

**DEPARTMENT OF
CITY PLANNING**

OFFICE OF HISTORIC RESOURCES
221 N. FIGUEROA STREET, SUITE 1350
LOS ANGELES, CA 90012-2639

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August 12, 2026

Los Angeles City Council
c/o Office of the City Clerk City Hall, Room 395
Los Angeles, CA 90012

Attention: PLUM Committee

Dear Honorable Members:

BILDERRAIN RESIDENCE; 124 EAST AVENUE 33; CHC-2026-341-HCM; ENV-2026-342-CE; CD-1; CF 26-1068

This communication is to clarify the ownership for the above-referenced property.

Los Angeles Administrative Code Section 22.171.10 (d) defines the owner as follows:

For the purpose of this article, the owner of the site, building or structure shall be deemed to be the person appearing as the owner of the property on the last Equalized Assessment roll of the County of Los Angeles and appearing as the owner of the property on the records of the City Clerk. If the records of the City Clerk and the County Assessor indicate the ownership in different persons, those persons appearing on each of those lists shall be notified.

Below is the current owner information based on records in the City's Zone Information and Map Access System (ZIMAS):

Los Angeles County Assessor:

Paul Greenstein
3320 N. Griffin Avenue
Los Angeles, CA 90031

Bureau of Engineering, Land Records:

Wan Shan Leung
124 E. Avenue 33
Los Angeles, CA 90031

During due diligence, the Office of Historic Resources identified that the individual listed as an owner by the Bureau of Engineering, Land Records is no longer an owner as of 12/22/2020. Therefore, all communications moving forward should be with the owner listed on the Assessor records.

Sincerely,

A handwritten signature in blue ink, appearing to read "Melissa J.", is written over a light blue rectangular background.

Melissa Jones, City Planner
Office of Historic Resources