

Determination Mailing For:  
CPC-2021-9522-DB-VCU-CU-SPR-HCA

Council District 15 – McOsker

**Applicant:**

Alex Wong, ROI 1280, LLC  
4199 Campus Drive, Suite 200  
Irvine CA, 92612

Mailing Date: November 13, 2025

**Representative:**

Luciralia Ibarra, SITIO  
9107 South Denker Avenue  
Los Angeles, CA 90047

Cecilia Lamas  
Commission Executive Assistant II  
[cecilia.lamas@lacity.org](mailto:cecilia.lamas@lacity.org)

Ari Briski  
Sr. Management Analyst I  
[ari.briski@lacity.org](mailto:ari.briski@lacity.org)

Norali Martiinez  
City Planner  
[Norali.Martinez@lacity.org](mailto:Norali.Martinez@lacity.org)

Connie Chauv  
Senior City Planner  
[Connie.Chaus@lacity.org](mailto:Connie.Chaus@lacity.org)

Theodore L. Irving  
Principal City Planner  
[theodore.irving@lacity.org](mailto:theodore.irving@lacity.org)

Howard Scott, The City Lights Gateway  
South Vermont, Suite 305  
Harbor City, CA 90710

Harbor City Neighborhood Council  
P.O. Box 325  
Harbor City, CA 90710

Jeff Modrzejewski CREED LA  
501 Shatto byPlace, Suite 200  
Los Angeles, CA. 90020

Lozeau Drury LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612

Mitchell M. Tsai  
139 South Hudson Avenue, Suite 200  
Pasadena, CA 91101

Kyle Patterson  
Western States Regional Council of  
Carpenters 1010 Sandhill Ave.  
Carson, Ca. 90746

Cynthia c/o Maria Valencia  
7 Westford  
Ladera Ranch, CA 92694

Damon Guizot  
4695 MacArthur Court, Suite 1100 New  
Port Beach, CA 92660

Esther Rivera  
1214 W. Pacific Coast Highway  
Harbor City, CA 90710

Jax Donut and Family  
1224 Pacific Coast Highway  
Harbor City, CA 90710

Kevin Hong  
1242 Pacific Coast Highway  
Harbor City, CA 90710

Keith Reels, Stonehaven Maintenance  
Corp  
12607 Hiddencreek Way, Suite R  
Cerritos, CA 90703

Lorraine Fowler  
Palos Verdes Mobile Home Park  
26200 Frampton Avenue  
Harbor City, CA 90710

Vimala Velayutham  
26057 Frampton Avenue  
Harbor City, CA 90710

Rebecca Mendez  
25929 Frampton Avenue  
Harbor City, CA 90710

Alex Wong  
4199 Campus DR #200  
Irvine, CA 92612

Darvish Investments Group LLC  
1047 Napoli Drive  
Paciffic Palisades

LA City  
PO BOX 51111  
Los Angeles, CA 92612

Norman Yousif  
711 Jamaica RD #358  
El Cajon, CA 92029

DAE Young & UK JA Kim  
4380 Ironwood Ave  
Seal Beach, CA 90740

LA City s by s  
1149 S Broadway Ste 610  
Los Angeles, CA 90015

Roi 1280 LLC  
4199 Camus Dr #200  
Irvine CA92612

Megdal Downey LLC  
252 S. Beverly Dr #C  
Beverly Hills CA 90212

PCH Imperial Properties  
6949 Starstone Dr  
Rancho Palos Verde, CA 90275

Foundation Hospitals Kaiser  
1 Kaiser PLZ #15<sup>th</sup> Fl  
Oakland CA 94612

Min J Cho  
23838 Cabrillo Ave  
Torrance CA 90501

Aidan J Boucher  
1254 Adamite Terrace  
Harbor City CA 90710

Arianne Stamps  
1262 Adamite Ter  
Harbor City, CA 90710

Keith Donna Reels  
1270 Adamite Ter  
Harbor City, CA 90710

Jon L & Teresita L David  
1274 Admamite Terrace  
Harbor City CA 90710

Wang & Yu Hu Ling  
1278 Adamite Ter  
Harbor City CA 90710

Young Jin Lim  
1282 Adamite Ter  
Harbor City CA 90710

Peter W & Mi jung Hong  
2769 Maricopa St  
Torrance CA 90503

Kent S Yoshida  
53 Weaver Bay  
Winnipeg Canada R 2G7

Kenneth A Murray  
1285 Adamite Terrance  
Harbor City CA 90710

Tie & Ao Yan Li  
1281 Adamite Ter  
Harbor City CA 90710

Judex & Enetaro Nkwocha  
1277 Adamite Terrace  
Harbor City, CA 90710

Romanique Brooks  
1269 Adamite Terrace  
Harbor City, CA 90710

Estellar Venture LLC  
11561 Martha ANN DR  
Los Alamitos CA 90720

Gabor & Sharon M Fetz  
1257 Adamite Ter  
Harbor City, CA 90710

Ming Kang Hsueh  
1408 Granvia Altamira  
Palos Verde Verdes Esta, CA 90274

Maribel Pena  
1258 Adamite Terrance  
Harbor City, CA 90710

Rahual & Surbhi Bagat  
30020 Whitley Collins Dr.  
Rancho Palos Verde, CA 90275

Benjamain & Bou Bea Hong  
16821 Delia Ave  
Torrance, CA 90504

HHI Group LLC  
14020 S Western Ave  
Gardena, CA 90247

Kuanglei & Diana C WU  
1281 Tiger Eye Dr.  
Harbor City, CA 90710

Eric J & Janet J Choi  
63 Calavera  
Irvine, CA 92606

Young C Kim  
13859 Moonstone Way  
Gardena, CA 90247

Rachael Hernandez  
1274 T73 Tiger Eye Dr  
Harbor City, CA 90710

William Limtiaco  
1278 Tiger Eye Dr  
Harbor City, CA 90710

Hawthorne Assets LLC  
1429 240<sup>th</sup> St  
Harbor City, CA 90710

Efren O & Catalina J Obias  
1286 Tiger Eye Dr  
Harbor City, CA 90710

Tivadar & Kati Farkas  
1289 Slate Dr  
Harbor City CA 90710

Michael N Lee  
1285 Slate Dr  
Harbor City, CA 90710

Gagandeep S Vasudev  
1281 Slate Dr  
Harbor City CA 90710

Kyung Hee Lee  
1277 Slate Dr  
Harbor City, CA 90710

Jessica Menoza  
1273 Slate Dr  
Harbor City CA 90710

Robin Mitchell  
26098 Stonehaven Dr  
Harbor City CA 90710

Yeh & Lai Yun Hsin Tsai  
26094 Stonehaven Dr.  
Harbor City CA 90710

Dezy Mani  
16752 Fern Leaf St  
Chino Hills, CA 92870

R Square LLC  
717 High Ln  
Redondo Beach CA 90278

Ronaldo E Silva L Ofilada  
25008 Smokewood Way  
Stevenson Ranch CA 91381

Vijay Gnanaraj  
1463 HILL St  
Placentia, CA 92870

Terryne Love  
26074 Stone Heaven Dr  
Harbor City CA 90710

Darrin Perkins  
26070 Stoneheaven Dr  
Harbor City CA 90710

Thi M Dang  
1250 Flint Dr  
Harbor City CA 90710

Raymond S & Joann T Endow  
1254 Flint Dr  
Harbor City CA 90710

Danny & Park Jungyun  
1262 Flint Dr  
Harbor City CA 90710

Suan L Foley  
2347 W 234<sup>th</sup> st  
Torrance, CA 90501

Jea M Shim  
1270 Flint Dr  
Harbor City CA 90710

Shinong & Han Guang Wang  
1274 Flint Dr  
Harbor City, CA 90710

Antonio & Chun Shirley Chae  
1278 Flint Dr  
Harbor City CA 90710

Hany Mekhaeil  
1282 Flint Dr.  
Harbor City CA 90710

Jin KYU & Jin A NO  
1286 Flint Dr  
Harbor City, CA 90710

Grace E Gao  
1289 Flint Dr #51  
Harbor City, CA 90710

Arren L Melon  
1285 Flint Dr  
Harbor City, CA 90710

Richaennnd Richardson  
1281 Flint Dr.  
Harbor City, CA 90710

Thomas & PEI C LIM  
28619 Mount Shasta Dr  
Rancho Palos Verde, CA 90275

Rajneesh P Singh  
4742 Coronado LN  
La Verne, CA 91750

Akira Yoshimura  
23735 Sanhurst LN  
Harbor City, CA 90710

UYI H 7 Valerie O Eguasa  
1265 Flint Dr  
Harbor City, CA 90710

Daniel 7 Robynn Meehan  
1257 Flint Dr  
Harbor City, CA 90710

Kiwon Jung  
1253 Flint Dr  
Harbor City, CA 90710

Hun S & Soonjin Kim  
1250 Pebble Dr  
Harbor City, CA 9710

Batjargal Galsansanjja  
1254 Pebble Dr  
Harbor City, CA 90710

Orlando M Torres  
1262 Pebble Dr  
Harbor City, CA 90710

Reynaldo Villarreal  
1270 Pebble Dr  
Harbor City, CA 90710

Takahiro & Yurie A Tokura  
1274 Pebble Dr  
Harbor City, CA 90710

Roberto 7 Joanne K Gomez  
1278 Pebble Dr. #67  
Harbor City, CA 90710

Suzan A Cho  
20275 Chianti Ct  
Yorba Linda, CA 92886

Tony M & James Rushing  
1286 Pebble Dr  
Harbor City, CA 90710

Kapil & Pooja Kumar  
1289 Pepple Dr  
Harbor City, CA 90710

In Hyup & Kyung Hee Hwang  
2341 Santa Fe Ave  
Torrance, CA 90501

Jose R & MA Joyce Y Serapio  
1281 Pebble Dr  
Harbor City, CA 90710

Anh T & Yusi I Pham  
1277 Pebble Dr.  
Harbor City, CA 90710

Chaman Kapoor  
1273 Pebble Dr  
Harbor City, CA 90710

Rajpal & Kaur Kulwant Singh  
20745 Campania Ln  
Porter, CA 913226

Steven J & Tang Joanna C Jin  
24001 Neece Ave #1  
Torrance CA 90505

Hyun Joo Lee  
1282 Riverrock Rd  
Harbor City, CA 90710

Peter & Bea Crystal S lee  
1289 Riverrock Rd  
Harbor City, CA 90710

Terence & Hui Wendy T Lee  
643 San Miguel Ave  
Santa Clara, CA 95050

Dong Y Park  
1281 River Rock Rd  
Harbor City, CA 90710

Farshid J Fakourfar  
1277 Riverrock RD  
Harbor City, CA 90710

John K & HSn Annie A MA  
20403 Madison St  
Torrance, CA 90503

Haishan Zhang  
25903 Sandstone LN  
Harbor City, CA 90710

Shekhar J Joshi  
25907 Sandstone LN  
Harbor City, CA 90710

Rupesh Chaudhari  
25911 Sandstone LN  
Harbor City, CA 90710

Susy Yusung  
3150 Wilshire Blvd #817  
Los Angeles, CA 90010

Alex W & Park Ji Young Choi  
25919 Sandstone LN  
Harbor City, Ca 90710

Manas & vinita J Bhatngar  
25916 Sandstone Ln  
Harbor City CA 90710

Nicholas J & Siu Kwan Warnock  
25912 Sandstone LN  
Harbor City, CA 90710

Nitin & Anjula Agrawal  
64 Vasto St  
Mission Viejo, CA 92694

Sae J & Shin W Yong  
25904 Sandstone Ln  
Harbor City, CA 90710

Ravi S Bobbili  
25900 Sandstone LN 395  
Harbor City, CA 90710

Jorge & Karen Alanzo  
1258 Flint Dr  
Harbor City, CA 90710

Sanjeev & Sabina Durrall  
2733 Normallin St  
Torrance CA 90505

Mario 7 Iveth Larrea  
1258 Pebble Dr  
Harbor City CA 90710

Pep Boys Manny Moe and Jack  
3111 W Allegheny Ave  
Philadelphia, PA 19132

Harbor City Neighborhood  
1840 s. Gaffey St.Box 45  
San Pedro CA 90731

LAUSD  
333 S Beaudry Ave  
Los Angeles, CA 90017

Bureau of Engineering  
1149 S. Broadway Suite 700  
Los Angeles, CA 90015

Joel Miller  
Cal Planning Consultants  
2850 Misty Morning Road  
Torrance, CA 90505

Navy Banvard  
1798 Berkeley Street  
Santa Monica, CA 90404

[alex@redoakinv.com](mailto:alex@redoakinv.com)  
[luciralia@sitiolanduse.com](mailto:luciralia@sitiolanduse.com)  
[HarborCityNC@EmpowerLA.org](mailto:HarborCityNC@EmpowerLA.org)  
[jennifercorralhcnc2021@gmail.com](mailto:jennifercorralhcnc2021@gmail.com)  
[lorriehcnc@gmail.com](mailto:lorriehcnc@gmail.com)

[pamela.thorntoni@lacity.org](mailto:pamela.thorntoni@lacity.org)  
[Jeff@creedla.com](mailto:Jeff@creedla.com)  
[richard@lozeaudrury.com](mailto:richard@lozeaudrury.com)  
[stacey@lozeaudrury.com](mailto:stacey@lozeaudrury.com)  
[colby@lozeaudrury.com](mailto:colby@lozeaudrury.com)

[molly@lozeaudrury.com](mailto:molly@lozeaudrury.com)  
[mitch@mitchtsailaw.com](mailto:mitch@mitchtsailaw.com)  
[info@mitchtsailaw.com](mailto:info@mitchtsailaw.com)  
[jonathan@mitchtsailaw.com](mailto:jonathan@mitchtsailaw.com)

[shreyasp@mitchtsailaw.com](mailto:shreyasp@mitchtsailaw.com)  
[hind@mitchsailaw.com](mailto:hind@mitchsailaw.com)  
[Kpatterson@wscarpenters.org](mailto:Kpatterson@wscarpenters.org)  
[leslie@icloud.com](mailto:leslie@icloud.com)

[cynreh@icloud.com](mailto:cynreh@icloud.com)  
[a9999@gte.net](mailto:a9999@gte.net)  
[marrobbart@yahoo.com](mailto:marrobbart@yahoo.com)  
[alex.rgdesigns@gmail.com](mailto:alex.rgdesigns@gmail.com)

[Melissa\\_yakyvich@hotmail.com](mailto:Melissa_yakyvich@hotmail.com)  
[leslie@lozeaudrury.com](mailto:leslie@lozeaudrury.com)  
[navy@tvbs.com](mailto:navy@tvbs.com)  
[joel.calplanninconsultants@gmail.com](mailto:joel.calplanninconsultants@gmail.com)