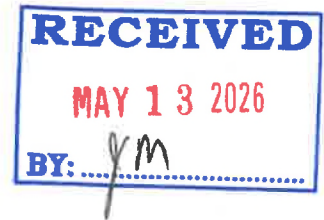


FOR IMMEDIATE RELEASE — Wednesday, May 13, 2026

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TODAY · 10:00 AM · City Council Chambers, City Hall, 200 N. Spring Street. El Sereno Neighbors leaders will present this record during public comment and hand-deliver it to the Mayor's office and the City Attorney. Reporters welcome; spokespeople available for interviews on site.

Slumlord Tactics: Developer Partially Demolished a Recovery Home Without Permits. The City Wants Taxpayers to Pay \$100,000 to Clean It Up.

LOS ANGELES — The City of Los Angeles is preparing to spend roughly \$100,000 in CD 14 discretionary funds — plus an LAPD escort — to clean up damage SoLA Impact created when it partially demolished a recovery home without permits. This a slumlord tactic. The City has already cited SoLA for the unpermitted demolition. Under Article XVI, §6 of the California Constitution, public funds cannot be gifted to a private party. Paying a developer to clean up its own mess is the textbook case.

Before SoLA, 5100 Huntington Drive S. was a **Victory Outreach** men's recovery home and community food distribution site. The seller's own 2024 listing said the buildings could be "*updated and repurposed.*" SoLA chose demolition — without permits — and was cited by the City, leaving the building partially torn down and unsecured. **There was nothing to clean up at 5100 Huntington Drive S. until SoLA created the mess** — at the site of a recovery home this developer destroyed.

In writing to City staff, SoLA Impact asked: "Trying to get around Q prohibition on 100% residential development by adding a community room. Is this doable?" That is a written admission of intent to evade a binding zoning law. A Q condition is adopted by Council ordinance and runs with the land — changeable only by a new ordinance, not by staff, not by a developer, and not by a sham community room.

The City did not refuse. The City did not refer it to the City Attorney. The City did not stop the project. It is moving forward under by-right ED1 — the Mayor's directive to streamline affordable housing, now being used to launder a zoning evasion at the site of a recovery home this developer destroyed.

This is the same developer facing an SEC examination reported by *The Real Deal* and 24 active Inner City Law Center habitability lawsuits.

ED1 was sold as a housing solution. It is shielding bad-actor developers from accountability.

Who Is Accountable

- **Mayor Bass** — Planning, Building & Safety, LAPD, whether the City pays a developer to clean up damage from unpermitted demolition, and her own ED1 directive being weaponized against the communities
- **City Attorney Feldstein Soto** — reject the workaround, refuse the \$100,000 under Article XVI §6, refer staff misconduct to the DA.

- **City Controller Mejia** — audit the \$100,000 authorization, the chain of approvals, and whether the expenditure complies with Article XVI §6.
- **Attorney General Bonta** — investigate SoLA's structure, related-party transactions, and habitability pattern under B&P §17200.
- **District Attorney Hochman** — any criminal conduct by City staff or the developer's agents.
- **Councilmember Jurado (CD 14)** — confirmed in a community meeting she is authorizing CD 14 discretionary funds for the \$100,000 cleanup of damage from SoLA's unpermitted demolition — at the site of a Victory Outreach recovery home. CD 14's role in the LAPD deployment, the Q workaround, and the by-right approval requires public answer.

Every official who can see this record has the power to act. Silence is a choice.

“They destroyed a recovery home and a food distribution site, then asked the City to pay \$100,000 to clean it up. That is slumlord behavior the City is subsidizing,” said Ezequiel Olvera. “Before SoLA touched this site, it was a Victory Outreach recovery home. They tore it down without permits, and now the City wants taxpayers to pay \$100,000 to clean it up. That is not housing policy — that is a bailout,” said Claudette Contreras.

Demands

- Freeze all action at 5100 Huntington Drive S.
- Stop the \$100,000 gift of public funds to a private developer.
- Halt the LAPD escort.
- Bill SoLA and lien the property for cleanup costs. Public funds do not clean private messes.
- **Open a formal investigation:** the \$100,000 authorization, the LAPD deployment, and City staff communications with SoLA on the Q workaround.
- **Refer the matter to the DA and AG** for review of any crimes that may have been committed by the developer, its agents, or any City staff.
- **Councilmember Jurado:** rescind the CD 14 discretionary fund authorization, withdraw the LAPD escort, and call a PLUM Committee hearing on the Q workaround.
- Apply the same restoration standard to SoLA that homeowners face for unpermitted demolition.
- Release outstanding PRAs within three days — including the City's reply to SoLA's “is this doable?” email.
- Pause ED1 by-right approvals for developers under active enforcement, federal scrutiny, or habitability litigation.
- Apply Eastside standards equal to Westside standards.

Silence is an answer. El Sereno Neighbors will publish who responds — and who does not.

El Sereno Neighbors is a coalition of residents, small businesses, advocates, educators, and faith leaders. Not anti-housing. Pro-community, pro-transparency, pro-accountability. Verified reporters, elected officials, and candidates: we will walk you through the documentation.

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