene from 'Blood In, Blood Out' (1993) prominently featuring the iconic panoramic views beloved by local communities at the project site.

3. Infrastructure and Safety Issues

Wildfire Risk in a High Hazard Zone

The project site remains in a **Very High Fire Hazard Severity Zone**. Although the proposal now includes roadway improvements, this does not change the inherent risks of developing in a hillside area prone to fires. In recent years, Lincoln Heights has seen multiple hillside fires, and allowing further development in this zone only increases the risk of devastating wildfires. Constructing a large home in such a high fire risk area would reduce defensible space and increase the probability of accidental fire ignition sources, further exacerbating wildfire risk, property damage, and potential loss of life for nearby residences.

Roadway Access & Emergency Response

The applicant has now proposed **roadway improvements on N. Thomas Street**, including widening it to **20 feet** and adding a **hammerhead turnaround** for emergency vehicles. While this improves access to **some extent**, it does not fully mitigate the safety concerns raised in the original denial. The steep terrain still poses significant challenges for emergency responders, especially in the event of a wildfire or medical emergency. The fact remains that **a fire in this area would require a timely response**, which is already challenging due to the prevalence of substandard roads within the area. In the aftermath of the 2025 LA Fires, we demand our city representatives take proactive steps to **decrease our community's fire risk – not increase it for the applicants and the surrounding community**.

4. Community Impact and Equity

Violations to the Northeast Los Angeles Community Plan & Impact on Displacement

This project directly contradicts the Northeast Los Angeles Community Plan, which prioritizes open space preservation, hillside protection, and equitable development. By privatizing a historically communal hillside and introducing luxury housing, it disregards environmental sensitivity, increases displacement pressures, and undermines neighborhood character. The Plan explicitly calls for conserving natural landforms and ensuring compatibility with existing communities, yet this development proposes extensive grading and construction entirely out of scale with the working-class neighborhood.

Furthermore, the project accelerates gentrification in Lincoln Heights by setting a precedent for more high-end hillside construction, inflating property values and taxes, and putting long-time residents at risk of displacement. Despite including an Accessory Dwelling Unit (ADU), it fails to provide affordable housing or public benefits, instead prioritizing private luxury at the community's expense. This directly opposes the Plan's goals of affordability and inclusivity, further deepening the housing crisis.

Loss of Public Space and Reduced Public Access and Community Cohesion

Assertions made by the applicants' legal representative, SHERI L. BONSTELLE for Jeffer Mangels Butler & Mitchell LLP, that the vacant lots on Thomas Street are a "nuisance" due to gatherings and alleged illicit activities reflect a **harmful criminalization of community members who use open spaces for social and recreational purposes**. Open land in historically working-class neighborhoods is often unfairly labeled as problematic rather than recognized for its role as a **crucial communal asset**. Flat Top has long served as an accessible gathering place for Lincoln Heights residents, offering a **rare and vital space for outdoor activity, cultural expression, and connection to nature**. Instead of addressing community concerns through investment in **public green space, maintenance, and programming**, the proposed project **frames**

development as a solution by excluding existing residents from land they have used for generations. This perspective erases the social and cultural value of the space while reinforcing exclusionary development that disproportionately benefits wealthier outsiders at the expense of long-time community members. By privatizing a historically shared open space, this project reduces opportunities for **community engagement, recreation, and cultural continuity**. The impact extends beyond just one house—it represents a shift toward exclusivity in a neighborhood’s only open space that has long valued accessibility and inclusion.

This project threatens one of the last and most vital lifelines of community access to Flat Top. **The Thomas Street entrance is not just a path—it is the primary gateway Lincoln Heights and Eastside residents use to access over 120 acres of open space for walking, gathering, healing, and joy.** Blocking or intimidating access through this entrance effectively blocks the neighborhood from its own land. In a city where working-class communities of color are routinely denied safe, welcoming public space, approving this project reinforces a pattern of erasure and exclusion. Development at this entrance will deter use through physical changes and send a chilling message: Flat Top is no longer for the people who have long cared for it, but for wealthier newcomers. As this area becomes increasingly privatized, what’s at stake is not just access to a hilltop—it’s access to dignity, belonging, and the right to remain rooted in place.

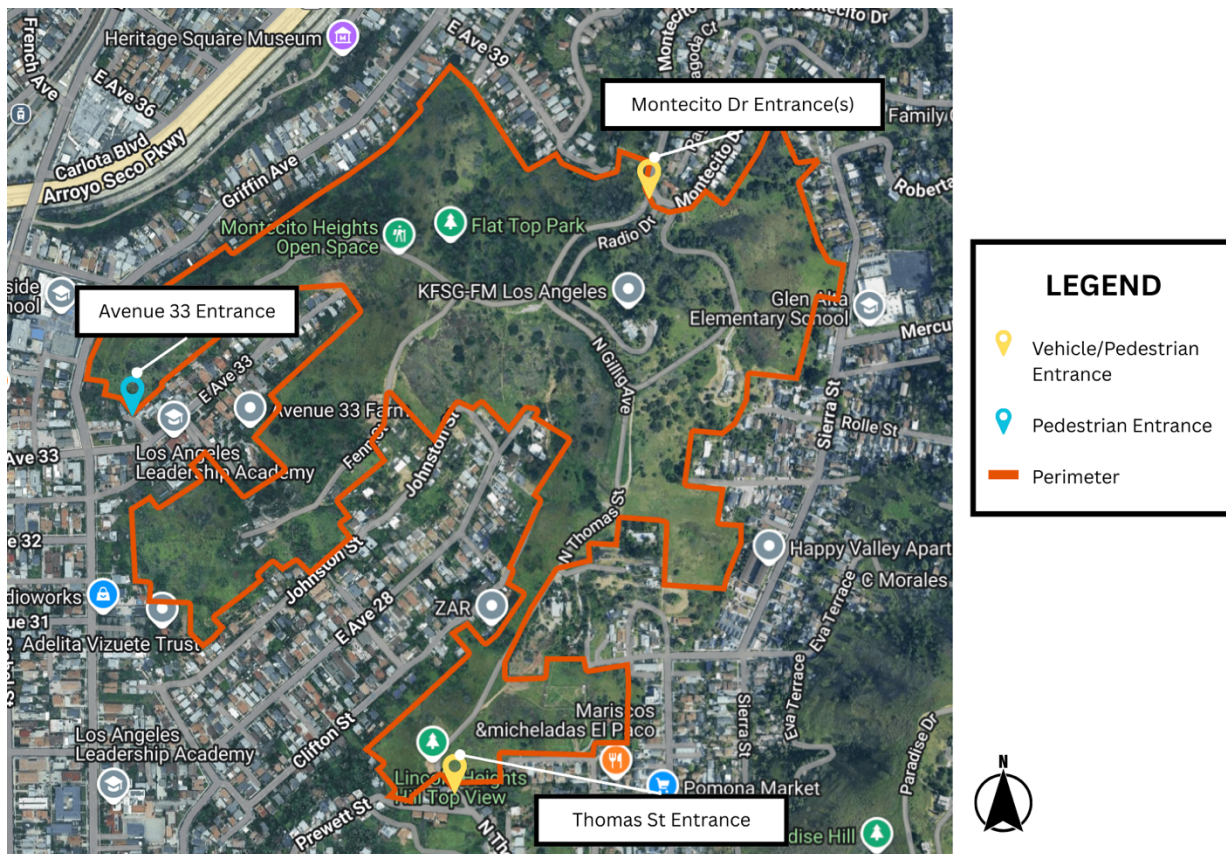


Figure 2. Map of Flat Top’s 120 acres of undeveloped space, demarcated by an orange perimeter. Primary access points are highlighted by yellow and blue markers. The Thomas St. Entrance, where this project is slated to occur, is the primary access point for all Lincoln Heights and Eastside residents and is the location of the defining view of Flat Top Park.

5. Legal and Procedural Issues

CEQA Review & Environmental Impact

The applicant has now completed an MND under CEQA, rather than pursuing a full **Environmental Impact Report (EIR)**. This means that while some environmental concerns have been acknowledged, they have **not been subjected to the highest level of review**. Given the sensitive nature of this site—including its **fire hazard status, cultural importance, and ecological value**—a full EIR should be required. We appeal to the Honorable Commissioners and City Planning Officials to demand the execution of a full EIR, given the project site’s sensitive location, should the project proceed.

Conclusion and Request

In summary, the **modifications to the project do not resolve its core issues**. The proposed development at 2824–2830 N. Prewett Street is **environmentally risky, culturally insensitive, and detrimental to the community**. We urge the Commission to **deny the appeal**, upholding the initial decision to protect Flat Top from ill-conceived development. Without a denial of the appeal, we implore the East Los Angeles Area Planning Commission to require a full EIR, as the project’s current MND has failed to assess the full recreational, cultural, aesthetic, and ecological value of this beloved open space. Thank you for your careful consideration. The residents of Lincoln Heights are counting on your leadership to **preserve Flat Top** and ensure that community voices are heard.

Sincerely,

Diego J. Zapata



*President & Co-Founder of Generating Resources & Organizing for Wellness (GROW) Lincoln Heights
on behalf of its Board of Directors*



Planning APC East LA <apceastla@lacity.org>

Comments ELA PC Agenda No 7-2824-2830 N Prewett St

1 message

Joyce Dillard <dillardjoyce@yahoo.com>
To: LA City ELA Planning Commission <apceastla@lacity.org>

Mon, May 26, 2025 at 6:25 AM

Cases

ZA-2021-5204-ZAD-1A

ENV-2021-5205-MND

Ownership

As of this filing, the owner of record with the LA County Assesor's Office (phone confirmation) for Parcels 5208015001 and 5208015002 is 2824-2830 Prewett LLC, organized on August 27, 2024 by Phillip Wilson. There is one Manager (Exhibit).

As of March 20, 2025 (phone confirmation), the owner of record was Dennis M. Holmes.

Mailing address remains at

[3418 Huxley St](#)[Los Angeles CA 90027-1409](#)

On January 30, 2023, Appellant Phillip Wilson filed on behalf of himself, not Dennis M. Holmes, the owner.

(Mr Holmes remains the owner on record of unrelated Parcel 5206024016, across the street from the proposed project.)

Change of Ownership was recorded on October 29, 2024, Document No 0738724, no DTT Documentary Transfer Tax.

Sale for Consideration, Full DTT was recorded on April 11, 2022, Document No 0738724.

Sale for Consideration, Full DTT was recorded on 2/18/2022, Document No 0196800.

Property on the Market

1-MLSListings

<https://www.mlslistings.com/property/crpf25110315/2830-prewett-street-los-angeles-ca-90031/17069761>

MLSListings shows the property placed on the market on May 17, 2025 (exhibit):

2830 Prewett St

Land

\$1,335,000

About this Property:

Rare Lincoln Heights Development Opportunity-Plans and reports provided while permits are in the permitting process ETAL

Listing Agent:

Eduardo Aguero

Keller Williams Realty

License #02001481

Phone: (909) 210-9406

Mr.Aguero is a licensed Salesperson registered under the Broker:

HMH Redlands Inc.

[1473 Ford St Suite 200](#)

[Redlands, CA 92373](#)

2-Realtor.com

https://www.realtor.com/realestateandhomes-detail/2830-Prewett-St_Los-Angeles_CA_90031_M94457-46330

Realtor.com provides Environmental Risk (exhibit):

Flood Factor: Minimal
Fire Factor: Moderate
Heat Factor: Major
Wind Factor: Minimal
Air Factor: Major

3-First Street Foundation

https://firststreet.org/property/2824-prewett-st-los-angeles-ca-90031/610100603_fsid/0?utm_source=realtor

Those Environmental Risks were provided by First Street Foundation (exhibit):

Please note that the property is listed as Commercial Property.

Project and CEQA Notification

No Notices of the Project or of any CEQA circulation was sent to adjacent property owners within the radius of the Project. That is nothing but deceptive.

I represent and/or own four Properties that should have received notification

5206024008
5206024019
5206024033
5206024046

This Project is critical to the values of the properties in the surrounding area. You have provided no input whatsoever and may devalue their properties by this omission.

Paper Prewett has property owners that may or may not want the street to be developed. Properties are landlocked or have no garage access and must park on the street. The property at 2811 Prewett would lose their garage, which is approximately 100 years old, as it is the continuation access of Prewett St. to Thomas St.

If paper street Prewett is abandoned, then the land should revert to the property owners. You have no discussion of this and also of the environmental effects either way.

Area History

1-Public Safety Problem-Thomas Street Gate

That gate was originally installed by then Councilmember Gloria Molina, through a Council Motion, to inhibit access and prohibit Public Nuisance of partying. Former developers on Thomas St have successfully moved that gate back without notification to all property owners along affected Thomas St. including the Parcels 5206024033 and 5206024046, of which I represent and/or own.

[2819 Prewett St](#), many years ago as told by my husband, had a vehicle run down that hill from Flat Top. A post stopped its path from crashing into his house.

2-Thomas St, Two Tree and Ashland

The four properties, originally developed across the street on Thomas, had environmental issues that were of concern at their hearing, of which I attended. Soil issues were not addressed properly. Only two homes should have been developed on the four parcels, not four homes on four parcels. I understand that an attempt at installing an illegal sewer had collapsed the soil behind those properties on the Ashland side.

To my knowledge those homes were vacant for years. You know if they remain vacant or not; and if they present a Public Safety problem.

3-Two Tree Development

Two Tree Ave, at one time, was not even recognized at the Figueroa St office because there was no development.

The first permits were cleverly obtained by a developer in the South LA office, out of the area, where the substandard streets were not addressed nor was the need for infrastructure improvements.

No Environmental Mitigation was addressed. Consequently, the area is now developed without any concerns for Public Health and Safety.

4-2800 Prewett St.

Desirability of property ownership brought people who tried to illegally obtain properties by Quiet Title in the case of [2800 Prewett St](#), as the owner was deceased. Their action led to an investigation of Jesus and Sofia Aguayo by the California Attorney General and 31 criminal convictions of the couple. The property was placed in receivership. There was an heir.

4-2819 Prewett St 5206024019 and Vacant Land 5206024008

Through a notification by the Title Company in 2022, we were able to stop my husband's properties from being illegally sold as they were in escrow without our knowledge or consent. The properties were never on the market. Someone stole my husband's identity.

CEQA

Environmental Assessment is minimal due to the mitigation needed. A full Environmental Impact Report should be required.

Growth is occurring without long term planning that match the development demands. The area has no planning for parking, public services including emergency services and utilities. Wildlife is ignored completely. Wildfires are not addressed.

Red Flag Restricted Areas

Red Flag Restricted Areas aka Red Flag Days have suddenly occurred around Tract 8002 and the Meadow Glen Tract, but the streets affected are not listed in the database. The reason for the designation is based on the area being a Very High Fire Hazard Severity Zone. Please note that winds speeds have to be 25 miles an hour or more and the area well exceeds those speeds. Fire Station Department Commanders identify the need.

The area area is not designated for Red Flag Days on the geohub.lacity.org map.

Obviously, this was not addressed in any environmental documents. There is no space in the area to move vehicles from the street without leaving the area completely. This is a substantial poorly planned impact with no mitigation.

Fire Services and Prevention

The Palisades Fire lessons should be applied to this Hillside area.

Streets were never widened to meet growth and remain substandard. Fire trucks have difficulty accessing the substandard streets and cannot access the dirt roads. No allowance has been made for Water Tank Trucks to service the area.

Open Body Reservoir availability has not been addressed. Since the report in Council File 94-1725, many available reservoirs are not in service. Some may require repair. Headworks Underground Reservoir Project has been completed. No open operating reservoirs appear to be identified to fight fires by air. What are the plans when drinking water open reservoirs are closed?

So, just what are the plans if a fire exceeds several homes and becomes a major wildfire? Have projections or scenarios planned how to handle the spread of fire and the harm to wildlife? Is there enough resources if fire spreads into the flats of Lincoln Heights?

Winds are an issue as is fog. What contingency planning exists that has been identified?

Emergency Services

With the tremendous views, the Fourth of July has now attracted throngs of sightseers. I understand that the traffic was backed up enough for the residents to be remain in their homes. There were apparently emergency services needed on Thomas St. You may want to find out from LAFD how they handled the ambulance call, and from LAPD if they were even prepared for the traffic jam.

What is anticipated arrival times for various emergency services when there are traffic jams on substandard streets?

Emergency Operations Center

Not addressed is the availability of coordinated emergency operations should an emergency occur such as a wildfire or natural disaster like an earthquake.

Is the EOC Emergency Operations Center functional, if needed?

Is the EOB Emergency Operations Board available and functional?

Is the EOO Emergency Operations Organization available and functional?

Is the EOB Emergency Operations Board Working Group available and functional?

Will LA County services and resources be made available besides City resources ?

Utilities and Public Works

The first suburb of Los Angeles, Lincoln Heights has much unimproved utility infrastructure. Sewers are old and septic tanks still exist. Lighting was funded by federal dollars as the area was part of the HUD qualified census tracts.

Power poles have long needed improvement for both power and telephone service.

Pole costs are born by the property owners, not the city or LADWP. In this area, developers have skirted around their responsibility to carry the costs of improvements.

In fact, LADWP recently installed a larger power pole in the vicinity of 2745 and [2753 Prewett St](#). This cost will be born by the ratepayers, not the developers, when LADWP utilities costs are skyrocketing even quadrupling per some sources.

Has the SoCalGas Transmission Integrity Management Program been addressed?

Home Businesses

Disclosure has been minimal, but utility needs increase and more parking is needed for home-based business. Does this project plan to house a Home-Based Business

or an Airbnb type rental? Are entertainment events planned that would require more demand of area resources and infrastructure?

Street Improvements

Please address the needs of the following access routes:

Eastlake Avenue to Minnesota St to Prewett St

Access from Johnston St to Minnesota St to Prewett St

Access from Thomas St to Undeveloped Prewett St

Wildlife, Aviary and Biological Life

Mitigated Negative Declaration

fails to address the ecosystem with the LA River. So much time and money has been spent on the river, just to see all negated by a Categorical Exemption that turned into Mitigated Negative Declaration.

Raptors are magnificent as they transverse the Los Angeles River to Elysian Valley. We have even had swallows rest under our eaves on their migration. Snakes, insects and gophers are part of the ecosystem.

Squirrels, raccoons, skunks and possums own the land more than humans. Coyotes do to and are predators not only to local wildlife but to our pets.

Blue Jays, hummingbirds, woodpeckers make this area home.

The fresh air, trees, and those high winds are in a relationship to the harmony of the land. Black walnuts are protected and are sacred to the Gabrieleno Band of Mission Indians tribal ancestors who once lived here.

There is life here that does not have a voice.

Historical Resources

There remain grapes growing on the Meadow Glen tract from the days of the missions. We remind you that this area is part of the original Spanish land grants. The area is Historical Los Angeles with aerial views that reflect the growth of the City, its high rise buildings, Dodger Stadium and Crypto arena sports venues. City Hall hosts the Lindbergh Beacon, a tribute to aerial pioneer Col. Charles Lindbergh.

Griffith Park remind us that parks took a priority in the last century. The Hollywood sign remind us of the beginning of an entertainment city, not of the Hollywoodland development.

Conclusion

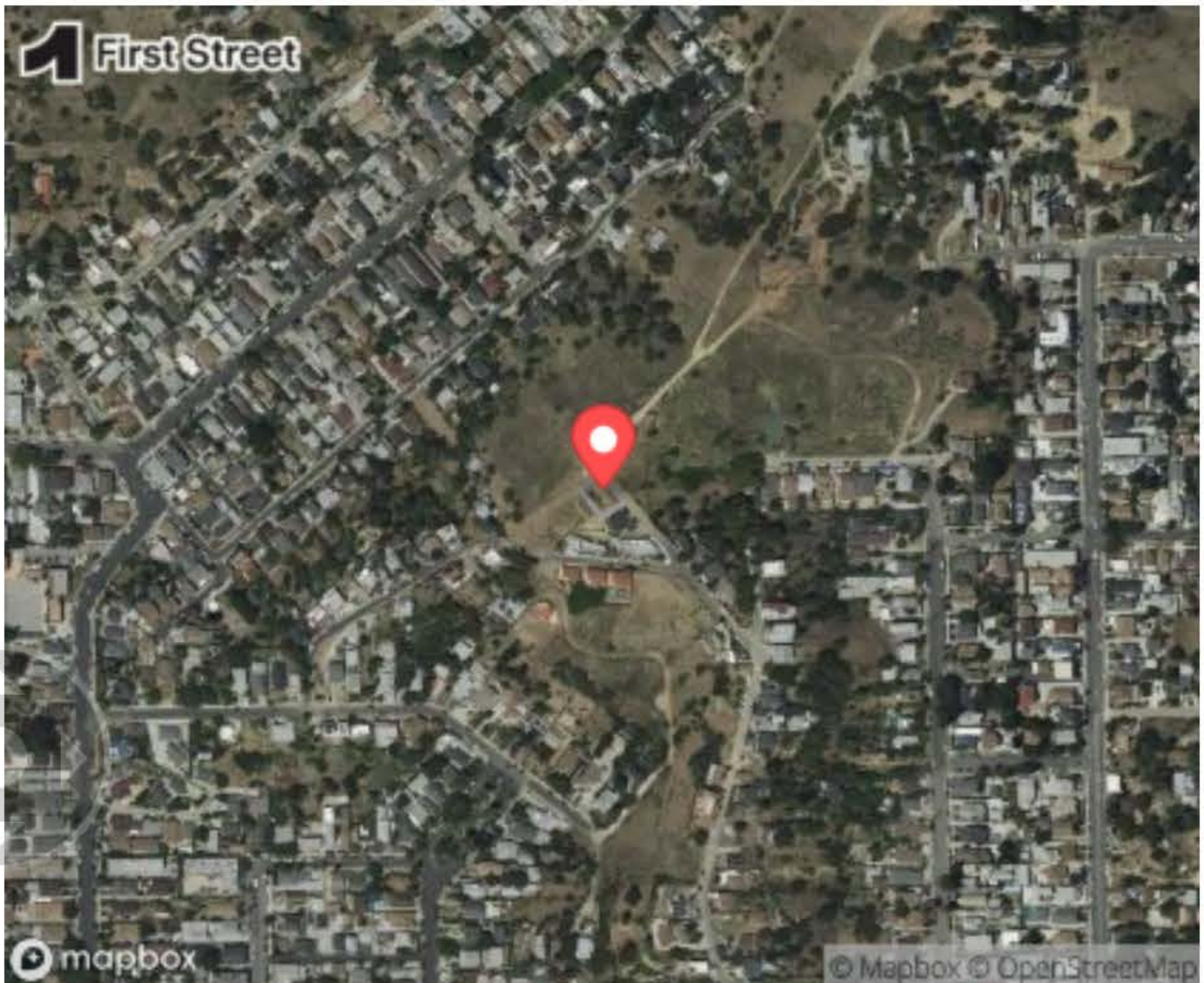
You have the responsibility to determine the future of this land. The views are majestic with the colors that only nature could paint. The critter families are either delightful or menacing. We have even spotted a bobcat from mountains far away.

Now you are tasked with a stewardship decision.

Please sustain the denial of the project as presented.

Joyce Dillard
[522 Clifton St](#)
[Los Angeles, CA 90031](#)

Exhibits
1-[2828-2830 Prewett](#) LLC Initial Filing
2-MLSListings
3-Realtor.com
4-First Street Organization



■ COMMERCIAL PROPERTY

[Is this property residential?](#)

2824 PREWETT ST, LOS ANGELES, CA 90031

First Street Enterprise reports provide a 30-year, portfolio-based analysis complete with property-specific physical climate risk data and associated damage forecasts.

CONTACT SALES

VIEW SAMPLE REPORT



Planning APC East LA <apceastla@lacity.org>

***REMINDER* East LA APC meeting of May 28, 2025 (Power Points)**

Sheri Bonstelle <SBonstelle@jmbm.com>

Thu, May 22, 2025 at 7:58 PM

To: "apceastla@lacity.org" <apceastla@lacity.org>

Cc: "Vanessa Soto (vanessa.soto@lacity.org)" <vanessa.soto@lacity.org>, Sheri Bonstelle <SBonstelle@jmbm.com>

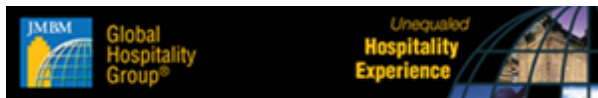
East LA APC,

We will not be submitting a powerpoint, because the matter (Item 7) has been continued by the planning department.

Thank you.



Sheri L. Bonstelle | Partner
Jeffer Mangels Butler & Mitchell LLP | JMBM
 1900 Avenue of the Stars, 7th Floor, Los Angeles, CA 90067
 D: (310) 712-6847 | E: SBonstelle@JMBM.com
[VCARD](#) | [BIO](#) | [BLOG](#) | [LINKEDIN](#)



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From: Planning APC East LA <apceastla@lacity.org>
Date: May 21, 2025 at 4:07:55 PM PDT
Cc: Vanessa Soto <vanessa.soto@lacity.org>
Subject: *REMINDER* East LA APC meeting of May 28, 2025 (Power Points)

[Quoted text hidden]

DAY OF HEARING SUBMISSIONS



Planning APC East LA <apceastla@lacity.org>

case # ZA-2021-5204-ZAD-1A

1 message

Chris Cohen <chriscohen@gmail.com>
To: apceastla@lacity.org

Tue, May 27, 2025 at 5:36 PM

Please do not let this developer build their stupid mansion on top of our beloved hill aka Flat Top!!

I work in Lincoln Heights and used to live in Happy Valley-

We have so little green space and this is one of the most beautiful views in LA, it should continue to be open to the public forever.

One person shouldn't have the right to take that away, this space should be protected.

Gentrification has displaced so many people in this neighborhood already and if city council lets this developer build on flat top it'll just drive everybody's rents up even more,
Creating more homelessness and misery.

Sincerely,
Chris Cohen



Planning APC East LA <apceastla@lacity.org>

Item 7, 2824 - 2830 North Prewett Street, ZA -2021 -5204 - ZAD - 1A

1 message

claramsolis@earthlink.net <claramsolis@earthlink.net>
To: apceastla@lacity.org

Tue, May 27, 2025 at 4:45 PM

Dear ELA Commission:

I am opposed to the project at Flat Top

I am concerned that this project will cause irreversible harm to the hillside at Flat top, will result in a loss of open space reducing wildlife habitat, disturb rare native plant communities of So Cal Black Walnut Woodland and valley grassland.

Flat Top with its scenic panoramic vista, is the only accessible open space for generations of Lincoln Heights community members. Residents of Lincoln Heights use this site for recreation, gathering, and connecting with nature.

The construction of a large private residence will effectively privatize a shared cultural space, eliminating access for the broader community. Please deny the appeal.

Clara Solis



Planning APC East LA <apceastla@lacity.org>

Case #: ZA-2021-5204-ZAD-1A

1 message

Kate Wolf <kaylameloni@gmail.com>
To: apceastla@lacity.org

Wed, May 28, 2025 at 1:52 PM

Hello,

I'm writing to make a comment on the public hearing happening today regarding the future of Flat Top in Lincoln Heights. I am a community member--my son goes to school in the neighborhood at El Rio Community School and I live close by in Highland Park. I am a native Angeleno and have lived in the area for twenty years.

The private development threatening this beautiful public space is grossly out of character with the neighborhood. It is a super-sized home of almost 4,000 square feet in an area known for modest bungalows and a working class demographic. In a time of climate change and vast wealth inequality, this alone would make it an insult to the neighborhood. But the fact that this development will also threaten public space in a vastly under-resourced area makes the prospect of it being built downright aggressive, careless, and violent. Truly violence is not an overstatement: it will literally do harm to people to take away space for free outdoor activities, stress reduction, and a chance to commune with nature in our ever dwindling world.

If the proposed project was public housing perhaps the trade off would be worth it. But a whole neighborhood should not suffer for the gain of a select few.

I strongly urge you to reject this development.

Kate Wolf
5031 Meridian St.
Los Angeles, CA
90042



Planning APC East LA <apceastla@lacity.org>

CASE # ZA-2021-5204-ZAD-1A (Flat Top development)

1 message

Ryan Weinstein <ryanmweinstein@gmail.com>
To: "apceastla@lacity.org" <apceastla@lacity.org>

Tue, May 27, 2025 at 6:15 PM

To whom it may concern/reach:

I'm writing in support of residents hoping to block the development on the area of Lincoln Heights known as Flat. While I understand there exists a right to home building, I also understand the importance of historically communal public spaces in areas like Flat Top. For generations, it's been a community gathering space for people in the area. One that holds both a history and hope for people striving to maintain a connection to the area's natural land and the life their families past have lead and enjoyed.

We're living in uncertain times, and there is a very real economic struggle in so many of the cities communities. And my feeling is that developing this land is another deep blow to the morale of those who have historically lived in these areas, and a needless destruction of an open, fairly natural space that has provided relief for the people and natural life that have had the easy pleasure of enjoying it.

Please, I write you in hopes that you'll consider what negative impact this development could have on this community and the land and history we are lucky to still enjoy undeveloped in a city that is slowly being torn apart by rampant overdevelopment.

Thank you for your time,

Ryan Weinstein
Los Angeles, California



Planning APC East LA <apceastla@lacity.org>

Flat Top Development

1 message

Yael Pardess <yaelp33@icloud.com>

Wed, May 28, 2025 at 11:37 AM

To: apceastla@lacity.org

Cc: Councilmember Hernandez <councilmember.hernandez@lacity.org>

CD1 and Council member Eunisses Hernandez

CASE NO. ZA-2021-5204-ZAD

2824- 2830 North Prewett Street

I am strongly opposed to the project at Flat Top. The Zoning Administrator made the right decision in denying this project. Everyone in a while the city makes the right decision that benefits the community but more often than not it favors developers that do not care about nature, cultural heritage or community strong opposition. It is time that the city listens to the community again. Approval of this development will open our hillsides to anyone with financial resources to acquire as many properties as they want in our communities and build MacMansions unimpeded. The city must protect the community from this land grab and destruction.

Help us say NO to these millionaire developers.

Building such a large home on a dangerous dead end undeveloped street, in a high fire zone and on a cultural heritage site, is in violation of Calif State AB52 claim filed by the Kizh Nation, that protects indigenous land rights on the basis of protection of Indigenous Cultural, Ceremonial and Burial grounds.

I am also concerned that this project will cause irreversible harm to the hillside at Flat top, will result in a loss of open space reducing wildlife habitat, disturb rare native plant communities of So Cal Black Walnut Woodland and valley grassland. Flat Top with its scenic panoramic vista, is the only accessible open space for generations of Lincoln Heights community members. Residents of Lincoln Heights use this site for recreation, gathering, and connecting with nature. The construction of a large private residence will effectively privatize a shared cultural space, eliminating access for the broader community. Please deny the appeal.

Thank you

Yael Pardess

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