

ORDINANCE NO. 188719

REVISED

An ordinance dedicating, accepting and establishing certain real property owned by the City of Los Angeles as part 6141 West Century Boulevard, all public streets of said City.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Los Angeles finds that the public interest, convenience and necessity require that an easement for public street purposes over the real property owned by the City be, and same is hereby dedicated, accepted and established as part of 6141 West Century Boulevard, all public streets of said City, and described as follows on EXHIBIT "A" and EXHIBIT "B".

EXHIBIT "A"
LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION

THOSE PORTIONS OF PARCEL "A" AND PARCEL "B" OF PARCEL MAP L.A. NUMBER 3345, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 74 OF PARCEL MAPS, PAGE 99, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED IN THE FOLLOWING TWO PARCELS.

PARCEL 1

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF VICKSBURG AVENUE WITH THE CENTERLINE OF CENTURY BOULEVARD AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 301 PAGES 21 THROUGH 42 INCLUSIVE OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALONG THE CENTERLINE OF CENTURY BOULEVARD SOUTH 89°49'12" EAST, A DISTANCE OF 469.97 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF PARCEL "A" OF SAID PARCEL MAP, THENCE

ALONG SAID SOUTHERLY PROLONGATION NORTH 00°08'42" EAST, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTH LINE OF CENTURY BOULEVARD AS SHOWN ON SAID RECORD OF SURVEY, SAID POINT BEING THE POINT OF BEGINNING, THENCE

DEPARTING SAID NORTH LINE OF CENTURY BOULEVARD AND ALONG THE WEST LINE OF SAID PARCEL "A" NORTH 00°08'42" EAST, A DISTANCE OF 8.00 FEET TO A LINE PARALLEL WITH A DISTANCE NORTHERLY 108.00 FEET, MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF CENTURY BOULEVARD, THENCE

ALONG SAID PARALLEL LINE SOUTH 89°49'12" EAST, A DISTANCE OF 99.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, THENCE

EASTERLY AND NORTHERLY ALONG SAID TANGENT CURVE, AN ARC DISTANCE OF 39.35 FEET THROUGH A CENTRAL ANGLE OF 90°10'48", THENCE

SOUTH 89°43'49" EAST, A DISTANCE OF 100.38 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE TO LAST SAID POINT BEARS SOUTH 90°00'00" EAST, THENCE

SOUTHERLY AND EASTERLY ALONG SAID NON-TANGENT CURVE, AN ARC DISTANCE OF 34.19 FEET THROUGH A CENTRAL ANGLE OF 78°21'58" TO THE EASTERLY LINE OF THE WESTERLY 55.00 FEET OF SAID PARCEL "B" OF SAID PARCEL MAP, THENCE

ALONG SAID EAST LINE SOUTH 0°08'40" WEST, A DISTANCE OF 8.50 FEET TO THE NORTH LINE OF SAID CENTURY BOULEVARD, THENCE

ALONG SAID NORTH LINE OF CENTURY BOULEVARD NORTH 89°49'12" WEST, A DISTANCE OF 245.01 FEET TO THE POINT OF BEGINNING (POB) OF PARCEL 1.

PARCEL 2

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE NORTHERLY 6.00 FEET OF SAID PARCELS "A" AND "B" WITH THE WESTERLY LINE OF SAID PARCEL "A", THENCE

ALONG SAID SOUTHERLY LINE SOUTH 89°49'05" EAST, A DISTANCE OF 103.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET, THENCE

ALONG SAID CURVE AN ARC DISTANCE OF 31.35 FEET THROUGH A CENTRAL ANGLE OF 89°49'05" TO A POINT BEING THE END OF SAID CURVE, A RADIAL BEARING TO LAST SAID POINT BEARS NORTH 90°00'00" EAST, THENCE

NORTH 90°00'00" EAST A DISTANCE OF 96.00 FEET, THENCE

PERPENDICULAR TO LAST COURSE NORTH 00°00'00" EAST A DISTANCE OF 2.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, THENCE

ALONG LAST SAID CURVE AN ARC DISTANCE OF 23.61 FEET THROUGH A CENTRAL ANGLE OF 90°10'55" TO A LINE PARALLEL WITH A DISTANCE 8.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM SAID NORTHERLY LINE OF SAID PARCELS "A" AND "B", THENCE

NORTH 89°49'05" EAST A DISTANCE OF 10.69 FEET TO THE EASTERLY LINE OF THE WESTERLY 55.00 FEET OF SAID PARCEL "B", THENCE

NORTH 00°08'40" EAST 8.00 FEET ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF SAID PARCELS, ALSO BEING THE SOUTHERLY LINE OF 98TH STREET AS SHOWN ON SAID PARCEL MAP, THENCE

NORTH 89°49'05" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 245.01 FEET TO THE POINT OF BEGINNING.

PARCEL 1 CONTAINS 0.109 ACRES OR 4,737 SQUARE FEET MORE OR LESS.

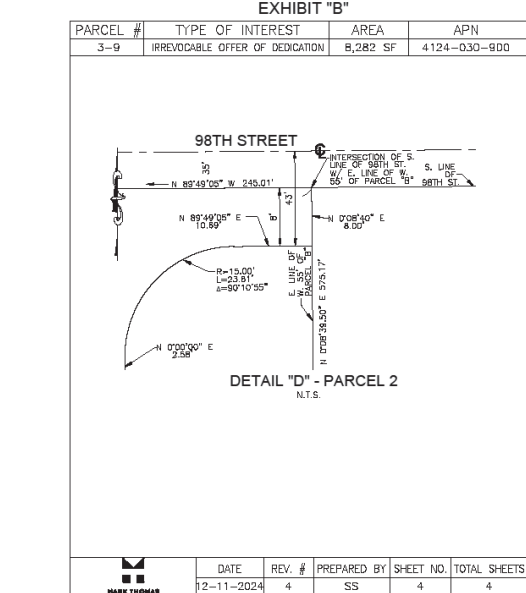
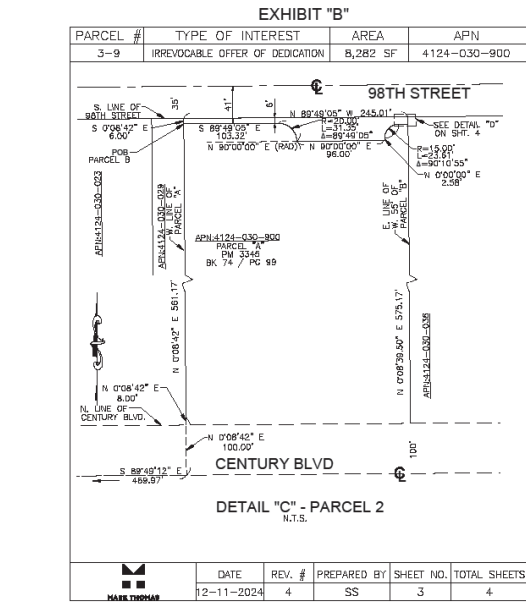
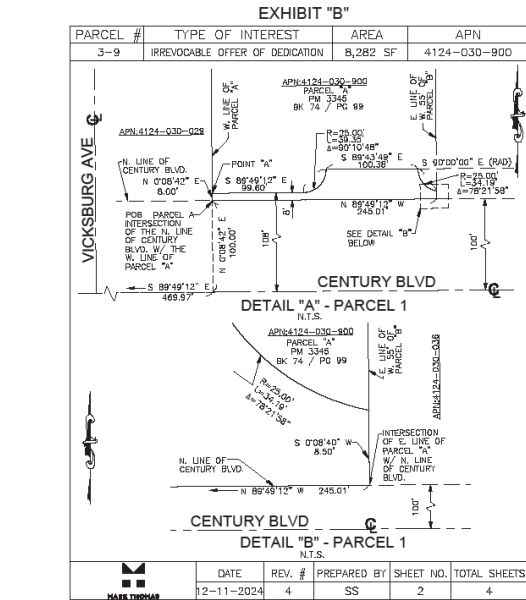
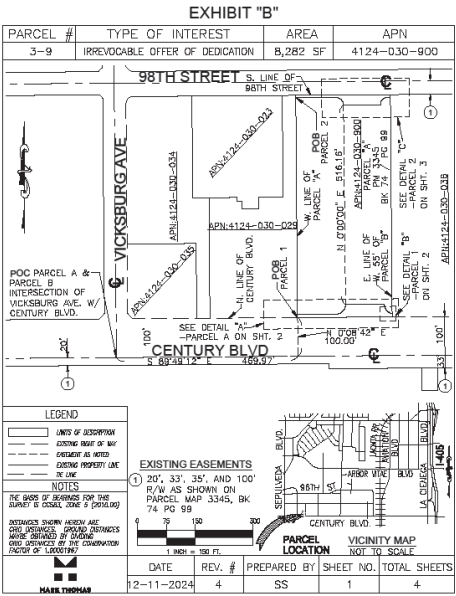
PARCEL 2 CONTAINS 0.082 ACRES OR 3,555 SQUARE FEET MORE OR LESS.

BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), 2010.00 EPOCH, ZONE 5. THE DISTANCES SHOWN HEREIN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY DIVIDING GRID DISTANCES BY THE COMBINATION FACTOR OF 1.00001967.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND BY THIS REFERENCE MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION:

JOSHUA D. COSPER, P.L.S.
DATE 12-11-2024
P.L.S. 8774, EXP. 12-31-24



Sec. 2. Pursuant to the provisions of Section 252 of the Charter of the City of Los Angeles, the ordinance shall become effective upon publication.

Approved as to Description
Bureau of Engineering

by date July 25, 2025

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality
HYDEE FELDSTEIN SOTO, City Attorney

By Laura Cadogan Hurd
Deputy City Attorney

Date July 25, 2025

File No. 25-0475

M/REAL PROP./ENV./LAND/USERRAL PROPERTY/ENVIRONMENT/LAURA CADOGAN/ORDINANCE/25-02781/6141 W. CENTURY BLVD/3/ORDINANCE/1/6/25/DOCK

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

Ordinance Passed August 20, 2025

Approved 09/02/2025
CNSB # 3964715

BUSINESS

NOTICE OF APPLICATION FOR POLICE PERMIT

Notice is hereby given that application has been made to the Board of Police Commissioners for a permit to conduct a technical rides.
NAME OF APPLICANT: Davey Helm
DOING BUSINESS AS: Helm & Sons Amusements
LOCATED AT: 11955 W. Sunset Blvd., Los Angeles, CA 90049
Any person desiring to protest the issuance of this permit shall make a written protest before 09/16/2025 to the City of Los Angeles Police Commission
100 West 1st Street
Los Angeles, CA 90012-4112
Upon receipt of written protests, protesting persons will be notified of date, time and place for hearing.
BOARD OF COMMISSIONERS
8/29, 9/5/25
DJ-3962531#

CITY OF LOS ANGELES

Ordinance No. 188718
An ordinance approving the Amended and Restated Joint Powers Agreement, by and between the City of Los Angeles, acting by and through the Department of Water and Power (City), and the City of Burbank (Amended and Restated Agreement), for the separate public entity heretofore known as the Southern California Public Water Authority and hereafter to be known as the Southern California Public Utilities Financing Authority (Authority).
THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:
Section 1. The Amended and Restated Joint Powers Agreement, approved by the Board of Water and Power Commissioners by the adoption of Resolution No. 025-261, that is on file with the City Clerk, is hereby approved.
Sec. 2. The costs or expenditures in connection with the membership of the City in the Authority and the administration by the City of the Amended and Restated Agreement shall be from revenues of the City-owned utilities for which projects are financed by the Authority, such as from the Water Revenue Fund or the Power Revenue Fund of the Department of Water and Power.
Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality
HYDEE FELDSTEIN SOTO, City Attorney
By BRIAN E. STEWART, Deputy City Attorney
Date July 3, 2025
File No. 15-0148-S1
The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.
Petty F. Santos, City Clerk
Ordinance Passed August 19, 2025
Karen Bass, Mayor
Approved September 2, 2025
9/5/25
DJ-3964764#

Ordinance No. 188717
An ordinance approving the First Amendment to the Windy Point/Windy Flats Project Power Sales Agreement, No. BP 09-17, by and between the City of Los Angeles, acting by and through the Department of Water and Power, and the Southern California Public Water Authority.
THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:
Section 1. The First Amendment to the Windy Point/Windy Flats Project Power Sales Agreement, No. BP 09-17, approved by the Board of Water and Power Commissioners by the adoption of Resolution No. 025 266, that is on file with the City Clerk, is hereby approved.
Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles County Hall of Records.
Approved as to Form and Legality
HYDEE FELDSTEIN SOTO, City Attorney
By NIRVESH SIKAND, Deputy City Attorney
Date July 3, 2025
File No. 09-1834-S1
The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.
Petty F. Santos, City Clerk
Ordinance Passed August 20, 2025
Karen Bass, Mayor
Approved September 2, 2025
9/5/25
DJ-3964762#

Ordinance No. 188717
An ordinance approving the First Amendment to the Windy Point/Windy Flats Project Power Sales Agreement, No. BP 09-17, by and between the City of Los Angeles, acting by and through the Department of Water and Power, and the Southern California Public Water Authority.
THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:
Section 1. The First Amendment to the Windy Point/Windy Flats Project Power Sales Agreement, No. BP 09-17, approved by the Board of Water and Power Commissioners by the adoption of Resolution No. 025 266, that is on file with the City Clerk, is hereby approved.
Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles County Hall of Records.
Approved as to Form and Legality
HYDEE FELDSTEIN SOTO, City Attorney
By NIRVESH SIKAND, Deputy City Attorney
Date July 3, 2025
File No. 09-1834-S1
The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.
Petty F. Santos, City Clerk
Ordinance Passed August 20, 2025
Karen Bass, Mayor
Approved September 2, 2025
9/5/25
DJ-3964762#

NOTICE OF PUBLIC HEARING
Hauling of Earth
Board File No. 250217
Notice is hereby given that the Board of Building and Safety Commissioners will hold a public hearing in the Commission Hearing Room on Tuesday, September 16, 2025, in Room 900, 201 North Figueroa Street, Los Angeles, 90012, regarding a request by DHS & Associates, Inc., to export 4,000 cubic yards of earth from 1200 North Vermont Avenue & 4657 & 4663 West Lexington Ave.
CD 13 (213) 482-0466
9/5/25
DJ-3964130#

NOTICE OF PUBLIC HEARING
Hauling of Earth
Board File No. 250086
Notice is hereby given that the Board of Building and Safety Commissioners will hold a public hearing in the Commission Hearing Room on Tuesday, September 16, 2025, in Room 900, 201 North Figueroa Street, Los Angeles, 90012, regarding a request by SM Properties Development LLC, to export 3,252 cubic yards of earth from 1755 North Canyon Drive.
CD 13 (213) 482-0466
9/5/25
DJ-3964129#

NOTICE OF PUBLIC HEARING
Hauling of Earth
Board File No. 250038
Notice is hereby given that the Board of Building and Safety Commissioners will hold a public hearing in the Commission Hearing Room on Tuesday, September 16, 2025, in Room 900, 201 North Figueroa Street, Los Angeles, 90012, regarding a request by Jimmy Toetz, to export 3,025 cubic yards of earth from 1410 North Stradella Road.
CD 5 (213) 482-0466
9/5/25
DJ-3964127#

NOTICE OF PUBLIC HEARING
Hauling of Earth
Board File No. 250033
Notice is hereby given that the Board of Building and Safety Commissioners will hold a public hearing in the Commission Hearing Room on Tuesday, September 16, 2025, in Room 900, 201 North Figueroa Street, Los Angeles, 90012, regarding a request by California Food Managers LLC & Heavenly Tiger LLC, to export 9,900

NOTICE OF PUBLIC HEARING
Hauling of Earth
Board File No. 250033
Notice is hereby given that the Board of Building and Safety Commissioners will hold a public hearing in the Commission Hearing Room on Tuesday, September 16, 2025, in Room 900, 201 North Figueroa Street, Los Angeles, 90012, regarding a request by California Food Managers LLC & Heavenly Tiger LLC, to export 9,900

cubic yards of earth from 17346 West Sunset Boulevard.
CD 11 (213) 482-0466
9/5/25
DJ-3964126#

CIVIL

ORDER TO SHOW CAUSE

FOR CHANGE OF NAME
Case No. 25STC03363
Superior Court of California, County of Los Angeles
Petitioner: Daniel Albert Faber for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Daniel Albert Faber filed a petition with this court for a decree changing names as follows:
Daniel Albert Faber to Maxon Albert James Faber
The Court orders that all persons residing in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: JAN 30 2026, Time: 8:30am, Dept.: 45, Room: 529
The address of the court is 111 N. Hill Street, Los Angeles, CA 90012.
(To appear remotely check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county. The Los Angeles Daily Journal
Date: AUG 29 2025
Virginia Keeney
Judge of the Superior Court
9/5, 9/12, 9/19, 9/26/25
DJ-3964732#

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 25VECV01810
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Yehonatan Almagor and DOES 1 to 25, inclusive
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): Mohammad Islam
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. [AVISO!] Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que se entregue esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegerá. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. 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LEGAL NOTICES

Continued from Page 11

gov.
Case Material: <https://bit.ly/PRJ2021-004681>
If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-4488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' advanced notice.
9/5/25

NOTICE OF PROPOSED TITLE V RENEWAL

The South Coast Air Quality Management District (South Coast AQMD) is the air pollution control agency for all of Orange County and portions of Los Angeles, Riverside and San Bernardino Counties. Rule 3006 requires that the South Coast AQMD publish this notice prior to the renewal of a Title V permit previously issued to the facility listed below:

LA CITY, DWP VALLEY GENERATING STATION

16001 Del Norte Avenue
Sun Valley, CA 91352
Facility ID 800193

Contact Person:

Andrea Villarín
Manager of Air Quality
111 N Hope St. Room 1050
Los Angeles, CA 90012

The facility is a power plant that operates three gas turbine generators, two diesel emergency generators, one diesel storage tank, a gasoline/methanol dispensing unit, a spray booth, a tank truck unloading facility, two waste oil water separators, two ammonia storage tanks with scrubbers and other Rule 219 permit exempt equipment.

Pursuant to Title V of the federal Clean Air Act and the South Coast AQMD Rule 3004(f), a Title V permit shall expire five years from the date of issuance unless such permit has been renewed. Accordingly, this notice is published to allow the facility to file a Title V renewal application and requested the South Coast AQMD to renew their Title V permits. The proposed permit incorporates updates to information provided in the facility's Title V renewal application and all rules and regulations that are currently applicable to this facility. As required by Title V of the federal Clean Air Act, the Title V permit renewal notice of the emission limits, applicable requirements and operating conditions imposed on the equipment. The facility is required to certify compliance with the permit in addition to recordkeeping and mandatory reporting of any deviation from the permit conditions.

The proposed permit can be viewed online at: <https://onbase-pub.aqmd.gov/publicaccess/DataSourceTemplateParameter.aspx?MyQueryID=222> by entering the facility's ID number and clicking on the facility owner's compliance history submitted to the South Coast AQMD pursuant to California Health & Safety Code Section 42336, or otherwise known to the South Coast AQMD based on credible information, is also available at <https://xappprod.aqmd.gov/find>. For more information or to review additional supporting documents, please contact Ms. Shannon Lee at (909) 396-2153 or by email at slee1@aqmd.gov. **Anyone wishing to comment on the issuance of the proposed permit should submit their comments in writing by October 5, 2025. Written comments should be submitted to:**

South Coast Air Quality Management District
Engineering and Permitting Office
21865 Copley Drive
Diamond Bar, CA 91765-4178
Attn: Ms. Shannon Lee, Senior Air Quality Engineering Manager

The South Coast AQMD will consider all public comments and may revise the Title V permit in accordance with South Coast AQMD rules and regulations. The public is concerned primarily about zoning decisions and the process by which this facility has been sited at this location, you should contact your local city or county planning department.

The public may request the South Coast AQMD to conduct a public hearing on the proposed permit by submitting a Hearing Request Form (FR-100) to Ms. Lee at the above South Coast AQMD address. The public hearing request must contain all the information requested on the form in order for the public hearing to properly determine whether the request is valid and if a public hearing will be held. The public hearing request form may be obtained from the internet at <https://www.aqmd.gov/docs/default-source/aqmd-forms/Permit/100-form.pdf>. **The request for a public hearing must be submitted to the South Coast AQMD no later than September 20, 2025. A copy of the hearing request must also be sent by first class mail to the facility contact person listed above the same time.**

Right to Petition U.S. Environmental Protection Agency (U.S. EPA) for Reconsideration: Title V Permits are also subject to review and approval by U.S. EPA. If a public comment is sent to the South Coast AQMD for this permit, and the South Coast AQMD has not addressed the comment in a satisfactory manner, and the U.S. EPA has not objected to the proposed permit, then the public may submit a petition requesting that the U.S. EPA reconsider the decision not to object. Petitions shall be submitted to U.S. EPA, Region 9, Operating Permits Section at 75 Hawthorne Street, San Francisco, CA 94105, within 60 days after the end of the 45-day EPA review period. The U.S. EPA review period for this permit starts no earlier than August 28, 2025. U.S. EPA's review status may be found at <https://www.epa.gov/caa-permitting/epa-pacific-southwest-region-9-electronic-permit-system>.

For your general information, anyone experiencing air quality the facility problems such as dust, smoke or odors can telephone in a complaint to the South Coast AQMD by calling 1-800-CUT-SMOG (1-800-288-7664) or file a complaint online at <https://xappprod.aqmd.gov/complaints/NewComplaint.aspx>.
9/5/25

DJ-3963727#

PUBLIC HEARING NOTICE

Hearing: Associate Zoning Administrator
Date: September 30, 2025
Time: 10:00 a.m.

Place: This public hearing will be conducted entirely virtually and will allow for remote public comment.
<https://planning-lacity-org.zoom.us/j/82785510724>
Meeting ID: 827 8551 0724
Passcode: 190938

Participants may also dial by phone: (669) 900-9128 or (213) 338-8477

When prompted, enter the Meeting ID of: 827 8551 0724#

Case No.: ZA-2024-4074-ADJ
CEQA No.: ENV-2024-4075-CE

Council No.: 13
Plan Area: Silver Lake - Echo Park - Elysian Valley
Zone: R1-1VL

Representative: Francis Hazeldine and Emily Vassall

Project Site: 2455 North Lanterman Terrace (2422 North Panorama Terrace), Los Angeles 90032

PROPOSED PROJECT:

The project consists of the construction, use, and maintenance of a new detached 524 square-foot Accessory Dwelling Unit (ADU) with a basement and attached 2-car garage. The ADU will be located on the westerly side of the property and will gain new vehicular access from Panorama Terrace. The project also includes site grading of 488 cubic yards of cut and fill and the removal of six unprotected trees.

REQUESTED ACTION(S):

The Associate Zoning Administrator will consider:

1. An Exemption from CEQA pursuant to CEQA Guidelines, Section 153003 (Class 3). New Construction and Conversion of Small Structures, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and

2. Pursuant to LAMC Section 12.28 and Section 13B.5.2, an Adjustment to allow a front yard setback of 8-foot 6 inches in lieu of 11-foot 6 inches otherwise required under LAMC Section 12.21 C.5-K.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

File Review - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. **Files are not available for review the day of or day before the hearing.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing.

Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials

may be submitted prior to or during the hearing via email or by U.S. mail to the staff identified on the front of this page. The case number must be written on all communications, plans and exhibits. **Exhaustion of Administrative Remedies AND JUDICIAL REVIEW** - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agnized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. You are requested to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.
9/5/25

DJ-3963528#

PUBLIC HEARING NOTICE

Hearing: Associate Zoning Administrator
Date: September 30, 2025
Time: 9:30 a.m.

Place: This public hearing will be conducted entirely virtually and will allow for remote public comment.
<https://planning-lacity-org.zoom.us/j/82785510724>
Meeting ID: 827 8551 0724
Passcode: 190938

Participants may also dial by phone: (669) 900-9128 or (213) 338-8477

When prompted, enter the Meeting ID of: 827 8551 0724#

Case No.: ZA-2024-3307-ELD
CEQA No.: ENV-2024-3308-CE

Council No.: 7
Plan Area: Sylmar Community Plan
Zone: RD1.5-1XL

Applicant: Oasis Manors Inc
Representative: Akhlesh Jha

Project Site: 15112, 15114, 15116, 15116 1/2 Roxford

PROPOSED PROJECT:

An ElderCare Permit for an existing eldercare facility (permitted by the State of California - Department of Social Services) to increase the number of resident beds from the existing 24 resident beds to a total of 46 beds including 16 resident beds for Alzheimer's/Dementia Memory Care and 30 resident beds for Assisted Living, along with common areas in conjunction with an existing duplex located in the RD1.5-1XL Zone. The project does not propose any further construction or expansion of existing structures.

The project is being re-notified for a new public hearing due to a change in the scope of work by the applicant to provide 3 parking spaces in lieu of the required 23 parking spaces and to allow those parking spaces, along with two existing accessory parking spaces within the 38-foot building line and front yard setback.

REQUESTED ACTION(S):

The Associate Zoning Administrator will consider:

Pursuant to State CEQA Guidelines Section 15061

1. based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. Pursuant to Los Angeles Municipal Code Section 14.1.1 B

2. an ElderCare Unified Permit to increase the number of beds of an existing ElderCare Facility from 24 resident beds to 46 total resident beds located in the RD1.5-1XL Zone, in addition to the following deviations from the LAMC:

a. Allow the proposal of 3 parking spaces in lieu of the required 23 parking spaces pursuant to LAMC Section 12.21 A.4(d)(5).

b. Allow the proposed parking and the continued use and maintenance of two existing accessory storage structures within the 38-foot building line established by Ordinance No. 113,157.

c. Allow the proposed parking and the continued use and maintenance of two existing accessory storage structures within the front yard setback pursuant to LAMC Section 12.09.1 B

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Case No.: ZA-2023-7624-CUB
CEQA No.: ENV-2023-7625-CE

Council No.: 1
Plan Area: Westlake
Zone: C2-2

PROPOSED PROJECT:

The project consists of the construction, use, and maintenance of a new detached 524 square-foot Accessory Dwelling Unit (ADU) with a basement and attached 2-car garage. The ADU will be located on the westerly side of the property and will gain new vehicular access from Panorama Terrace. The project also includes site grading of 488 cubic yards of cut and fill and the removal of six unprotected trees.

REQUESTED ACTION(S):

The Associate Zoning Administrator will consider:

1. An Exemption from CEQA pursuant to CEQA Guidelines, Section 153003 (Class 3). New Construction and Conversion of Small Structures, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and

2. Pursuant to LAMC Section 12.28 and Section 13B.5.2, an Adjustment to allow a front yard setback of 8-foot 6 inches in lieu of 11-foot 6 inches otherwise required under LAMC Section 12.21 C.5-K.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

File Review - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. **Files are not available for review the day of or day before the hearing.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing.

Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials

Applicant: David Vega, La Salsa Restaurant

Representative: Liliger Damasco, Liquor License Brokers

Project Site: 2122 West 7th Street (2120, 2122, 2124 West 7th Street), Los Angeles, CA 90032

PROPOSED PROJECT:

The proposed project requests a Class 2 Conditional Use Permit to allow the construction and operation of a wine bar, on-site consumption in conjunction with an existing 1,130 square-foot restaurant (La Salsa Restaurante) and 40 indoor seats operating from 10:00 a.m. to 9:00 p.m. daily.

REQUESTED ACTION(S):

The Associate Zoning Administrator will consider:

1. An exemption from CEQA pursuant to CEQA Guidelines, Section 15300.2 applies; and

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1 of Chapter and Section 13B.2.2 of Chapter 1A, a Class 2 Conditional Use Permit to allow the dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the C2-2 Zone.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. You are requested to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.
9/5/25

DJ-3963526#

NOTICE OF PROPOSED TITLE V RENEWAL PERMIT

This notice is to inform you that the South Coast Air Quality Management District (South Coast AQMD) has received applications to renew the existing Title V permit for AG-Fume Services Inc. The permit is for the existing District control agency for all of Orange County and portions of Los Angeles, Riverside and San Bernardino Counties. Anyone wishing to install or modify equipment that could create or contribute to air pollution within this region must first obtain a Permit to Construct from the South Coast AQMD. The Title V notice is being distributed and posted on the website with South Coast AQMD Rule 3006 (Title V). The South Coast AQMD is proposing to renew the existing Title V permit that was previously issued under the following facility:

AG-Fume Services Inc.
Berth 206-207
Long Beach, CA 90802
Facility ID 101667

Contact Person:

Miguel Cea
President

This is an existing facility applying for a Title V permit renewal. The facility is engaged in the business of commodity fumigation using methyl bromide on produce imported into the United States through the Port of Long Beach.

Pursuant to Title V of the federal Clean Air Act and South Coast AQMD Rule 3004(f), a Title V permit shall expire five years from the date of issuance unless such permit has been renewed. Accordingly, the above facility has submitted a Title V renewal application and requested the South Coast AQMD to renew their Title V permit. The proposed permit incorporates updates to information provided in the facility's Title V permit renewal application and all rules and regulations that are currently applicable to the facility. As required by Title V of the federal Clean Air Act, the Title V permit includes all the emission limits, applicable requirements, and operating conditions imposed on the equipment. The facility is required to certify compliance with the Title V permit in addition to recordkeeping and mandatory reporting of any deviation from the permit conditions.

The proposed permit is available for public review at South Coast AQMD, 21865 Copley Drive, Diamond Bar, CA 91765, and on our website at <https://onbase-pub.aqmd.gov/publicaccess/DataSourceTemplateParameter.aspx?MyQueryID=222> by entering the facility's ID number shown above. In addition, information regarding the facility owner's compliance history submitted to the South Coast AQMD pursuant to California Health & Safety Code Section 42336, or otherwise known to the South Coast AQMD based on credible information, is also available at <https://xappprod.aqmd.gov/find>. For more information or to review additional supporting documents, please contact Ms. Shannon Lee at (909) 396-2153 or by email at slee1@aqmd.gov.

Anyone wishing to comment on the proposed Title V renewal should submit their comments in writing to:

South Coast Air Quality Management District
Mechanical/Energy/Ferminals
21865 Copley Drive
Diamond Bar, CA 91765-4178
Attention: Shannon Lee, P.E.

Senior Air Quality Engineering Manager
Comments must be received by October 6, 2025. The South Coast AQMD will consider all public comments and may revise the Title V permit in accordance with South Coast AQMD rules and regulations.

The public may request the South Coast AQMD to conduct a public hearing on the proposed permit by submitting a Hearing Request Form (FR-100) to Ms. Shannon Lee at the above South Coast AQMD address. The public hearing request must contain all the information requested on the form in order for the public hearing to properly determine whether the request is valid and if a public hearing will be held. The public hearing request form may be obtained from the internet at <https://www.aqmd.gov/docs/default-source/aqmd-forms/Permit/100-form.pdf>. **The request for a public hearing must be submitted to the South Coast AQMD no later than September 20, 2025. A copy of the hearing request must also be sent by first class mail to the facility contact person listed above the same time.**

Right to Petition U.S. Environmental Protection Agency (U.S. EPA) for Reconsideration: Title V Permits are also subject to review and approval by U.S. EPA. If a public comment is sent to the South Coast AQMD for this permit, and the South Coast AQMD has not addressed the comment in a satisfactory manner, and the U.S. EPA has not objected to the proposed permit, then the public may submit a petition requesting that the U.S. EPA reconsider the decision not to object. Petitions shall be submitted to U.S. EPA, Region 9, Operating Permits Section at 75 Hawthorne Street, San Francisco, CA 94105, within 60 days after the end of the 45-day EPA review period. The U.S. EPA review period for this permit starts no earlier than August 29, 2025. U.S. EPA's review status may be found at <https://www.epa.gov/caa-permitting/epa-pacific-southwest-region-9-electronic-permit-system>.

For your general information, anyone experiencing air quality the facility problems such as dust, smoke or odors can telephone in a complaint to the South Coast AQMD by calling 1-800-CUT-SMOG (1-800-288-7664) or file a complaint online at <https://xappprod.aqmd.gov/complaints/NewComplaint.aspx>.
9/5/25

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