

Comment Letter 1: Elizabeth Hartman, January 20, 2026

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From: Elizabeth Hartman <hartmanhouseoc@gmail.com>

Sent: Tuesday, January 20, 2026 7:18 PM

To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>

Cc: Hyland, Connor <connor.hyland@surfcity-hb.org>; Permit Center <permitcenter@surfcity-hb.org>; Planning Commission <planning.commission@surfcity-hb.org>;

SouthCoast@coastal.ca.gov

Subject: RE: Conditional Use Permit No. 22-011 / Coastal Development Permit No. 22-009

Huntington Club Remodel and Bungalows – 6501 Palm Avenue Planning Commission Hearing: January 27, 2026

[Some people who received this message don't often get email from hartmanhouseoc@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Honorable Mayor and Members of the City Council, Honorable Members of the Planning Commission, City Attorney's Office, and Interested Coastal Commission Staff:

This letter is submitted to formally object to, and preserve all legal objections regarding, the proposed Huntington Club Remodel and Bungalows project. These comments are submitted pursuant to the Huntington Beach Municipal Code ("HBMC"), the California Coastal Act, and the California Environmental Quality Act ("CEQA"), and are intended to be included in the administrative record for all current and future proceedings, including appeals and judicial review.

I. MISCLASSIFICATION OF USE UNDER HBMC TITLE 21

The project proposes four detached bungalow structures and two loft units intended for overnight occupancy. Although characterized as “lodging for club members,” the form, scale, and function of these structures are inconsistent with an accessory or incidental use under HBMC Title 21.

Accessory uses must be clearly subordinate and incidental to the principal permitted use. Detached, habitable structures designed for repeated overnight occupancy are neither incidental nor subordinate to a private recreational facility. The bungalows are independent structures, physically and functionally distinct from the golf and tennis operations, while the loft units are of a size and configuration consistent with lodging or dwelling units.

The City may not rely on labels provided by the applicant; it must evaluate how the project will function in practice. Approval of a project whose operational reality exceeds what is permitted by zoning is legally impermissible.

II. DE FACTO RESIDENTIAL OR HOTEL USE WITHOUT REQUIRED ENTITLEMENTS

Absent enforceable conditions, the proposed overnight units enable de facto residential or hotel use without the entitlements required under HBMC Title 21.

The application materials fail to impose enforceable restrictions on:

- Length and frequency of stay
- Occupancy limits
- Kitchen facilities and independent living features
- Rental, leasing, or marketing practices

Without such restrictions, the project exceeds what may be approved through a Conditional Use Permit alone and would require additional land use approvals, including rezoning or hotel-specific entitlements. Approval without such analysis is unsupported by substantial evidence.

III. LOSS OF EXISTING RECREATIONAL FACILITIES AND AMENITIES

The project proposes the removal of four existing tennis courts, with no replacement courts proposed. These courts represent an existing recreational use and amenity that serves both club members and the broader recreational fabric of the City.

Elimination of these facilities constitutes:

- A reduction in recreational services
- A loss of membership benefits for tennis and pickleball players
- Potential economic harm to the existing club, as membership retention and revenue depend on maintaining these amenities

HBMC requires that CUP approvals maintain compatibility with existing uses and not diminish established community resources. Removing courts without replacement or mitigation constitutes a legally insufficient finding.

III-A. ECONOMIC AND COMMUNITY IMPACT OF MEMBER LOSS

The removal of courts and reconfiguration of facilities will cause many current club members to cancel memberships and relocate to clubs in Newport Beach, Long Beach, Seal Beach, and other surrounding areas, resulting in:

- Direct economic harm to the Huntington Club due to loss of membership revenue
- Reduction in local recreational opportunities for Huntington Beach residents
- Potential regional impacts as displaced members join neighboring clubs, shifting traffic and land-use burdens

The City must consider these economic and community impacts under CEQA and HBMC Title 21 when evaluating CUP findings.

III-B. COMMUNITY AND CHARITABLE IMPACT

The Huntington Club supports multiple charitable events, including the annual "Serve It Up for the Troops" tennis, pickleball, and golf tournament. The club is the single largest fundraiser for this organization.

Removal of courts and disruption of the existing recreational infrastructure threatens:

- The continuity of these charitable events
- The club's ability to serve the community and nonprofit organizations
- Huntington Beach's reputation and access to recreational resources for the public

These impacts must be considered under CEQA as social and economic effects, and under HBMC Title 21 when evaluating CUP findings regarding compatibility and public benefit.

IV. IMPROPER RELIANCE ON A CEQA CATEGORICAL EXEMPTION

The City's reliance on a CEQA categorical exemption is legally improper.

Introduction of overnight lodging and removal of existing recreational facilities constitutes:

- Material intensification and change of use
- Reasonable possibility of significant environmental impacts, including traffic, parking, noise, lighting, utilities, and public safety

CEQA Guidelines prohibit categorical exemptions where unusual circumstances or intensification of use may result in significant environmental effects. The City may not segment the project to avoid proper review.

V. COASTAL ACT CONSISTENCY CONCERNS

Although in the non-appealable area of the Coastal Zone, the City must ensure consistency with Coastal Act policies regarding:

- Visitor-serving recreational uses
- Protection of public access and recreational resources
- Avoiding incremental privatization of coastal land

Approval of quasi-residential or hotel-like lodging without proper classification, findings, or environmental review undermines these policies.

VI. FAILURE TO MAKE REQUIRED FINDINGS

To lawfully approve this project, the City must make explicit, evidence-based findings that:

1. Lodging is truly accessory and incidental to the primary recreational use
2. The project does not function as residential or hotel use
3. The scale and intensity are compatible with surrounding zoning
4. CEQA exemption fully applies notwithstanding overnight occupancy
5. The project does not increase intensity of use beyond what is permitted

Absent substantial evidence supporting each finding, approval would be arbitrary, capricious, and contrary to law.

VII. SPECULATIVE / UNPROVEN REVENUE STREAM

The proposed lodging and bungalow units constitute a speculative, untested revenue source. There is no demonstrated demand, and the potential loss of current members further undermines the claimed financial rationale. Approval based on this untested revenue, without mitigation for displaced membership and loss of recreational services, fails the substantial evidence requirement and cannot justify CUP approval or CEQA exemption.

VIII. NECESSARY CONDITIONS IF APPROVAL IS CONSIDERED

If the City considers approval notwithstanding the above concerns, it must impose clear, enforceable conditions, including:

- Strict maximum length-of-stay limits
- Prohibition of full kitchens or independent living facilities
- Absolute prohibition on leasing, renting, or advertising
- Occupancy caps
- Restriction to club members only
- Annual compliance reporting
- Express revocation authority for violations

Failure to impose such conditions further strengthens legal vulnerability.

IX. PRESERVATION OF RIGHTS

All objections raised herein are intended to preserve all administrative, appellate, and judicial remedies under state and local law. The City is respectfully requested to include this correspondence in the administrative record and respond with specific findings addressing each concern.

This letter is provided to document the status of the proposed approvals and is not intended as a waiver of any rights under HBMC, CEQA, the Coastal Act, or applicable law.

Respectfully submitted,

James and Elizabeth Hartman
THC Members/ Townlot Property owners/Edison High School, Class of 1983 Huntington Beach,
California

Sent from my iPhone misspellings and all...

Elizabeth Hartman

t: 770-344-9236

Sent from my iPhone misspellings and all...

Response to Comment Letter 1: Elizabeth Hartman, January 20, 2026

Response to Comment I: Per HBZSO Chapter 204 and 213, accessory uses are limited to facilities incidental to an open space use. The proposed bungalows and lofts are incidental to the primary use which is the tennis and golf club, conditionally permitted as a commercial recreation use within the open space zone.

Response to Comment II: The project proposes conditions of approval that address length and frequency of stay, occupancy limits, kitchen facilities and independent living features, and rental, leasing, or marketing practices. The conditions limit the bungalows and lofts to short term accommodation, limited to members and their guests, and prohibits conversion to residential.

The primary use will remain a private tennis and golf club which has conditionally been permitted. This project will improve a major recreational facility within the city by adding additional amenities and upgrade existing structures/amenities in a manner that will allow the club to continue with their existing events while also benefiting club members and the surrounding neighborhood.

Response to Comment III, III-A, III-B: This comment does not provide any substantial evidence that the Project would result in a significant environmental impact. CEQA is an environmental protection statute that is concerned with physical changes to the environment (CEQA Guidelines Section 15358(b)). The environment includes land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance (CEQA Guidelines Section 15360). The project merits, including any economic and social effects of the project are not treated as effects on the environment (CEQA Guidelines Sections 15064(e) and 15131(a)). Therefore, consistent with CEQA, the Class 32 includes an analysis of the project's potentially significant physical impacts on the environment and does not include a discussion of economic harm.

Additionally, the project would not displace recreational users to such an extent that existing public facilities would experience substantial overcrowding or physical degradation, nor would it necessitate the construction of new recreational facilities. The tennis courts are privately owned and operated amenities associated with a private club. CEQA does not require preservation or replacement of private recreational amenities absent a demonstrated physical environmental impact. No substantial evidence indicates that the project would result in increased use of public recreational facilities beyond their capacity or otherwise cause a physical environmental effect.

Response to Comment IV: This comment does not provide any substantial evidence that the Project would result in a significant environmental impact. The Class 32 examined potential impacts related to traffic, noise, utilities, and public safety. Parking is not a CEQA issue. All project lighting would be designed to be shielded and directed downward, consistent with the City's design standards and Municipal Code requirements. The project is served by all required utilities and public services and no expansion of offsite utility systems is required. Construction and operational noise impacts were determined to be less than significant.

As shown in Table 3 of the Class 32 exemption, the existing tennis club and four tennis courts generates a total of 111 daily trips, with 6 trips during the AM peak hour and 12 trips during the PM peak hour. Comparatively, operation of the proposed Project would generate 48 daily trips including 3 trips during the AM peak hour and 4 trips during the PM peak hour. Therefore, as shown in Table 3 below, the proposed Project would generate 63 fewer net daily trips, including 3 fewer AM peak hour trips, and 8 fewer PM peak hour trips (proposed Project minus existing). Thus, the project does not represent an intensification of use.

Response to Comment V: The proposed project will not impede public access and does not conflict with any public recreation policies by the provision of a development consistent with the City's General Plan, Coastal Element, and HBZSO. The site is privately owned and the development will not remove any recreation resources or affect public access.

Response to Comment VI: The proposed short term accommodations will be an accessory use/amenity to the principal use, a private golf and tennis club. Conditions have been added to ensure that the principal use does not change and that the accessory use is compatible with the principal use and the surrounding neighborhood.

Response to Comment VII. Speculative Revenue Stream: This comment does not provide any substantial evidence that the Project would result in a significant environmental impact. CEQA is an environmental protection statute that is concerned with physical changes to the environment (CEQA Guidelines Section 15358(b)). The environment includes land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance (CEQA Guidelines Section 15360). The project merits, including any economic and social effects of the project are not treated as effects on the environment (CEQA Guidelines Sections 15064(e) and 15131(a)). Therefore, consistent with CEQA, the Class 32 includes an analysis of the project's potentially significant physical impacts on the environment and does not include a discussion of economic harm.

Response to Comment VIII. Suggested conditions have been provided to address these concerns. Please see response to Comment II.

Response to Comment IX: This comment is conclusionary in nature and does not raise a specific issue with the adequacy of the Class 32. Because the comment does not express any specific concern or question regarding the adequacy of the Class 32, no further response is warranted.

From: [Elizabeth Hartman](mailto:Elizabeth.Hartman@surfcity-hb.org)
To: supplementalcomm@surfcity-hb.org
Cc: [Hyland, Connor](#); [Planning Commission](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [Permit Center](#); SouthCoast@coastal.ca.gov; [Cortez, Joanna](#); [Barnes, Lisa Lane](#)
Subject: Fwd:
Date: Monday, January 26, 2026 4:44:57 PM
Attachments: [PETITION CERTIFICATION .pdf](#)
[The Issue.pdf](#)
[Signature Summary.pdf](#)
[petition_signatures_jobs_490986654_20260126232929.csv](#)

You don't often get email from hartmanhouseoc@gmail.com. [Learn why this is important](#)

Begin forwarded message:

From: Elizabeth Hartman <hartmanhouseoc@gmail.com>
Date: January 26, 2026 at 4:19:53 PM PST
To: Elizabeth Hartman <hartmanhouseoc@gmail.com>

Good afternoon,

This email serves as the formal submission and notice of a petition and supporting signatures regarding Agenda Item 26-039, Conditional Use Permit No. 22-011 and Coastal Development Permit No. 22-009, concerning the proposed Huntington Club Bungalows and Lofts project.

Submission Details (For the Record):

- The attached petition has received over 500 signatures within a 48-hour period, representing a substantial portion of The Huntington Club membership, as well as residents and stakeholders of the City of Huntington Beach.
- The petition and signatures were emailed to the City and Planning Commission prior to 5:00 PM today.
- Physical copies of the petition will be hand-delivered to the City Clerk at the Planning Commission dais, with additional copies provided to Planning Commission members and City planning staff.
- This submission is intended to ensure the petition and all supporting materials are entered into the official administrative record for the January 27, 2026 Planning Commission meeting.

Purpose of Submission:

The petition respectfully requests denial of, or further lawful review of, the proposed project as currently presented, based on concerns related to:

- The scope and legality of approval under a Conditional Use Permit;
- Applicability of the CEQA Class 32 exemption;
- Consistency with Open Space–Recreation zoning;
- Equal treatment under local short-term rental regulations;

- Preservation of existing recreational facilities, including tennis courts; and
- The need for full disclosure of reasonably foreseeable future development.

This submission is not intended to be adversarial, but rather to assist the City, the Planning Commission, and reviewing agencies in ensuring that all decisions are made with a complete and accurate record, in compliance with applicable municipal, state, and coastal laws.

Please confirm receipt of this submission and inclusion in the record at your convenience.

Thank you for your time, service, and commitment to the City of Huntington Beach.

Respectfully submitted,
Elizabeth Hartman

t: 770-344-9236

Sent from my iPhone misspellings and all...

CERTIFICATION OF PETITION AND SIGNATURES

Agenda Item 26-039

Conditional Use Permit No. 22-011 / Coastal
Development Permit No. 22-009

Huntington Club – Bungalows & Lofts

I, Elizabeth Hartman , hereby certify the following:

1. The attached petition titled “Huntington Club Bungalows & Lofts – Petition to Deny or Require Further Lawful Review” was created and circulated via Change.org.
2. As of Monday, January 26th at 5:00pm, the petition has received over 500 signatures within approximately 48 hours of publication.
3. The attached signature list is a true and correct export of signatures obtained through Change.org and includes signer names, locations where provided, and timestamps.
4. The petition and signatures are submitted for inclusion in the official administrative record for the January 27, 2026 Planning Commission hearing.

5. This submission is made to preserve procedural rights, ensure full disclosure, and assist the City in complying with applicable zoning, CEQA, Coastal Act, and municipal requirements.

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

Executed on: January 26th, 2026

At: Huntington Beach, California

Signature:  _____

Name: Elizabeth Hartman

SIGNATURE SUMMARY

Agenda Item 26-039

Conditional Use Permit No. 22-011 / Coastal
Development Permit No. 22-009

Huntington Club – Bungalows & Lofts

- Petition platform: Change.org
- Petition launch date: January 24, 2026
- Signature count as of: January 26, 2026, at 5 PM
- Total signatures: 500+
- Timeframe of collection: Approximately 48 hours
- General signer description:
Signatures include Huntington Club members,
Huntington Beach residents, and other community
stakeholders, as identified by self-reported
information at the time of signing.

This summary is provided for administrative clarity only. Individual signatures, timestamps, and locations (where provided) are included in the attached signature list.

The Issue

To:

The City of Huntington Beach

City Council, Planning Commission, and City Attorney

Regarding:

Conditional Use Permit No. 22-011 / Coastal Development Permit No. 22-009

Huntington Club – Bungalows & Lofts (Agenda Item 26-039)

We, the undersigned residents and stakeholders of the City of Huntington Beach, respectfully petition the City to deny or require further lawful review of the proposed Huntington Club Bungalows & Lofts project, as currently proposed, based on the following concerns:

1. Improper Use of a Conditional Use Permit (CUP)

The project proposes four bungalows and two loft units intended for overnight stays of less than 30 days. This constitutes a lodging or quasi-hotel use, which is not a conditionally permitted use within the Open Space–Recreation (OS-PR) zoning district.

A Conditional Use Permit may not lawfully be used to authorize a new or intensified land use that exceeds the zoning code. Approval of paid overnight lodging through a CUP would exceed the City’s administrative authority.

2. CEQA Class 32 Exemption Is Legally Inapplicable

The City’s reliance on a Class 32 (In-Fill) CEQA exemption is inappropriate because:

The addition of overnight lodging materially intensifies the use of the property

The removal of four tennis courts alters the functional character of the site

Proximity to residential uses creates potential environmental impacts

The project may involve unusual circumstances under CEQA Guidelines §15300.2

§15300.2

CEQA requires evaluation of the whole of the

action, based on how the project will actually operate, not how it is characterized.

3. Unequal Treatment Under Local Short-Term Rental Law

Huntington Beach Municipal Code §5.120 prohibits residents from renting homes for periods of less than 30 days, except under narrow, express authorization.

Allowing a private landowner or club to operate paid overnight accommodations under a CUP—while residents are prohibited from similar activity—creates unequal treatment under the law and undermines consistent enforcement of municipal regulations.

4. Risk of Ultra Vires Approval

If the bungalows and lofts are constructed and monetized as paid overnight accommodations, approval through a CUP would constitute an ultra vires act—an action taken beyond the City's legal authority—exposing the City to legal and CEQA challenge.

PETITION REQUEST

We respectfully request that the City of Huntington Beach:

Deny the current CUP and CEQA exemption for the bungalows and lofts; or

Require the applicant to pursue the appropriate zoning amendment or legislative entitlement; and

Ensure any future consideration complies fully with CEQA, zoning law, and equal treatment principles.

This petition is submitted to preserve the integrity of the City's land use process, protect lawful zoning authority, and ensure fair and consistent application of municipal law.

Name	City	State	Postal Code	Country	Signed On
Elizabeth Hartman				United States	1/24/2026
James Hartman	Huntington Beach	CA	92648	United States	1/24/2026
Lindsay Kimmes	Huntington Beach	CA	92648	United States	1/24/2026
Kevin Todd	Huntington Beach	CA	92646	United States	1/24/2026
Richard cockshott	Huntington Beach	CA	92648	United States	1/24/2026
Carl Goltermann	Huntington Beach	CA	92647	United States	1/24/2026
Ida shu	Huntington Beach	CA	92648	United States	1/24/2026
Liz Reichert	Huntington Beach	CA	92648	United States	1/24/2026
Ana Goltermann	Huntington Beach	CA	92647	United States	1/24/2026
Brenda danielson	Huntington Beach	CA	92648	United States	1/24/2026
Jason Tuttle	Huntington Beach	CA	92647	United States	1/24/2026
Race Parmenter	Huntington Beach	CA	92646	United States	1/24/2026
Tiffany Colf	Huntington Beach	CA	92647	United States	1/24/2026
James Shih	Huntington Beach	CA	92648	United States	1/24/2026
Janna McConnell	Huntington Beach	CA	92648	United States	1/24/2026
Shelby kluewer	Huntington Beach	CA	92646	United States	1/24/2026
Frank Andruss	Huntington Beach	CA	92648	United States	1/24/2026
Tara Cockshott	Huntington Beach	CA	92648	United States	1/24/2026
Stephanie buccella	Huntington Beach	CA	92648	United States	1/24/2026
Thomas mcdaniel	Huntington Beach	CA	92648	United States	1/24/2026
Tiffany Perrucci	Huntington Beach	CA	92648	United States	1/24/2026
lauren prelesnik	Huntington Beach	CA	92648	United States	1/24/2026
Beau Janzen	Huntington Beach	CA	92646	United States	1/24/2026
Elizabeth Janzen	Huntington Beach	CA	92646	United States	1/24/2026
Angie karahalios	Huntington Beach	CA	92648	United States	1/24/2026
Robert Kelly	Huntington Beach	CA	92648	United States	1/24/2026
Caleb Prelesnik	Huntington Beach	CA	92646	United States	1/24/2026
Virginia Gross	Huntington Beach	CA	92648	United States	1/24/2026
Douglas Warren	Huntington Beach	CA	92648	United States	1/24/2026
Raphael Bernard	Costa Mesa	CA	92626	United States	1/24/2026
Raelynn Garrett	Huntington Beach	CA	92648	United States	1/24/2026
Susan Fitzhugh	Huntington Beach	CA	92648	United States	1/24/2026
anthony andrews	Huntington Beach	CA	92648	United States	1/24/2026
Calum Colbert	Huntington Beach	CA	92648	United States	1/24/2026
Jon Seretan	Long Beach	CA	90814	United States	1/24/2026
Emma Fitzhugh	Huntington Beach	CA	92648	United States	1/24/2026
Natalie Crosswell	Huntington Beach	CA	92648-554	United States	1/24/2026
Robert Casares	Huntington Beach	CA	92648	United States	1/24/2026
Alex Baron	Huntington Beach	CA	92647	United States	1/24/2026
Tonianne Southron	Seal Beach	CA	90740	United States	1/24/2026
Kathy Kelly	Huntington Beach	CA	92648	United States	1/24/2026
Dawne Moore	Huntington Beach	CA	92648	United States	1/24/2026
Suzanne DeVries	Huntington Beach	CA	92648	United States	1/24/2026

Patrick Urian	Huntington Beach	CA	92648	United Stat	1/24/2026
Carmen Johnson	Huntington Beach	CA	92648	United Stat	1/24/2026
Joan Mayeaux	Huntington Beach	CA	92647	United Stat	1/24/2026
Chris Hutnick	Huntington Beach	CA	92648	United Stat	1/24/2026
Donavan Mayes	Huntington Beach	CA	92648	United Stat	1/24/2026
Charlie O'Brien	Huntington Beach	CA	92648	United Stat	1/24/2026
Nancy Stephens	Huntington Beach	CA	92648	United Stat	1/24/2026
Bernd Haupt	Huntington Beach	CA	92648	United Stat	1/24/2026
Robin Slome	Huntington Beach	CA	92648	United Stat	1/24/2026
Robin McManus	Huntington Beach	CA	92649	United Stat	1/24/2026
Brad Seckner	Santa Monica	CA	90402	United Stat	1/24/2026
Barbara Sladeck	Huntington Beach	CA	92646	United Stat	1/24/2026
Gloria Schmidt	Huntington Beach	CA	92649	United Stat	1/24/2026
Brian rosenblatt	Huntington Beach	CA	92649	United Stat	1/24/2026
Donna Traversi	Huntington Beach	CA	92648	United Stat	1/24/2026
Michael Wilson	Huntington Beach	CA	92648	United Stat	1/24/2026
Katie Makros	Huntington Beach	CA	92648	United Stat	1/24/2026
Theresa DuBourdieu	Huntington Beach	CA	92648	United Stat	1/24/2026
Kelly Hodge	Huntington Beach	CA	92648	United Stat	1/24/2026
Katherine Buerkle	Huntington Beach	CA	92648	United Stat	1/24/2026
Sarah King	Huntington Beach	CA	92648	United Stat	1/24/2026
Pratima karia	Huntington Beach	CA	92648	United Stat	1/24/2026
Sam Fullerton	Huntington Beach	CA	92648	United Stat	1/24/2026
Jacqueline Luther	Huntington Beach	CA	92648	United Stat	1/24/2026
Claudia Fernandez-Shaw	Huntington Beach	CA	92648	United Stat	1/24/2026
Jennifer Urian	Huntington Beach	CA	92648	United Stat	1/24/2026
Samantha Bloom	Huntington Beach	CA	92648	United Stat	1/24/2026
Dana bennett	Huntington Beach	CA	92648	United Stat	1/24/2026
Karen Brink	Huntington Beach	CA	92649	United Stat	1/24/2026
Brande Hune	Huntington Beach	CA	92648	United Stat	1/24/2026
Allyson Rassouli	Huntington Beach	CA	92648	United Stat	1/24/2026
Rochelle Ruth	Huntington Beach	CA	92646	United Stat	1/24/2026
Emile Wakim	Huntington Beach	CA	92648	United Stat	1/24/2026
Rosalinda fazio	Huntington Beach	CA	92648	United Stat	1/24/2026
Doria Merical	Huntington Beach	CA	92649	United Stat	1/24/2026
Taylor Hardin	Huntington Beach	CA	92647	United Stat	1/24/2026
Michael Schaffner	Huntington Beach	CA	92649	United Stat	1/24/2026
Heather Velastegui	Huntington Beach	CA	92646	United Stat	1/24/2026
Jennifer Schaumburg	Huntington Beach	CA	92646	United Stat	1/24/2026
Curtis Ong	Huntington Beach	CA	92648	United Stat	1/24/2026
Jamie Coker-Robertson	Fountain Valley	CA	92708	United Stat	1/24/2026
Christine blair	Huntington Beach	CA	92646	United Stat	1/24/2026
Elisabeth Day	Huntington Beach	CA	92648	United Stat	1/24/2026
Rossedy Anderson	Huntington Beach	CA	92646	United Stat	1/24/2026

Linda simonian	Huntington Beach	CA	92647	United Stat	1/24/2026
Jennifer Johnson	Huntington Beach	CA	92646	United Stat	1/24/2026
Trena Ault	Huntington Beach	CA	92646	United Stat	1/24/2026
Albert Lin	Newport Beach	CA	92663	United Stat	1/24/2026
Tracy Boswell	Huntington Beach	CA	92648	United Stat	1/24/2026
Janel Yoshida	Huntington Beach	CA	92648	United Stat	1/24/2026
Amy DeNardo	Huntington Beach	CA	92648	United Stat	1/24/2026
Andrew Marsoun	Huntington Beach	CA	92648	United Stat	1/24/2026
Linda Spengler	Huntington Beach	CA	92648	United Stat	1/24/2026
Doug Luther	Huntington Beach	CA	92648	United Stat	1/24/2026
Hanh Seckner	Huntington Beach	CA	92648	United Stat	1/24/2026
Cinthia Perez	Huntington Beach	CA	92648	United Stat	1/24/2026
Paul Hicks	Huntington Beach	CA	92648	United Stat	1/24/2026
Kelly Venezia	Huntington Beach	CA	92647	United Stat	1/24/2026
Michaela Fazio	Huntington Beach	CA	92648	United Stat	1/24/2026
Allyson Moser	Huntington Beach	CA	92648	United Stat	1/24/2026
Loreen Attridge	Huntington Beach	CA	92648	United Stat	1/24/2026
Jade Hendricks	Huntington Beach	CA	92648	United Stat	1/24/2026
Vanessa Benson	Huntington Beach	CA	92648	United Stat	1/24/2026
Rita Sidrak	Huntington Beach	CA	92648	United Stat	1/24/2026
Randy Ellison	Huntington Beach	CA	92649	United Stat	1/24/2026
Margo Ferris	Huntington Beach	CA	92646	United Stat	1/24/2026
Mark Ault	Huntington Beach	CA	92646	United Stat	1/24/2026
Michaela Vitrano	Huntington Beach	CA	92649	United Stat	1/24/2026
Audrey Hartman	Huntington Beach	CA	92649	United Stat	1/24/2026
Nicole trapp	Huntington Beach	CA	92648	United Stat	1/24/2026
Gigi kramer	Huntington Beach	CA	92646	United Stat	1/24/2026
Tara Coker	Huntington Beach	CA	92646	United Stat	1/24/2026
Dennis Donsker	Newport Beach	CA	92663	United Stat	1/24/2026
James Templin	Huntington Beach	CA	92648	United Stat	1/24/2026
Debbie De La Cruz	Huntington Beach	CA	92647	United Stat	1/24/2026
Jackie Ferlita	Huntington Beach	CA	92648	United Stat	1/24/2026
Steven Ralls	Huntington Beach	CA	92648	United Stat	1/24/2026
Nancy Shih	Huntington Beach	CA	92648	United Stat	1/24/2026
Meredyth Serrecchia	Huntington Beach	CA	92649	United Stat	1/24/2026
Ayden Colbert	Huntington Beach	CA	92648	United Stat	1/24/2026
John lane	Huntington Beach	CA	90742	United Stat	1/24/2026
Ashley Trieb	Huntington Beach	CA	92648	United Stat	1/24/2026
Maryann Jensen	Huntington Beach	CA	92648	United Stat	1/24/2026
Robin Brunner	Huntington Beach	CA	92648	United Stat	1/24/2026
Matthew Benson	Huntington Beach	CA	92648	United Stat	1/24/2026
Dion Trieb	Huntington Beach	CA	92648	United Stat	1/24/2026
Niva Patel	Huntington Beach	CA	92646	United Stat	1/24/2026
Diane Passaquindici	Huntington Beach	CA	92648	United Stat	1/24/2026

Nora Fernandez	Huntington Beach	CA	92648	United Stat	1/24/2026
James Jensen	Huntington Beach	CA	92648	United Stat	1/24/2026
Karen Warren	Huntington Beach	CA	92648	United Stat	1/24/2026
Cathy Campbell	Huntington Beach	CA	92648	United Stat	1/24/2026
Ken Stockman	Huntington Beach	CA	92648	United Stat	1/24/2026
Sean Moore	Huntington Beach	CA	92647	United Stat	1/24/2026
Dave Kerr	Huntington Beach	CA	92646	United Stat	1/24/2026
George Woodley	Huntington Beach	CA	92648	United Stat	1/24/2026
Laura knight	Huntington Beach	CA	92648	United Stat	1/24/2026
Tracie French	Huntington Beach	CA	92648	United Stat	1/24/2026
Sterling Lapham	Huntington Beach	CA	92649	United Stat	1/24/2026
Clint Gerlach	Huntington Beach	CA	92648	United Stat	1/24/2026
David Luther	Huntington Beach	CA	92646	United Stat	1/24/2026
Steven Sturm	Huntington Beach	CA	92648	United Stat	1/24/2026
Karen Sturm	Huntington Beach	CA	92648	United Stat	1/24/2026
Brett Duff	Huntington Beach	CA	92646	United Stat	1/24/2026
Chris Crosswell	Huntington Beach	CA	92648	United Stat	1/24/2026
Lesley Malone	Huntington Beach	CA	92646	United Stat	1/24/2026
Cheryl Gates	Huntington Beach	CA	92648	United Stat	1/24/2026
Mike Frayer	Huntington Beach	CA	92647	United Stat	1/24/2026
Karen Guthorn	Huntington Beach	CA	92648	United Stat	1/24/2026
Angelique Ouaknine	Huntington Beach	CA	92649	United Stat	1/24/2026
Calder McNab	Huntington Beach	CA	92648	United Stat	1/24/2026
Cecilia Hicks	Huntington Beach	CA	92648	United Stat	1/24/2026
Teri Springer	Huntington Beach	CA	92648	United Stat	1/24/2026
Elysia Weiner	Huntington Beach	CA	92646	United Stat	1/24/2026
Carol CooperYudin	Huntington Beach	CA	92647	United Stat	1/24/2026
Dorothy Weiner	Huntington Beach	CA	92646	United Stat	1/24/2026
Taylor gates	Huntington Beach	CA	92648	United Stat	1/24/2026
Jennifer Schaffner	Huntington Beach	CA	92649	United Stat	1/24/2026
Ben Tilton	Huntington Beach	CA	92646	United Stat	1/24/2026
Maxwell Upp	Laguna Niguel	CA	92677	United Stat	1/24/2026
Ed Breunig	Huntington Beach	CA	92648	United Stat	1/24/2026
Michelle Bachand	Huntington Beach	CA	92648	United Stat	1/24/2026
Jannette Martes	Lakewood	CA	90712	United Stat	1/24/2026
Robert Rose	Huntington Beach	CA	92648	United Stat	1/24/2026
Suzanne valker	Huntington Beach	CA	92648	United Stat	1/24/2026
Eric Reichert	Huntington Beach	CA	92648	United Stat	1/24/2026
Scott Clegg	Huntington Beach	CA	92648	United Stat	1/24/2026
Josephine Garrett	Huntington Beach	CA	92648	United Stat	1/24/2026
jeneane Tripoli	Huntington Beach	CA	92648	United Stat	1/24/2026
John DeGuide	Huntington Beach	CA	92648	United Stat	1/24/2026
Allen Hampton	Huntington Beach	CA	92648	United Stat	1/24/2026
Tatyana Bukrinsky	Huntington Beach	CA	92649	United Stat	1/24/2026

Mariam Arsala	Anaheim	CA	92804 United Stat	1/24/2026
Brent Kosick	Huntington Beach	CA	92646 United Stat	1/24/2026
Sharon Maines	Huntington Beach	CA	92648 United Stat	1/24/2026
Jeffrey Teng	Huntington Beach	CA	92648 United Stat	1/24/2026
Greg Berger	Huntington Beach	CA	92646 United Stat	1/24/2026
Judy Jones	Huntington Beach	CA	92648 United Stat	1/24/2026
Marian McClellan	Huntington Beach	CA	92648 United Stat	1/24/2026
Susan DeGuide	Huntington Beach	CA	92648 United Stat	1/24/2026
Joseph Schacatano	Huntington Beach	CA	92649 United Stat	1/24/2026
James Romanowski	Huntington Beach	CA	92648 United Stat	1/24/2026
Frank Carroll	Huntington Beach	CA	92648 United Stat	1/25/2026
Violet Cueva-Unseld	Huntington Beach	CA	92648 United Stat	1/25/2026
Diana Davide	Huntington Beach	CA	92648 United Stat	1/25/2026
Tim Maurer	Anaheim	CA	92808 United Stat	1/25/2026
Michelle Strollo	Huntington Beach	CA	92648 United Stat	1/25/2026
John Ridgway	Huntington Beach	CA	92648 United Stat	1/25/2026
Joseph Garrett	Huntington Beach	CA	92648 United Stat	1/25/2026
Dat Do	Huntington Beach	CA	92648 United Stat	1/25/2026
Diane Buccella	Huntington Beach	CA	92649 United Stat	1/25/2026
Carlos Ortiz	Huntington Beach	CA	92648 United Stat	1/25/2026
LINDY Webb	Huntington Beach	CA	92648 United Stat	1/25/2026
Mary MacKenzie	Huntington Beach	CA	92648 United Stat	1/25/2026
Mary Lou Martin	Long Beach	CA	90803 United Stat	1/25/2026
Rudi Riegler	Huntington Beach	CA	92647 United Stat	1/25/2026
Kevin Dunham	Huntington Beach	CA	92649 United Stat	1/25/2026
terry hammer	Huntington Beach	CA	92648 United Stat	1/25/2026
Vona Breunig	Huntington Beach	CA	92648 United Stat	1/25/2026
Troy Coker	Huntington Beach	CA	92646 United Stat	1/25/2026
Paul Rubio	Huntington Beach	CA	92649 United Stat	1/25/2026
Susan Ridgway	Huntington Beach	CA	92648 United Stat	1/25/2026
Carla Rose	Huntington Beach	CA	92648 United Stat	1/25/2026
sharon pitchford	Huntington Beach	CA	92646 United Stat	1/25/2026
Patti Gasparian	Huntington Beach	CA	92648 United Stat	1/25/2026
Lynn Haye	Huntington Beach	CA	92648 United Stat	1/25/2026
Tyler straub	Huntington Beach	CA	92648 United Stat	1/25/2026
Teresa Campbell	Huntington Beach	CA	92648 United Stat	1/25/2026
Matthew Shackelford	Huntington Beach	CA	92648 United Stat	1/25/2026
Neda Zargar	Irvine	CA	92614 United Stat	1/25/2026
Albert Gasparian	Huntington Beach	CA	92648 United Stat	1/25/2026
Mary Amen	Huntington Beach	CA	92649 United Stat	1/25/2026
Alton Foran	Huntington Beach	CA	92648 United Stat	1/25/2026
mah mehr	Laguna Beach	CA	92651 United Stat	1/25/2026
Sonu S	Fullerton	CA	92832 United Stat	1/25/2026
Caryl Devolet	Huntington Beach	CA	92648 United Stat	1/25/2026

Behnam Razmjooei	Irvine	CA	92618	United Stat	1/25/2026
Tim groff	Huntington Beach	CA	92648	United Stat	1/25/2026
aubrey hernandez	Los Angeles	CA	90043	United Stat	1/25/2026
Erin nichols	Huntington Beach	CA	92648	United Stat	1/25/2026
Tony SWANSON	Huntington Beach	CA	92648	United Stat	1/25/2026
natalie mcdaniel	Huntington Beach	CA	92648	United Stat	1/25/2026
Kristen Shearer	Huntington Beach	CA	92647	United Stat	1/25/2026
StephaniE Gledhill	Huntington Beach	CA	92648	United Stat	1/25/2026
Claire Au	Huntington Beach	CA	92648	United Stat	1/25/2026
Shadi H	Costa Mesa paoularinc	CA	92626	United Stat	1/25/2026
Nooshin Neshat Effatian				United Stat	1/25/2026
Eveline Gani	Huntington Beach	CA	92649	United Stat	1/25/2026
Dan Blair	Huntington Beach	CA	92646	United Stat	1/25/2026
Subianto Gani	Pontianak		78111	Indonesia	1/25/2026
Paul Wyrick	Huntington Beach	CA	92649	United Stat	1/25/2026
Sepanta Yousefian	Somerville	MA	02144	United Stat	1/25/2026
Roneisha Reynolds	Victorville	WA	92394	United Stat	1/25/2026
Narges Falahati	Lake Forest	CA	92630	United Stat	1/25/2026
marjan asvadi	Los Angeles	CA	90017	United Stat	1/25/2026
Jasmin Imani	Santa Ana	CA	92701	United Stat	1/25/2026
Lisa C Wellman	Huntington Beach	CA	92648	United Stat	1/25/2026
Gayle Haas	Cutchogue	NY	11935	United Stat	1/25/2026
Michelle Greenhaw	Huntington Beach	CA	92649	United Stat	1/25/2026
Melanie mousavi	Los Angeles	CA	90017	United Stat	1/25/2026
shabnam shahriari	Irvine	CA	92620	United Stat	1/25/2026
Farzin Bijani	Lake Forest	CA	92630	United Stat	1/25/2026
Lalitha Ananth	Huntington Beach	CA	92648	United Stat	1/25/2026
Alicia Logan	Huntington Beach	CA	92647	United Stat	1/25/2026
Ricky L				United Stat	1/25/2026
Mark Zamiska	Huntington Beach	CA	92646	United Stat	1/25/2026
John Bruce Corral	Huntington Beach	CA	92648	United Stat	1/25/2026
Kimo malie	Irvine	CA	92678	United Stat	1/25/2026
Vicki Davis	Huntington Beach	CA	92648	United Stat	1/25/2026
Melanie Champion	Huntington Beach	CA	92648	United Stat	1/25/2026
John dyer	Huntington Beach	CA	92648	United Stat	1/25/2026
ROGER McClellan	Huntington Beach	CA	92648	United Stat	1/25/2026
Theresa Scheffler	Los Angeles	CA	90068	United Stat	1/25/2026
Shabboo Karimi	Irvine	CA	92620	United Stat	1/25/2026
hong mei cui	Huntington Beach	CA	92648	United Stat	1/25/2026
Farin Baradaran	Aliso Viejo	CA	92656	United Stat	1/25/2026
rosemary torossian	Sherman Oaks	CA	91423	United Stat	1/25/2026
Shekoufeh Mohammai	Canoga Park	CA	91303	United Stat	1/25/2026
Ava Moosavi	Irvine	CA	92620	United Stat	1/25/2026
Mojgan Noori	Dana Point	CA	92629	United Stat	1/25/2026

Jenny Freck	Huntington Beach	CA	92648	United Stat	1/25/2026
Maryam Mosafer	Corona del Mar	CA	92625	United Stat	1/25/2026
Mehrnaz Rassizadeh	Santa Ana	CA	92701	United Stat	1/25/2026
Eric Wiltfong	Huntington Beach	CA	92646	United Stat	1/25/2026
Vahid Zamiri	Encino	CA	91316	United Stat	1/25/2026
Mahan Khorramzad	Irvine	CA	92612	United Stat	1/25/2026
Tom Shibel	Huntington Beach	CA	92646	United Stat	1/25/2026
Sean V	Laguna Hills	CA	92653	United Stat	1/25/2026
Tristan Peimanzi	Riverside	CA	92503	United Stat	1/25/2026
Zahra Amirloo	Anaheim	CA	92805	United Stat	1/25/2026
Katy sethna	Mission Viejo	CA	92691	United Stat	1/25/2026
Pantea Tehrani	Aliso Viejo	CA	92656	United Stat	1/25/2026
Mahbobeh Golzari	Irvine	CA	92618	United Stat	1/25/2026
Mahsa Atarian	Los Angeles	CA	90043	United Stat	1/25/2026
Zahra hosseini Hosseini	Laguna Niguel	CA	92677	United Stat	1/25/2026
pegah rahimi	Irvine	CA	92618	United Stat	1/25/2026
Hooman Samadzadeh	Woodland Hills	CA	91367	United Stat	1/25/2026
Mahta Delavar	Woodland Hills	CA	91367	United Stat	1/25/2026
Sara Habibi	Irvine	CA	92620	United Stat	1/25/2026
Rosa mohammadi	Laguna Niguel	CA	92677	United Stat	1/25/2026
tay far	irvie	CA	92612	United Stat	1/25/2026
Katayon Khorshidi	Garden Grove	CA	92840	United Stat	1/25/2026
Bitra Fahim	Huntington Beach	CA	92648	United Stat	1/25/2026
Pezhman kavian	Mission Viejo	CA	92691	United Stat	1/25/2026
Kiyana Kamoei	Aliso Viejo	CA	92656	United Stat	1/25/2026
Ziba هاشمی	Irvine	CA	92602	United Stat	1/25/2026
Jamie Dufault	Los Angeles	CA	90006	United Stat	1/25/2026
Christy Dozor	Huntington Beach	CA	92649	United Stat	1/25/2026
jude dozor	Huntington Beach	CA	92649	United Stat	1/25/2026
Emely Jimenez	Los Angeles	CA	90011	United Stat	1/25/2026
Mohammad Goudarzi	Garden Grove	CA	92843	United Stat	1/25/2026
Siamak Tehrani	Woodland hills	CA	91307	United Stat	1/25/2026
Shapoor Kosarimehr	Mission Viejo	CA	92691	United Stat	1/25/2026
Bahareh Gorgin	Torrance	CA	90505	United Stat	1/25/2026
samira gh	Los Angeles	CA	90014	United Stat	1/25/2026
Kathy Ghorbani	Mission Viejo	CA	92692	United Stat	1/25/2026
Mark Giordani	Los Angeles	CA	91303	United Stat	1/25/2026
Frances Chao	Huntington Beach	CA	92648	United Stat	1/25/2026
Ali Sabouri	Anaheim	CA	92801	United Stat	1/25/2026
Isabel Miguel	Moreno Valley	CA	92551	United Stat	1/25/2026
Cathy Voong	Huntington Beach	CA	92649	United Stat	1/25/2026
Cheryl Wyrick	Huntington Beach	CA	92649	United Stat	1/25/2026
Mehrdad Fathirad	Corona	CA	92883	United Stat	1/25/2026
Elahe Dana	Irvine	CA	92620	United Stat	1/25/2026

jarmen sarkisian	Northridge	CA	91325	United Stat	1/25/2026
Kambiz Esfahani	Anaheim	CA	92801	United Stat	1/25/2026
Ray Chung	Huntington Beach	CA	92648	United Stat	1/25/2026
Dariush Deghan	Los Angeles	CA	90023	United Stat	1/25/2026
Pooneh Ashrafi	Irvine	CA	92602	United Stat	1/25/2026
Sherry Groff	Huntington Beach	CA	92648	United Stat	1/25/2026
Giti Mehrafshani	Oak Park	CA	91377	United Stat	1/25/2026
Maryam Rahimkhani	Aliso Viejo	CA	92656	United Stat	1/25/2026
Nicole Rahimi	Redondo Beach	CA	90277	United Stat	1/25/2026
mahsa reisi	Laguna Niguel	CA	92677	United Stat	1/25/2026
melika khameneyan	Mission Viejo	CA	92691	United Stat	1/25/2026
Babak Sm	Newport Beach	CA	92660	United Stat	1/25/2026
Morvarid Hashemi	Anaheim	CA	92801	United Stat	1/25/2026
William DeNardo	Huntington Beach	CA	92648	United Stat	1/25/2026
Niloofer Amirpour	Santa ana	CA	92704	United Stat	1/25/2026
Reza Mohammadiha	Reseda	CA	91335	United Stat	1/25/2026
Mersedeh N	Lake Forest	CA	92630	United Stat	1/25/2026
Mary Seyrdian	Ladera Ranch	CA	92694	United Stat	1/26/2026
Farzaneh Kh	Irvine	CA	92618	United Stat	1/26/2026
Chase Whitehead	Huntington Beach	CA	92648	United Stat	1/26/2026
Armita Souran	Santa Ana	CA	92705	United Stat	1/26/2026
Rebecca Martinez	Long Beach	CA	90803	United Stat	1/26/2026
Gavin Hartman	Huntington Beach	CA	92648	United Stat	1/26/2026
Shima Agah	Anaheim	CA	92807	United Stat	1/26/2026
Amin Hajarian	Irvine	CA	92617	United Stat	1/26/2026
Saba Ahmadi	Los Angeles	CA	94012	United Stat	1/26/2026
Giii Dellll	Tustin	CA	92780	United Stat	1/26/2026
Hongli Zhou	Irvine		92618	United Stat	1/26/2026
sooshiant Mokhtari	Irvine	CA	92618	United Stat	1/26/2026
Parvin Abdollahi	Riverside	CA	92509	United Stat	1/26/2026
Phil Geminder	Huntington Beach	CA	92648	United Stat	1/26/2026
Julie Ault	Huntington Beach	CA	92648	United Stat	1/26/2026
David Snyder	Huntington Beach	CA	92648	United Stat	1/26/2026
Annette Geminder	Huntington Beach	CA	92648	United Stat	1/26/2026
Colin Dootson	Huntington Beach	CA	92648	United Stat	1/26/2026
parastoo majidi	Irvine	CA	92603	United Stat	1/26/2026
Saba Baraghani	Moreno Valley	CA	92555	United Stat	1/26/2026
Maggie Hartman	Huntington Beach	CA	92648	United Stat	1/26/2026
Queena qu	Riverside	CA	92807	United Stat	1/26/2026
Ben Lightfoot	Huntington Beach	CA	92648	United Stat	1/26/2026
Nasrin Homaee	Irvine	CA	92602	United Stat	1/26/2026
Chase Ault	Huntington Beach	CA	92648	United Stat	1/26/2026
Nikki radan	Anaheim	CA	92825	United Stat	1/26/2026
Pamela O'Connor	Huntington Beach	CA	92646	United Stat	1/26/2026

Reza Karkia	Newport Beach	CA	92660 United Stat	1/26/2026
نگار صمدی	Playa del Rey	CA	90293 United Stat	1/26/2026
Nancy Lanksbury	Huntington Beach	CA	92648 United Stat	1/26/2026
Michelle Amezcua	Riverside	CA	92506 United Stat	1/26/2026
sepideh kazemi	Aliso Viejo	CA	92656 United Stat	1/26/2026
Shiler Naderi	Irvine	CA	92618 United Stat	1/26/2026
Afsaneh Lashgari	Irvine	CA	92618 United Stat	1/26/2026
Daniel kim	Corona	CA	92879 United Stat	1/26/2026
Jacqueline Brodt	Huntington Beach	CA	92646 United Stat	1/26/2026
Rose fard	Irvine	CA	92614 United Stat	1/26/2026
targol parsa	Irvine	CA	92620 United Stat	1/26/2026
Paris Zadeh	Mission Viejo	CA	92692 United Stat	1/26/2026
Neda Adlgostar	Mission Viejo	CA	92692 United Stat	1/26/2026
H s	Santa Ana	CA	92704 United Stat	1/26/2026
Afroz Montaseri	Irvine	CA	92618 United Stat	1/26/2026
Sheida Mohammadi	Canoga Park	CA	91303 United Stat	1/26/2026
Roya Rezaei	Anaheim	CA	92802 United Stat	1/26/2026
Bahareh Alikhaniha	Laguna Niguel	CA	92677 United Stat	1/26/2026
Curt Hilliard	Huntington Beach	CA	92648 United Stat	1/26/2026
Axel Merlin	Santa Ana	CA	92703 United Stat	1/26/2026
David Nelson	Huntington Beach	CA	92648 United Stat	1/26/2026
behrang alaoddoleh	Tustin	CA	92782 United Stat	1/26/2026
مصطفی بهروزی کیا	Los Angeles	CA	90060 United Stat	1/26/2026
Taylor Ault	Huntington Beach	CA	92648 United Stat	1/26/2026
Tony Zarandi	Laguna Niguel	CA	92677 United Stat	1/26/2026
Nasrin Hooshvar	Laguna Niguel	CA	92677 United Stat	1/26/2026
Shelly Hilliard	Huntington Beach	CA	92648 United Stat	1/26/2026
Mohsen Ghorbani	Los Angeles	CA	90026 United Stat	1/26/2026
Dylan Sherman	Whittier	CA	90602 United Stat	1/26/2026
Cynthia Benton	Huntington Beach	CA	92648 United Stat	1/26/2026
Sogol Nikbakht	Irvine	CA	92618 United Stat	1/26/2026
Hossein Shargh	Corona	CA	92883 United Stat	1/26/2026
Ali Gheidi	Laguna Niguel	CA	92677 United Stat	1/26/2026
Sarah McCoy	Corona	CA	92882 United Stat	1/26/2026
Neda Bastani	Fullerton	CA	92835 United Stat	1/26/2026
Arash Kay Moghadam	Reseda	CA	91335 United Stat	1/26/2026
Mahnaz Doosti	Long Beach	CA	90805 United Stat	1/26/2026
hau sin wong	Huntington Beach	CA	92648 United Stat	1/26/2026
Afsan Osivand	Irvine	CA	92612 United Stat	1/26/2026
Donald Wittenberg	Huntington Beach	CA	92646 United Stat	1/26/2026
Miranda Ault	Seattle	WA	98109 United Stat	1/26/2026
Kiyana Kamoei	Aliso Viejo	CA	92656 United Stat	1/26/2026
Maryam Sadeghi	Mission Viejo	CA	92696 United Stat	1/26/2026
Narges Beikmohammadi	Fullerton	CA	92833 United Stat	1/26/2026

Abbas Ahmadi	Irvine	CA	92612 United Stat	1/26/2026
NAZANIN BIJANI	Los Angeles	CA	90066 United Stat	1/26/2026
Miranda Kwan	Huntington Beach	CA	92648 United Stat	1/26/2026
Nasrin Kazem	Woodland Hills	CA	91364 United Stat	1/26/2026
Mike Miller	Newport Beach	CA	92663 United Stat	1/26/2026
Soudabeh Zadeh	Anaheim	CA	92807 United Stat	1/26/2026
Vahideh Kazemzadeh	Corona	CA	92880 United Stat	1/26/2026
Farzane Sherok	Santa Ana	CA	92703 United Stat	1/26/2026
Luna Ghani	Tustin	CA	92780 United Stat	1/26/2026
Fariman Jozeramezani	Anaheim	CA	92807 United Stat	1/26/2026
Maryam Aipour	Irvine	CA	92614 United Stat	1/26/2026
Gloria Wu	Placentia	CA	92870 United Stat	1/26/2026
Zara Nama	Rancho Palos Verdes	CA	90275 United Stat	1/26/2026
rose Shadi	Laguna Niguel	CA	92677 United Stat	1/26/2026
Sanaz Mir	Woodland Hills	CA	91367 United Stat	1/26/2026
Paymaneh Moshrefi	Anaheim	CA	92805 United Stat	1/26/2026
Alice Westhop	Garden Grove	CA	92840 United Stat	1/26/2026
omid ziaee			United Stat	1/26/2026
Alex Namazi	Ladera Ranch	CA	92694 United Stat	1/26/2026
Samira hesari	Anaheim	CA	92805 United Stat	1/26/2026
Roya Azad	Irvine	CA	92618 United Stat	1/26/2026
Nosratolah Bahman	Woodland Hills	CA	91364 United Stat	1/26/2026
Mah Aj	Rancho Santa Margarit	CA	92688 United Stat	1/26/2026
Alenoosh Hacupian	Glendale	CA	91204 United Stat	1/26/2026
Fariba Haghjoo	Irvine	CA	92604 United Stat	1/26/2026
Iran Freedom	Los Angeles	CA	90061 United Stat	1/26/2026
Saba khorsandi	Bellevue	WA	98006 United Stat	1/26/2026
Malihe Cheraghi Asl	Los Angeles	CA	90060 United Stat	1/26/2026
Hamidreza Jafari	Santa Ana	CA	92703 United Stat	1/26/2026
Sophie Dadhoo	Irvine	CA	92604 United Stat	1/26/2026
Saeid Zadeghi	Aliso Viejo	CA	92656 United Stat	1/26/2026
David Shabani	Pomona	CA	91766 United Stat	1/26/2026
Daryoush Kaviani	Canoga Park	CA	91303 United Stat	1/26/2026
Naghmeh Masoudinia	Corona	CA	92881 United Stat	1/26/2026
maedeh moghbel esfaha	Garden Grove	CA	92843 United Stat	1/26/2026
Fariba Hajjafar	Pittsburgh	PA	15210 United Stat	1/26/2026
Noshin Askari	Foothill Ranch	CA	92610 United Stat	1/26/2026
parisa homayouni	Los Angeles	CA	90001 United Stat	1/26/2026
Tim O'Connor	Huntington Beach	CA	92646 United Stat	1/26/2026
Yue Zhou	Diamond Bar	CA	91765 United Stat	1/26/2026
Sara Ramezani	Anaheim	CA	92805 United Stat	1/26/2026
naeimeh pourzolfaghar	Irvine	CA	92620 United Stat	1/26/2026
Tahereh Alinejad	Los Angeles	CA	90060 United Stat	1/26/2026
Sussan Azaria	Westminster	CA	92683 United Stat	1/26/2026

Ali Khorsand	Aliso Viejo	CA	92656	United Stat	1/26/2026
Sahar Vahidi	Rancho Santa Margarit	CA	92688	United Stat	1/26/2026
Aram Afarinesh	Westminster	CA	92683	United Stat	1/26/2026
soheila rezaei	Santa Ana	CA	92704	United Stat	1/26/2026
Kathy kh	Los Angeles	CA	90060	United Stat	1/26/2026
Mohammad Mohsenian	Irvine	CA	92620	United Stat	1/26/2026
Daniel Agajanian	Huntington Beach	CA	92648	United Stat	1/26/2026
Carl carpenter	Huntington Beach	CA	92648	United Stat	1/26/2026
Nasima Shansab	Northridge	CA	91325	United Stat	1/26/2026
Zahra Attar ashrafi	Irvine	CA	92612	United Stat	1/26/2026
Sonya Branson	Huntington Beach	CA	92648	United Stat	1/26/2026
Maryam Gilanpour	La Mirada	CA	90638	United Stat	1/26/2026
Mona Ranjbar	Ladera Ranch	CA	92694	United Stat	1/26/2026
HARVEY RAHIMIAN.	Van Nuys	CA	91401	United Stat	1/26/2026
Shahriar Pourbahrami	Woodland Hills	CA	91367	United Stat	1/26/2026
Azi Toussi	Mission Viejo		92691	United Stat	1/26/2026
Ana gholami	Aliso Viejo	CA	92656	United Stat	1/26/2026
Azita Varjan	Riverside	CA	92614	United Stat	1/26/2026
Mona Fara	Irvine	CA	92612	United Stat	1/26/2026
Mostafa Delshad	Irvine	CA	92618	United Stat	1/26/2026
Maryam vatan	Placentia	CA	92870	United Stat	1/26/2026
Narges Yousef Beigi	Los Angeles	CA	90020	United Stat	1/26/2026
Miranda Johnson	Newport Beach	CA	92663	United Stat	1/26/2026
Vida Azari	Los Angeles	CA	90006	United Stat	1/26/2026
Giti Laki	Laguna Niguel	CA	92677	United Stat	1/26/2026
Matt D	Fountain Valley	CA	92708	United Stat	1/26/2026
sina Ghazi	Moreno Valley	CA	92553	United Stat	1/26/2026
Angineh Davoodian	Rancho Cucamonga	CA	91701	United Stat	1/26/2026
Moe L	Reseda	CA	91335	United Stat	1/26/2026
Granaz Movahed	Costa Mesa	CA	92626	United Stat	1/26/2026
Minoo Rabbani	San Marcos	CA	92078	United Stat	1/26/2026
Shirin Azizi	Rancho Cucamonga	CA	91730	United Stat	1/26/2026
Eli ramandi	Los Angeles	CA	90003	United Stat	1/26/2026
Peymaneh Bakhtari	Irvine	CA	92614	United Stat	1/26/2026
Behnaz Erfani	Claremont	CA	91711	United Stat	1/26/2026
Bryan Chang	La Mirada	CA	90638	United Stat	1/26/2026
Golbahar Janani	Trabuco Canyon	CA	92679	United Stat	1/26/2026
Matthew Lynch	Huntington Beach	CA	92649	United Stat	1/26/2026
james jam	Irvine	CA	92618	United Stat	1/26/2026
Kathy Emerzian	Huntington Beach	CA	92648	United Stat	1/26/2026
Sami M	Aliso Viejo	CA	92656	United Stat	1/26/2026
Eli shafi	Irvine	CA	92602	United Stat	1/26/2026
Anna Zomorod	Los Angeles	CA	90044	United Stat	1/26/2026
Sam Hudson	Burbank	CA	91503	United Stat	1/26/2026

Farnaz Amini	Orange	CA	92867	United Stat	1/26/2026
Roya Bayat	Tustin	CA	92780	United Stat	1/26/2026
Goli Derogat	San Juan Capistrano	CA	92675	United Stat	1/26/2026
Arezoo Naderi	Van Nuys	CA	91406	United Stat	1/26/2026
Ian sender	Newport Beach	CA	92660	United Stat	1/26/2026
Ben Shamloo@yahoo.co	Los Angeles	CA	90048	United Stat	1/26/2026
Maryam Nikbakht	Mission Viejo	CA	92692	United Stat	1/26/2026
Dan De Yo	Yorba Linda	CA	92886	United Stat	1/26/2026
Sara Azizi	Los Angeles	CA	90006	United Stat	1/26/2026
Neda Dehghani (ندا)	Winnetka	CA	91306	United Stat	1/26/2026
pani b	la	CA	90035	United Stat	1/26/2026
Haideh Tabrizi	Redwood City	CA	94065	United Stat	1/26/2026
Michael Razipour	Rancho Palos Verdes	CA	90275	United Stat	1/26/2026
Rassol Eftekharian	Placentia	CA	92870	United Stat	1/26/2026
francisco solis	Los Angeles	CA	90011	United Stat	1/26/2026
Kelly casares	Huntington Beach	CA	92648	United Stat	1/26/2026
Jacqueline Jernigan	Huntington Beach	CA	92648	United Stat	1/26/2026
Sofi Aram	Anaheim	CA	92805	United Stat	1/26/2026
Dariush Seddighzadeh	Santa Ana	CA	92705	United Stat	1/26/2026
Mohammad Karimi	Irvine	CA	92620	United Stat	1/26/2026
Ellie Bozorg	Mission Viejo	CA	92692	United Stat	1/26/2026
Sepideh Sohrabnejad	Corona	CA	92880	United Stat	1/26/2026
Anthony reddy	Huntington Beach	CA	92648	United Stat	1/26/2026
Sean Khosrovani	Springfield	MA	01108	United Stat	1/26/2026
Craig Petrime	Garden Grove	CA	92843	United Stat	1/26/2026
fatemeh yadegar	mission viejo	CA	92692	United Stat	1/26/2026
Cliff shu	Huntington Beach	CA	92648	United Stat	1/26/2026
Pari Rafie	Phoenix	AZ	92656	United Stat	1/26/2026
Allison lloyd	Huntington Beach	CA	92649	United Stat	1/26/2026
Sol Dr	Los Angeles	CA	90004	United Stat	1/26/2026
Peter Tillotson	Huntington Beach	CA	92648-612	United Stat	1/26/2026
Shokofeh Dehghan	Irvine	CA	92603	United Stat	1/26/2026
Mas Gholami	Los Angeles	CA	90060	United Stat	1/26/2026
Eric P	Temecula	CA	92592	United Stat	1/26/2026
Mike Kim	Irvine	CA	92618	United Stat	1/26/2026
Paris Kasmai	Mission Viejo	CA	92691	United Stat	1/26/2026
Asal azari	Aliso Viejo	CA	92656	United Stat	1/26/2026
Nousha H	Aliso Viejo	CA	92656	United Stat	1/26/2026
Joe Brunner	Huntington Beach	CA	92648	United Stat	1/26/2026
AJ Benton	Huntington Beach	CA	92648	United Stat	1/26/2026
Merouj Babaian	Porter Ranch	CA	91326	United Stat	1/26/2026
Bitra Jafari	Winnetka	CA	91306	United Stat	1/26/2026
Saied Mirshahidi	Irvine	CA	92618	United Stat	1/26/2026
robin Wilhite	Westminster	CA	92683	United Stat	1/26/2026

Haleh Shari	Corona	CA	92880 United Stat	1/26/2026
Soraya Eslampasand	Long Beach	CA	90802 United Stat	1/26/2026
Hanieh Allahmoradi	Los Angeles	CA	90006 United Stat	1/26/2026
Patricia McDaniel	Huntington Beach	CA	92648 United Stat	1/26/2026
Neda Sho	Aliso Viejo	CA	92656 United Stat	1/26/2026
Lisa Pinkerton	Long Beach	CA	90803 United Stat	1/26/2026
Sara Saleh	Laguna Niguel	CA	92677 United Stat	1/26/2026
Jack Homer	Beverly Hills	CA	90210 United Stat	1/26/2026
Mathew Salek	Santa Ana	CA	92707 United Stat	1/26/2026
Vida Dashloo	Irvine	CA	92620 United Stat	1/26/2026
Minoo Shokrollahi	Panorama City	CA	91402 United Stat	1/26/2026

From: [Ramos, Ricky](#)
To: [Cortez, Joanna](#)
Subject: FW: Formal Record Request & Disclosure – Huntington Club Agenda item Conditional Use Permit No. 22-011 / Coastal Development Permit No. 22-009 Huntington Club Remodel and Bungalows – 6501 Palm Avenue Planning Commission Hearing: January 27, 2026
Date: Monday, January 26, 2026 4:07:10 PM

-----Original Message-----

From: Elizabeth Hartman <hartmanhouseoc@gmail.com>
Sent: Friday, January 23, 2026 2:30 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; city.manager@surfcity-hb.org; Hyland, Connor <connor.hyland@surfcity-hb.org>; supplementalcomm@surfcity-hb.org; SouthCoast@coastal.ca.gov; Planning Commission <planning.commission@surfcity-hb.org>; j.villasenor@surfcity-hb.org
Subject: Formal Record Request & Disclosure – Huntington Club Agenda item Conditional Use Permit No. 22-011 / Coastal Development Permit No. 22-009 Huntington Club Remodel and Bungalows – 6501 Palm Avenue Planning Commission Hearing: January 27, 2026

[Some people who received this message don't often get email from hartmanhouseoc@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To: City Clerk, City Attorney, Members of the Huntington Beach City Council,

This email is submitted in advance of the upcoming City Council vote regarding matters involving or affecting the Huntington Club. It is intended to create a clear, formal record for the public and the Council. The submission combines a public comment-style disclosure request with a California Public Records Act (CPRA) request, and is made in a good-faith effort to ensure transparency, compliance with state and local law, and preservation of public confidence in Council decision-making.

Public Comment / Disclosure Request

Pursuant to the California Political Reform Act (Gov. Code §§ 81000–91014), including §§ 87100, 87103, and 87200, as well as applicable Huntington Beach City Charter and Municipal Code provisions regarding Council conduct, conflicts of interest, and disclosure, I respectfully request clarification and recordation on the following:

1. Whether any sitting City Council Member currently holds, or has within the past two years held, a membership at the Huntington Club.
2. If so, whether such memberships were obtained at full market rates, including initiation fees and dues, and whether any discounts, waivers, complimentary services, or other benefits were allegedly or potentially provided, to the extent any exist.
3. Whether any such relationships, to the extent they exist, have been properly disclosed on Form 700 filings and whether a conflict-of-interest analysis has been conducted to determine whether any Council Member with such a relationship may legally participate in this vote.
4. Whether any Council Member's participation could reasonably foresee, allegedly or potentially, future financial benefits, privileges, or other emoluments arising from the Huntington Club or related entities.
5. Confirmation that appropriate recusals will be made, consistent with state law, FPPC regulations, and Huntington Beach Municipal Code / City Charter provisions, should any current or foreseeable interests exist.

This request is not an allegation of wrongdoing, but a good-faith effort to ensure compliance with California law, preserve the integrity of the Council's decision-making, and maintain public confidence. I respectfully request that any response be addressed on the record prior to the vote.

CPRA Companion Request

In addition, pursuant to the California Public Records Act (Gov. Code §§ 6250–6276.48), I request access to the following public records, to the extent they exist and are maintained by the City:

1. Form 700 Statements of Economic Interests for all current City Council Members, including any reporting of Huntington Club memberships, dues, or other benefits.
2. Internal communications, memoranda, or correspondence documenting conflict-of-interest determinations, recusals, or analyses regarding Council Members' potential financial interests, memberships, or benefits related to the Huntington Club, consistent with Gov. Code §§ 87100, 87103 and FPPC Regulations 18700 and 18702.5.
3. Any records regarding the reasonable foreseeability of future benefits, privileges, or emoluments to any Council Member arising from the Huntington Club or related entities in connection with this agenda item, consistent with state law and City Charter / Municipal Code obligations.

I respectfully request acknowledgment of receipt within 10 calendar days, consistent with Gov. Code § 6253(c), and a reasonable estimate for providing these records. If any portion of the records is withheld, please cite the specific statutory exemption relied upon. I request that any responsive records be provided electronically, if available, and included in the public record for this agenda item.

Thank you for your attention to this request. Please contact me if clarification is required.

Respectfully,
Elizabeth Hartman

t: 770-344-9236

Sent from my iPhone misspellings and all...