Ordinance No. 188796

An ordinance amending Articles 2 and 9 of Chapters I and Articles 11, 14, and 15 of Chapter 1A of the Los Angeles Municipal Code to implement a comprehensive fee update by the Department of City Planning for case processing application and appeals fees.

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

Section 1. Subdivision 3. of Subsection F. of Section 12.37. of Article 2 of Chapter I of the Los Angeles Municipal Code is amended to read as follows:

3. A nonrefundable fee paid to the Department of City Planning pursuant to Sec. 19.01.G. (Commission or Director Approvals) for processing waiver requests pursuant to the provisions of Subsection I. of this section.

Sec. 2. Subdivision 4. of Subsection F. of Section 12.37. of Article 2 of Chapter I of the Los Angeles Municipal Code is amended to read as follows:

4. A nonrefundable fee paid to the Department of City Planning pursuant to Sec. 19.01.B.3. (Street Dedication Appeal Fees) for processing appeals pursuant to the provisions of Subsection I. of this section.

Sec. 3. Sections 19.00. through 19.19. of Article 9 of Chapter I of the Los Angeles Municipal Code are amended to read as follows:

SEC. 19.00. FILING OF APPLICATIONS AND APPEALS.

A. Filing Date. See Sec. 13A.2.3. (Applications) of Chapter 1A of this Code.

B. Time Limit – Appeals. See Sec. 13A.2.8. (Appeals) of Chapter 1A of this Code.

C. Place of Filing. See Sec. 13A.2.3. (Applications) of Chapter 1A of this Code.

D. Notice of Public Hearing. See Sec. 13A.2.4. (Notice of Public Hearing) of Chapter 1A of this Code.

E. Annual Inflation Adjustment. The fees in Sections 19.01 through 19.10 and Section 19.12 shall be automatically adjusted annually with the base fee amount to be the fee amount set forth herein for previously-adopted fees or, for newly-adopted fees, the base fee is the fee amount in the effective implementing ordinance, subject to an Annual Inflation Adjustment, in accordance with the latest change in year-over-year Consumer Price Index for Urban Consumers (CPI-U) in the Los Angeles area, as published by the United States Department of Labor, Bureau of Labor Statistics.

1. **Fees.** The fees in Section 19.01 through 19.10 and 19.12, as established herein and subject to the automatic Annual Inflation Adjustment, are referred to as the "Base Fees."

2. **Annual Adjustment of Fee Schedule.** The next annual inflation adjustment shall automatically take effect on July 1, 2026. The Department of City Planning shall provide an updated fee schedule on an annual basis, which reflects the annual inflation adjustment calculated in accordance with the latest change in year-over-year CPI-U in the Los Angeles area from the previous calendar year. Notice of the updated fee schedule showing the current fee amounts inclusive of annual adjustments shall be published on the Department of City Planning website, as well as the Council File, no less than 30 days in advance of July 1 of every year. An updated fee schedule shall be maintained by the Department of City Planning, which shall provide a copy of the adjusted schedule to the Mayor and City Council each year.

The Director of Planning shall have the authority to adopt guidelines consistent with this Chapter for the posting of notices of updated fee schedules if the Director determines that guidelines are necessary and appropriate.

F. Hourly Fee Billing. For all planning applications and services, except for Expedited Processing that is subject to the Expedited Fee set forth in Section 19.01.R. of this Chapter, Planning application fees are based on an average time estimate for the cost of service resulting in the application fee as listed herein. The Department of City Planning reserves the right to seek reimbursement of the actual costs associated with the City's processing of discretionary actions based on an hourly fee calculation, or other Planning reviews and processes for applications that require use of department resources in excess of the average application process and associated fee. The Director of Planning and his or her designee is authorized to determine when additional reimbursements, based on actual costs, are appropriate and shall provide notice to the applicant.

G. Indemnification and Defense. Applicants are responsible for any and all costs incurred by the City in defense of any and all actions or claims arising in full or in part out of the City's processing of a project application or permit or any entitlement filed, or issued, or approved under Chapter I, Chapter 1A, or Chapter IX. Applicants shall deposit $50,000 (or an amount found necessary by the City Attorney's Office to ensure the City's costs are fully covered) to the City Attorney's Office upon receipt of a tender of defense letter. The applicant shall pay all invoices from the City Attorney's Office for its costs and ensure that the initial deposit is maintained in full at all times prior to final disposition of the case or action.

SEC. 19.01. FILING FEE – APPLICATIONS AND APPEALS.

Before accepting for filing any application or appeal involving any of the matters specified in this section, the Department of City Planning shall charge and collect the following filing fees for each application or appeal:

A. Establishment or Change of Zones, Height Districts, or Supplemental Use Districts and Other Related Actions. The following fees shall be charged for a zone change, height district, or supplemental use district when that action is consistent with the General Plan. (See Section 19.03 for zone change requests that are not consistent with the General Plan.)

FEES FOR ESTABLISHMENT OR CHANGE OF ZONES, HEIGHT DISTRICTS, OR SUPPLEMENTAL USE DISTRICTS AND OTHER RELATED ACTIONS

Type of Application	Base Fee*
Zone Change - No New Construction (Sections 12.32 C. and F.; Section 13B.1.4. of Chapter 1A)	$27,776
Zone Change - With New Construction (Sections 12.32 C. and F.; Section 13B.1.4. of Chapter 1A)	
Project Review Not Needed	$31,183
Project Review Needed	$46,450
Clarification of Q Classifications or D Limitations (Section 12.32 H.; Section 13B.1.4. of Chapter 1A)	$16,219
Amendment of Council's Instructions involving (T) Tentative Classifications (Section 12.32 H.; Section 13B.1.4. of Chapter 1A)	$12,302
Height District Change (Section 12.32 F.; Section 13B.1.4. of Chapter 1A)	$61,124
Supplemental Use District - Boundary Change or Repeal (Section 12.32 S.; Section 13B.1.4. of Chapter 1A)	$96,099
Supplemental Use District - Establishment (Section 12.32 S.; Section 13B.1.4. of Chapter 1A)	$104,926
Conditions of Approval for Oil Drilling (Section 13.01; Section 13B.2.2. of Chapter 1A)	$23,887
Zone Boundary Line Adjustment (Sections 12.30 H. and K.; Section 13B.5.2. of Chapter 1A)	$9,764
Building Line - Establishment, Change or Removal (Section 12.32 R.; Section 13B.1.4. of Chapter 1A)	$24,466
Surface Mining Permits (Sections 13.03 D. and F.; Section 13B.2.3. of Chapter 1A)	$552
Notes: * See Section 19.01 Q. for multiple applications.	

B. Appeal Fees.

1. **General Appeal Fees.** The following fees shall be charged and collected with the filing of all appeals, unless otherwise stated in the subsequent Subdivisions of this Subsection.

(a) When the appeal is made by the applicant, a fee shall be paid equal to 85 percent of the total underlying application fees or the fee amount established in the table below for first level appeal and additional level appeals, whichever is less.

(b) When the appeal is made by an aggrieved person, other than the applicant, a filing fee shall be paid, as established in the table below.

2. **Building Permit Appeal Fees.** An appeal filed pursuant to Section 98.0403.2 (Appeals to the LADBS and to the Board) of Chapter IX of this Code shall be accompanied by a filing fee, as specified in Table 4-A of Section 98.0403.2. of Chapter IX of this Code, to be collected by the Department of City Planning. An appeal filed pursuant to Section 13B.10.2.G. (Appeal) of Chapter 1A of this Code shall be charged a fee in accordance with Subdivision 1. (General Appeal Fees) above.

3. **Street Dedication Appeal Fees.** An appeal filed pursuant to Section 12.37 of this Chapter shall be accompanied by a filing fee in the amount as established in the table below, to be collected by the Department of City Planning.

APPEAL FEES

Type of Application	Base Fee
General Appeal Fees	
Applicant - First Level Appeal	$22,453*
Applicant - Additional Level of Appeal	$22,453*
Aggrieved Person, other than the Applicant	$229
Building Appeal Fees	
Appeal to LADBS, filed pursuant to Section 98.0403.2 (Appeals to the LADBS and to the Board) of Chapter IX of this Code	See Table 4-A in Sec. 98.0403.2
Appeals, filed pursuant to Sec. 13B.10.2.G. of Chapter 1A	See General Appeal Fees
Type of Application	**Base Fee**
Street Dedication Appeal Fees	
Appeals for Street Dedication & Improvement	$2,339
Notes: * The fee is equal to 85 percent of the total underlying application fees or the specified base fee, whichever is less when the appeal is made by the applicant.	

C. Commission Conditional Uses and Other Similar Quasi-Judicial Approvals and Public Benefit Approvals.

FEES FOR COMMISSION CONDITIONAL USES AND OTHER SIMILAR QUASI-JUDICIAL APPROVALS AND PUBLIC BENEFIT APPROVALS

Type of Application	Base Fee*
Class 3 Conditional Use Permit (Sections 12.24 U. and 12.24 V.; Section 13B.2.3. of Chapter 1A)	$39,555
Public Benefits Class 2 Conditional Use Permit (Section 14.00 B.; Section 13B.2.2. of Chapter 1A)	$12,536
Modification of Existing Class 3 Conditional Use Permit (Sections 12.24 C. and 12.24 D.; Section 13B.2.3.H. of Chapter 1A)	$27,859
Letters of Correction, Modification or Clarification of a Determination by a ZA or the Director, initiated by Applicant	$4,468

FEES FOR COMMISSION CONDITIONAL USES AND OTHER SIMILAR QUASI-JUDICIAL APPROVALS AND PUBLIC BENEFIT APPROVALS

Type of Application	Base Fee*
Notes: * See Section 19.01.Q. for multiple applications.	

D. Variances, Adjustments, or Modifications from the Regulations and Requirements of the Zoning Ordinances.

FEES FOR VARIANCES, ADJUSTMENTS, OR MODIFICATIONS FROM THE REGULATIONS AND REQUIREMENTS OF THE ZONING ORDINANCES

Type of Application	Base Fee*
Variance (Sections 12.24 Y. and 12.27; Section 13B.5.3. of Chapter 1A)	$24,576
Each Additional Variance Filing (Sections 12.24 Y. and 12.27; Section 13B.5.3. of Chapter 1A)	$6,013
Adjustment (except for a Single-Family dwelling) (Section 12.28; Section 13B.5.2. of Chapter 1A)	$14,288
Adjustment (for a Single-Family dwelling) (Section 12.28; Section 13B.5.2. of Chapter 1A)	$14,191
Adjustment for Single-Family dwelling, for each Additional Filing (Section 12.28; Section 13B.5.2. of Chapter 1A)	$3,862
Reasonable Accommodation Determination (Section 12.22 A.27.; Section 13B.5.5. of Chapter 1A)	$0
Notes: * See Section 19.01.Q. for multiple applications.	

E. Zoning Administrator Conditional Uses, Interpretations, and Various Quasi-judicial Approvals.

1. The following fees shall be charged pursuant to Section 12.24, Section 13B.2.1. of Chapter 1A of this Code, or Section 13B.2.2. of Chapter 1A of this Code to applicants seeking the following permits, interpretations or approvals:

FEES FOR ZONING ADMINISTRATOR CONDITIONAL USES, INTERPRETATIONS, AND VARIOUS QUASI-JUDICIAL APPROVALS

Type of Application	Base Fee*
Zoning Administrator Interpretation of Yard or Use Regulations (Section 12.21 A.2.; Section 13A.1.7.D.2. of Chapter 1A)	$11,309
Class 2 Conditional Use Permit - Alcohol and Entertainment (Sections 12.24 W.1. and 12.24 W.18.; Section 13B.2.2. of Chapter 1A)	$19,418
Class 2 Conditional Use Permit - all other uses (Section 12.24 W.; Section 13B.2.2. of Chapter 1A)	$19,860
Class 2 Conditional Use Permit - Alcohol and Entertainment (Sections 12.24 W.1. and 12.24 W.18.; Section 13B.2.2. of Chapter 1A)	$4,193
Class 2 Conditional Use Permit - all other uses, for each Additional Filing (Section 12.24 W.; Section 13B.2.2. of Chapter 1A)	$4,193
Modification or Review by Zoning Administrator (Sections 12.24 J., 12.24 L., and 12.24 M.; Section 12.23 C.4.(a); Sections 13B.2.1.H. and 13B.2.2.H. of Chapter 1A)	$15,446
Relief from Fence Height Limitation (Sections 12.24 X.7., 12.24 X.8., and 12.28; Sections 13B.2.1. and 13B.5.2. of Chapter 1A)	$13,571
Child Care less than or equal to 50 children in the R3 zone or Large Family Daycare (Section 12.24 X.24.; Section 13B.2.1. of Chapter 1A)	$8,407
Certified Farmers' Market (Section 12.24 X.6.; Section 13B.2.1. of Chapter 1A)	$5,075
Service of Alcohol in a small restaurant less than or equal to 50 seats (Section 12.24 X.2.; Section 13B.2.1. of Chapter 1A)	$10,468
Approval to Erect Amateur Radio Antenna (Section 12.24 X.3.; Section 13B.2.1. of Chapter 1A)	$13,516
Class 1 Conditional Use Permit under Section 12.24 X. unless listed separately (Section 12.24 X.; Section 13B.2.1. of Chapter 1A)	$16,764
Class 1 Conditional Use Permit under Section 12.24 X. unless listed separately, for each Additional Filing (Section 12.24 X.; Section 13B.2.1. of Chapter 1A)	$4,193
Notes: * See Section 19.01.Q. for multiple applications.	

2. A fee shall be charged pursuant to Section 12.24 B.1. of this Chapter to applicants seeking a conditional use permit that requires a consultation with the Department for preliminary project review. See Section 19.09 of this Chapter.

3. The following fees shall be charged pursuant to Sections 12.24 F. and 12.24 Z.2. of this Chapter or Sections 13B.2.1.D.5., 13B.2.2.D.5., 13B.2.3.D.5., and 13B.6.1. of Chapter 1A of this Code for costs associated with permit clearance, condition compliance monitoring and inspections conducted by the City, and revocation proceedings:

CLEARANCE/REVOCATION/ENFORCEMENT FILING FEES

Type of Application	Base Fee
Monitoring of Conditional Use Permits (Sections 12.24 F., 12.24 D., 12.24 W., or 12.24 X.; Sections 13B.2.1., 13B.2.2., and 13B.6.1. of Chapter 1A)	$1,986

CLEARANCE/REVOCATION/ENFORCEMENT FILING FEES

Type of Application	Base Fee
Inspection and Field Compliance Review of Operations (Sections 12.24 F., 12.24 D., 12.24 W., or 12.24 X.; Sections 13B.2.1., 13B.2.2., and 13B.6.1. of Chapter 1A)	$829

F. Fees for Historic Related Applications.

FEES FOR HISTORIC RELATED APPLICATIONS

Type of Application	Base Fee*
Historic Preservation Overlay Zone (HPOZ): Establishment, Change or Removal (Section 12.20.3 F.; Section 13B.8.2. of Chapter 1A)	$159,540
HPOZ Preservation Plan (Section 12.20.3 E.; Section 13B.8.3. of Chapter 1A)	$48,546
HPOZ Certificate of Appropriateness: not involving new construction or additions (Section 12.20.3; Section 13B.8.5. of Chapter 1A)	$2,549
HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, up to a 20% increase in building coverage (Section 12.20.3; Section 13B.8.5. of Chapter 1A)	$3,012
HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, greater than a 20% increase in building coverage (Section 12.20.3; Sections 13B.8.5. and 13B.8.7. of Chapter 1A)	$3,398
HPOZ Certificate of Appropriateness or Compatibility: for new residential construction, 1 to 4 units, or for new commercial and mixed-use construction, up to 5,000 square feet (Section 12.20.3; Sections 13B.8.5. and 13B.8.7. of Chapter 1A)	$3,630
HPOZ Certificate of Appropriateness or Compatibility: for new residential construction, 5 units or more, or for new commercial and mixed-use construction, 5,000 square feet or greater (Section 12.20.3; Sections 13B.8.5. and 13B.8.7. of Chapter 1A)	$4,402
HPOZ Certificate of Appropriateness or Compatibility: for new accessory building construction (Section 12.20.3; Sections 13B.8.5. and 13B.8.7. of Chapter 1A)	$2,780
HPOZ Certificate of Appropriateness - Demolition, Removal, or Relocation (COA-DEM): Demolition of Main Structure	$20,080
HPOZ Major Conforming Work on Contributing and Non-Contributing Elements (Section 12.20.3; Section 13B.8.4. of Chapter 1A)	$1,158
HPOZ Modification of a Certificate Determination	$1,062

FEES FOR HISTORIC RELATED APPLICATIONS

Type of Application	Base Fee*
Historic Resources Building Permit Clearance (Larger Project**) (Section 91.106.4.5 of Chapter IX)	
For substantial rehabilitation and/or restoration, including additions	$1,390
For minor rehabilitation, restoration, and/or repair	$331
Mills Act Application (LAAC Section 19.144)	
All Properties Except Condominiums	$1,986
Condominium Property	$9,489
Pre-Contract Approval Inspection	$993
Contract Execution Fee	$712
Valuation Exemption	$5,737
Appeal of Staff Determination to Cultural Heritage Commission	$3,531
Mills Act Contract Compliance Inspection (Annual) (LAAC Section 19.144)	
Residential 1 to 4 units or Commercial/Mixed-Use up to 50,000 square feet	$675
Residential 5 to 49 units or Commercial/Mixed-Use up to 100,000 square feet	$861
Residential 50+ units or Commercial/Mixed-Use greater than 100,000 square	$1,086
Mills Act Contract Non-Compliance (LAAC Section 19.144)	$8,496
Historic-Cultural Monument Demolition/Substantial Alteration (Permit Referral to Cultural Heritage Commission)	$20,080
Technical Corrections to previously certified Historic Resource Survey (Applicant Initiated)	$4,468
Historic Resources - Environmental Impact Report Review (hourly)	$221
Preliminary Evaluation of Demolition or Relocation without Permit (Section 12.20.3 Q.; Section 13B.8.1.E. of Chapter 1A)	$10,813
Historic Resource Assessment Review	$1,765
Notes: * See Section 19.01 Q. for multiple applications. ** **Larger Project**, for purposes of this section, is defined as any project so determined by the Director of Planning of the Department of City Planning for which the planning or processing of requests for administrative permit clearances will significantly impact departmental resources.	

G. Commission or Director Approvals.

FEES FOR COMMISSION OR DIRECTOR APPROVALS

Type of Application	Base Fee*
Project Compliance, Design Overlay Plan Approvals, or other Director's Determination (DIR) Cases (Sections 11.5.7 and 11.5.14, and Article 3; Section 13B.4.2. of Chapter 1A)	
Minor	$4,394
Standard	$7,566
Standard, Single-Family	$5,710
Major	$13,074
Major, Single-Family	$7,845
Project Compliance with Design Review Board (Sections 11.5.7 and 11.5.14, and Article 3; Section 13B.4.3. of Chapter 1A)	
Minor	$8,498
Standard	$14,729
Standard, Single-Family	$7,365
Major	$16,384
Major, Single-Family	$9,831
Design Review Board - Preliminary Design Review (Section 16.50 E.3.; Section 13B.4.3. of Chapter 1A)	$4,468
Design Review Board - Preliminary Design Review, Single-Family (Section 16.50 E.3.; Section 13B.4.3. of Chapter 1A)	$2,731
Project Adjustment (Section 11.5.7 E. and 11.5.14; Section 13B.4.4. of Chapter 1A)	$9,831
Project Exception (Section 11.5.7 F.; Section 13B.4.5. of Chapter 1A)	$25,321
Specific Plan Amendment (Section 11.5.7 G.; Section 13B.1.2. of Chapter 1A)	$45,402
Specific Plan Interpretation (Section 11.5.7 H.; Section 13B.4.6. of Chapter 1A)	$17,046
Waiver of Dedications and Improvements (Section 12.37 I.)	$9,323
Alternative Compliance (Section 13B.5.1)	$3,200

FEES FOR COMMISSION OR DIRECTOR APPROVALS

Type of Application	Base Fee*
Redevelopment Plan Amendment (Section 13B.12.6. of Chapter 1A)	$45,402
Project Compliance for Redevelopment - Major (Section 13B.12.3. of Chapter 1A)	$8,606
Project Compliance for Redevelopment - Minor (Section 13B.12.3. of Chapter 1A)	$441
Notes: * See Section 19.01 Q. for multiple applications.	

The following definitions shall be used in the categories for Project Compliance:

Minor cases are defined as three or less signs or a change of use.

Standard cases are defined as more than three signs, wireless cases, or projects with additions of less than 200 square feet.

Major cases are all other projects not falling into the categories of Minor or Standard cases.

H. Fees – Exceptions. The fees as provided for in this section shall be subject to the following exceptions:

1. **City Departments & Other Governmental Agencies.** The fees contained in this section shall apply to the City departments of Airports, Harbor, and Water and Power, but shall not apply to any other governmental agency.

2. **Variance From Minimum Lot Area Requirements.** No fee shall be required in connection with an application for variance from the minimum lot area requirements of an improved lot, or on appeal from a ruling on the variance application, where it is shown that the lot neither conformed with the minimum lot area requirements at the time of issuance of the original building permit nor constituted a nonconforming lot.

3. **Conditional Use Permits for Non-Profit Schools: Preschool/Daycare.** No fee shall be required in connection with an application, appeal, or approval of plans for a conditional use for a child-care facility or nursery school which is determined to be nonprofit, including, but not limited to, parent-cooperatives and facilities funded by a governmental agency or owned or operated by a philanthropic institution, religious institution, or similar institution. A facility funded by a governmental agency shall indicate the principal current and anticipated source of funds. Where any uncertainty exists as to the nonprofit status of the facility, the applicant shall file a copy of the articles of incorporation or an affidavit, to the satisfaction of a Zoning Administrator, showing that the child-care facility will be nonprofit.

4. **Non-profit Social Services.** No fee shall be required in connection with an application, appeal, or approval of plans for a conditional use or variance for a nonprofit counseling and referral facility.

5. **Credit for Fees Paid Upon Reapplication.** At the discretion of the appropriate decision-maker, an applicant for any determination for which fees are required by this section may be allowed credit for the fees paid upon a reapplication for the same project under a different procedure when the decision-maker finds:

(a) That the applicant made a good-faith attempt to file the application properly, and

(b) That the application could be more appropriately approved if filed under a different procedure.

This subdivision shall not be construed to allow credit to be given at the applicant's option, nor to allow refunds of any fees paid on the original application.

6. **Continuation of Nonconforming Uses.** No fee shall be required in connection with an initial application for continuation of a nonconforming use made pursuant to Section 12.24 X.27. of this Chapter.

7. **Project Exceptions In Conjunction with a Quasi-Judicial Review/Relief.** Where an exception from a specific plan and a variance or conditional use or other similar quasi-judicial approval are both required for a project, the lower of the fees charged for the exception and variance, conditional use or other similar quasi-judicial approval shall be waived.

8. **Full Cost Recovery.** In addition to the fees set forth in this article, the Department of City Planning may negotiate with an applicant, pursuant to LAAC Section 5.121.9.3, for reimbursement of the actual costs associated with the City's processing of discretionary actions or other Planning reviews and processes for applications involving extraordinary projects, which require unusually heavy commitments of department resources but not involving a "major project," as that term is defined in LAAC Section 5.121.9(b).

I. [Deleted]

J. Extension of Time or Suspension of Time Limits for Planning and Zoning Matters.

FEES FOR EXTENSION OF TIME OR SUSPENSION OF TIME LIMITS FOR PLANNING AND ZONING MATTERS

Type of Application	Base Fee
Time Extension for Planning and Zoning Matters other than Maps	$441

K. Adult Entertainment Business Exception.

ADULT ENTERTAINMENT BUSINESS EXCEPTION FEE

Type of Application	Base Fee*
Adult Entertainment Business Exception within 500 feet of another Adult Entertainment Establishment (Section 12.22 A.20. and Section 12.70.)	$9,047
Notes: * See Section 19.01 Q. for multiple applications.	

L. Modification of Entitlement.

FEES FOR MODIFICATION OF ENTITLEMENT

Type of Application	Base Fee*
Director Approval (Section 13B.5.4 of Chapter 1A)	$7,282
Zoning Administrator Approval (Section 13B.5.4 of Chapter 1A)	$8,496
City Planning Commission/Area Planning Commission Approval (Section 13B.5.4 of Chapter 1A)	$8,082
Notes: * See Section 19.01 Q. for multiple applications.	

M. Density Increase.

FEES FOR DENSITY INCREASE

Type of Application	Base Fee*
Expanded Administrative Review (Sec. 13B.3.2. of Chapter 1A)	
State Density Bonus Program (Section 12.22 A.37.)	$12,798
Mixed Income Incentive Program, Transit Oriented Incentive Areas (Section 12.22 A.38.)	$12,798
Mixed Income Incentive Program, Opportunity Corridor (Section 12.22 A.38.)	$12,798
Affordable Housing Incentive Program, 100% Affordable (Section 12.22 A.39.)	$12,798

FEES FOR DENSITY INCREASE

Type of Application	Base Fee*
Affordable Housing Incentive Program, Shared Equity (Section 12.22 A.39.)	$12,798
Affordable Housing Incentive Program, Faith Based Organization (Section 12.22 A.39.)	$12,798
Affordable Housing Incentive Program, Public Land (Section 12.22 A.39.)	$12,798
Projects located on Prior Housing Element Sites and Lower Income Rezoning Housing Element Sites that qualify for by-right approval (Section 16.70.)	$12,798
Director's Determination (Sec. 13B.2.5. of Chapter 1A)	
Application for a Density Bonus including a request for one or more Incentives not included in the Menu of Incentives (more than one waiver) (Section 12.22 A.37.)	$12,798
Mixed Income Incentive Program, Transit Oriented Incentive Areas (one waiver) (Section 12.22 A.38.)	$12,798
Affordable Housing Incentive Program, 100% Affordable (more than three waivers) (Section 12.22 A.39.)	$12,798
Affordable Housing Incentive Program, Shared Equity (more than three waivers) (Section 12.22 A.39.)	$12,798
Affordable Housing Incentive Program, Faith Based Organization (more than three waivers) (Section 12.22 A.39.)	$12,798
Affordable Housing Incentive Program, Public Land (more than three waivers) (Section 12.22 A.39.)	$12,798
Affordable Housing Incentive Program, Streamlined Infill (Section 12.22 A.39.)	$12,798
Class 3 Conditional Use Permits (Section 12.24 U.26.; Section 13B.2.3)	
Application for a Density Bonus in excess of that permitted by Section 12.22 A.37.	$28,355
State Density Bonus Program, Waivers (Section 12.22 A.37.)	$27,031

FEES FOR DENSITY INCREASE

Type of Application	Base Fee*
Mixed Income Incentive Program Waivers, Transit Oriented Incentive Areas (more than one waiver) (Section 12.22 A.38.)	$27,031
Mixed Income Incentive Program Waivers, Opportunity Corridor (more than one waiver) (Section 12.22 A.38.)	$27,031
Affordable Housing Incentive Program Waivers, 100% Affordable (more than three waivers) (Section 12.22 A.39.)	$27,031
Affordable Housing Incentive Program Waivers, Shared Equity, (more than three waivers) (Section 12.22 A.39.)	$27,031
Affordable Housing Incentive Program Waivers, Faith Based Organization (more than three waivers) (Section 12.22 A.39.)	$27,031
Affordable Housing Incentive Program Waivers, Public Land (more than three waivers) (Section 12.22 A.39.)	$27,031
Affordable Housing Incentive Program, Streamlined Infill (Section 12.22 A.39.)	$27,031
Notes: * See Section 19.01 Q. for multiple applications.	

N. Modifications or Discontinuance of Use Pursuant to Nuisance Abatement Proceedings.

FEES FOR MODIFICATIONS OR DISCONTINUANCE OF USE PURSUANT TO NUISANCE ABATEMENT PROCEEDINGS

Type of Application	Base Fee
Home-Sharing Administrative Hearing (Section 12.22 A.32.; Sections 13B.6.1. and 13B.6.2. of Chapter 1A)	$39,719
Imposition of Conditions (City Initiated) (Section 12.27.1; Section 13B.6.2. of Chapter 1A)	$43,250
Modification (Applicant Initiated) (Section 12.27.1; Section 13B.6.2. of Chapter 1A)	$37,844
Plan Approval for Revocation Case (City Initiated) (Section 12.27.1; Section 13B.6.2. of Chapter 1A)	$39,719
Plan Approval for Revocation Case (Applicant Initiated) (Section 12.27.1; Section 13B.6.2. of Chapter 1A)	$19,860

FEES FOR MODIFICATIONS OR DISCONTINUANCE OF USE PURSUANT TO NUISANCE ABATEMENT PROCEEDINGS	
Type of Application	**Base Fee**
Evaluation of Non-Compliance (City Initiated)* (Section 12.24 Z.; Section 13B.6.1. of Chapter 1A)	$39,719
Evaluation of Non-Compliance (Applicant Initiated)* (Section 12.24 Z.; Section 13B.6.1. of Chapter 1A)	$19,860
Notes: * With respect to Section 12.24 Z. and Section 13B.6.1., fees shall be paid for the actual costs associated with the revocation process that exceed the initial deposit amount. The Department of City Planning shall calculate the actual costs and resultant fee, in accordance with Section 5.121.9.3(b)3. of LAAC Chapter 6 of Division 5 and shall maintain appropriate accounting records of the actual costs. The Director of Planning shall resolve any dispute related to the fee. The Director shall exclude from consideration any cost incurred or attributed to the processing of appeals.	

O. Project Review.

FEES FOR PROJECT REVIEW	
Type of Application	**Base Fee***
Project Review Application for Residential Project of 50 or more dwelling units (Section 16.05 C.; Section 13B.2.4. of Chapter 1A)	$18,425
Non-Residential or Mixed-Use Building Project Review Application (Section 16.05 C.; Section 13B.2.4. of Chapter 1A)	$21,735
Notes: * See Section 19.01 Q. for multiple applications.	

P. Hillside Permit Filing Fees. The following applications are subject to Hillside Permit Filing Fees:

1. Applications pursuant to Section 12.21 A.17. of this Chapter to permit increased Lot coverage, reduced parking or additional height for Single-Family Dwellings on properties designated Hillside Area on the Department of City Planning Hillside Area Map (Section 12.24 X.11.);
2. Applications to permit construction of or addition to Single-Family Dwellings on properties designated Hillside Area on the Department of City Planning Hillside Area Map which front onto Substandard Hillside Limited Streets, which are improved to a width of less than 20 feet;
3. Applications to permit construction of, or addition to, Single-Family Dwellings on properties designated Hillside Area on the Department of City Planning Hillside Area Map on Substandard Hillside Limited Streets where providing parking requires the Grading of 1,000 or more cubic yards from the Lot (Section 12.24 X.21.).
4. Applications pursuant to Section 12.21 C.10. and Section 12.24 X.28. of this Chapter on properties zoned R1, RS, RE, or RA and designated Hillside Area on the Department of City Planning Hillside Area Map to:

(a) Reduce Front and Side Yard setback requirements;
(b) Permit additions of up to 1,000 square feet to Structures existing prior to August 1, 2010;
(c) Exceed the maximum envelope height;
(d) Increase the maximum Lot coverage;
(e) Exceed the Grading, import and export limits;
(f) Reduce the number of required off-street parking; or
(g) Permit construction of or addition to Single-Family Dwellings on properties which front onto Substandard Hillside Limited Streets, which are improved to a width of less than 20 feet.

HILLSIDE PERMIT FILING FEES	
Type of Application	**Base Fee**

HILLSIDE PERMIT FILING FEES	
Type of Application	**Base Fee**
Hillside Permit Filing Fee (Section 12.24 X.21.; Section 13B.2.1. of Chapter 1A)	$24,825
Hillside Permit Filing Fee, for each Additional Filing (Section 12.24 X.21.; Section 13B.2.1. of Chapter 1A)	$4,303

Q. Multiple or Combination Applications. If more than one application is filed at the same time for the same project and the fee for each separate application is set forth in Sections 19.01, 19.03, or 19.06, then the charges will be as follows: 100% for the highest application fee, 50% for the second application (second highest fee), and 25% for each additional application fee.

R. Expedited Permit Fee. At the request of the applicant, the Department may charge a fee to offset expenses for additional human and physical resources necessary to expedite the permit process for development projects upon application by an applicant. A minimum initial deposit as established in the table below or, as adjusted by the Director of Planning, in addition to fees charged elsewhere in this Code, shall be collected at the time of the request. In addition, fees shall be paid by the applicant for any additional costs that exceed the initial deposit.

The Department of City Planning shall calculate the costs and resultant fee, at the hourly rate in this section, in accordance with LAAC Section 5.121.9.3(b)3. of Chapter 6 of Division 5 and shall maintain appropriate accounting records of the actual costs. The Director of Planning shall resolve any dispute related to the fee. The Director shall exclude from consideration any cost incurred or attributed to the processing of appeals.

The Department shall cause all money collected pursuant to this section to be deposited into the Planning Case Processing Fund as prescribed in LAAC Section 5.121.9.2(c) of Chapter 6 of Division 5 for purposes of disbursement as permitted therein.

EXPEDITED PERMIT FEE	
Type of Application	**Base Fee**
Expedited Review Services - Minimum Initial Deposit	$8,500
Expedited Review Services - Hourly	$221

S. Eldercare Facility Unified Permit Application.

ELDERCARE FACILITY UNIFIED PERMIT APPLICATION FEE	
Type of Application	**Base Fee***
Eldercare Facility Unified Permit Application (Section 14.3.1; Section 13B.2.2. of Chapter 1A)	$24,742
Notes: * See Section 19.01 Q. for multiple applications.	

T. Home-Sharing Registration Application Fees.

FEES FOR HOME-SHARING REGISTRATION APPLICATIONS	
Type of Application	**Base Fee**
Home-Sharing Application or Renewal (Section 12.22 A.32.)	$441
Extended Home-Sharing Administrative Clearance (Section 12.22 A.32.)	$883

FEES FOR HOME-SHARING REGISTRATION APPLICATIONS	
Type of Application	**Base Fee**
Extended Home-Sharing Discretionary Review Application (Section 12.22 A.32.)	$12,798
Extended Home-Sharing Renewal (Section 12.22 A.32.)	$883

The Department of City Planning shall cause all money collected pursuant to this section to be deposited into the Short-Term Rental Enforcement Trust described in LAAC Section 5.576(b) of Chapter 170 of Division 5 for purposes of disbursement as permitted therein.

SEC. 19.02. FILING FEES – DIVISION OF LAND AND PRIVATE STREET MAPS AND APPEALS.

The following fees and charges shall be paid to the Department, except as otherwise specified here, in connection with the following:

A. Subdivision Maps.

1. **Tentative Map.**

(a) **Single-Family Residential Dwellings:**

Type of Application	Base Fee
Tentative Map - Single-Family Zones - 5 to 49 Lots	$14,260
Tentative Map - Single-Family Zones - Each additional Set of 50 Lots over 49 Lots	$13,005

(b) **Multi-Family Residential Dwellings:**

Type of Application	Base Fee
Tentative Map - Multi-Family (MF) Residential - 5 to 49 Units	$15,309
Tentative Map - MF Residential - 50 to 99 Units	$17,239
Tentative Map - MF Residential - 100 Units or More	$19,680

(c) **Commercial/Industrial:**

(1) With Building:

Type of Application	Base Fee
Tentative Map - Commercial/Industrial w/ Building - Less than 50,000 square feet of Floor Area	$14,591
Tentative Map - Commercial/Industrial w/ Building - 50,000-99,999 square feet of Floor Area	$16,205
Tentative Map - Commercial/Industrial w/ Building - 100,000-249,999 square feet of Floor Area	$18,356
Tentative Map - Commercial/Industrial w/ Building - 250,000 square feet of Floor Area or More	$19,184

(2) Without Building:

Type of Application	Base Fee
Tentative Map - Commercial/Industrial w/o Building - Less than 1 Acre	$14,040
Tentative Map - Commercial/Industrial w/o Building - 1 to Less than 5 Acres	$15,350
Tentative Map - Commercial/Industrial w/o Building - 5 Acres or More	$17,501

(d) **Phasing of Map Fee.** For each request for the Advisory Agency to approve the recording of a final map which covers only a portion of the property shown on an approved tentative map pursuant to the provisions of Section 17.07 B. and Section 13B.7.4. of this Chapter, a fee of $9,144.

(e) **Very High Fire Hazard Severity Zone Fee.** For tentative maps within Very High Fire Hazard Severity Zones, as described in Section 57.4908 of Chapter V of this Code, a surcharge of one-half the sum of the fees paid pursuant to Paragraphs (a) through (c) shall be paid.

(f) **Mixed-Use Projects Fee.** Where the project involves a combination of Single-Family, Multi-Family, Commercial, and/or Industrial uses, the highest fee, including modifications to the base fee, shall be charged at 100%, the second highest at 50%, and the third and subsequent fee at 25%. This fee discounting shall not apply to the surcharge required by Paragraph (e) of this subdivision.

(g) **Bureau of Engineering Fees.** In addition to the fees imposed pursuant to the provisions of this subdivision, before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each application the following nonrefundable fees applicable to the project for which the application is made:

(1) For each subdivision tract of fewer than 20 lots, a fee of $8,240. For each modified or revised subdivision tract of fewer than 20 lots requiring a revised engineering report, a fee of $1,854.

(2) For each subdivision tract of 20 or more lots, actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of Section 61.15 of Chapter VI of this Code. For each modified or revised subdivision tract of 20 or more lots requiring a revised engineering report, a fee of $1,854.

2. **Final Map.**

(a) **Bureau of Engineering Fees.** Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each application the following nonrefundable fees that apply to the project for which the application is made:

(1) For each subdivision tract of fewer than 20 lots, a fee of $8,240.

(2) For each subdivision tract of 20 or more lots, actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of Section 61.15 of Chapter VI of this Code.

(3) For each airspace subdivision, actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of Section 61.15 of Chapter VI of this Code.

(b) **Very High Fire Hazard Severity Zone Fee.** For each subdivision that is located entirely or partly within a Very High Fire Hazard Severity Zone as determined pursuant to the provisions of Section 57.4908 of Chapter V of this Code, the Bureau of Engineering shall charge and collect a surcharge in the amount of 50% of the fee imposed pursuant to the provisions of Paragraph (a) of this Subdivision.

(c) **Resubmission Fee.** In addition to the fee and surcharge imposed pursuant to the provisions of Paragraphs (a) and (b) of this subdivision, the Bureau of Engineering shall charge and collect a resubmission fee of $824 for each and every map or any part of a map submitted to the City Engineer more than three times, including the original submission, and the fee shall be paid to the Bureau of Engineering upon each and every submission to the City Engineer thereafter.

(d) **Reverting Subdivided Land Fee.** In addition to all other fees charged pursuant to the provisions of this subdivision, if a final map is filed for the purpose of reverting subdivided land to acreage or for merger and re-subdivision of land pursuant to the provisions of Section 17.10 or 17.10.1 of this Chapter, the Bureau of Engineering shall charge and collect a fee of $1,854.

(e) **Final Map Waiver Fee.** Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect a fee of $1,262 to review and process each application for a final map waiver requested pursuant to the provisions of Section 17.50 D. of this Chapter and Section 13B.7.5. of Chapter 1A of this Code.

4. **Appeals.** Each appeal of a parcel map shall be accompanied by the payment of a fee pursuant to Section 19.01 B.

5. **Modifications.** Each request for a modification of an approved Preliminary Map or Recorded Final Map shall be accompanied by the payment of the appropriate fee indicated in Section 19.02 F.

C. Private Street Map.

FEES FOR PRIVATE STREET MAPS	
Type of Application	**Base Fee**
Deemed to be Approved Private Street (Section 18.00 C.)	$3,089
Private Street Map (Section 18.08; Section 13B.7.7. of Chapter 1A)	$16,246
Very High Fire Hazard Severity Zone Private Street Map (Section 17.52 D.)	$17,984
Modifications of Private Street Requirements	$11,144
Modifications of Private Street Requirements - Each Lot or Building	$110

1. **Credit Towards Subdivision Map Fees.** In the event the person plotting or dividing land as lots or building sites pursuant to Article 8 of this chapter shall elect to subdivide land in accordance with Article 7 of this Chapter within one year from the filing date of the private street map, the fees required and paid under this Subsection may be applied against the payment of the fees required by Subsection A of this section.

2. **Modification of Private Street Requirements.** For each request for modification of the requirements governing private streets pursuant to the provisions of Section 18.12 and Section 13B.7.7.H. of Chapter 1A, a fee shall be paid in the amount established in the table above. For each and every lot or building site shown on a private street map, excepting the lots or building sites as are shown at the request of the City Engineer to facilitate the description of the land to be acquired by condemnation proceedings, a fee shall be paid in the amount established in the table above.

3. **Bureau of Engineering Fees.** Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each private street map application a fee of $6,304, and shall charge and collect for each modified or revised street map application requiring a revised engineering report a fee of $630.

D. Mobile Home Park Impact Reports.

FEE FOR MOBILE HOME PARK IMPACT REPORTS	
Type of Application	**Base Fee**
Mobile Home Park Impact Report (Section 17.04)	$24,769

If no request for hearing is filed within the time periods set forth in Section 47.09 D.5. of Chapter IV of this Code, upon written demand by park management, a refund of $5,229 shall be made to park management.

. **Condominium Conversion for Subdivision and Parcel Maps.**

1. **Residential Dwellings:**

Type of Application	Base Fee
1 to 4 Units	$17,570
5 to 49 Units	$18,067
50 to 99 Units	$18,618
100 Units or More	$19,336
Relocation Assistance Plan (Section 12.95.2.F.6)	$3,089

2. **Commercial/Industrial:**

Type of Application	Base Fee
Less than 50,000 square feet of Floor Area	$11,337
50,000 to Less Than 100,000 square feet of Floor Area	$11,668
100,000 to Less Than 250,000 square feet of Floor Area	$11,999
250,000 Square Feet of Floor Area or More	$12,330

3. **Mixed-Use Projects Fee.** Where the project involves a combination of Residential, Commercial, and/or Industrial uses, the highest fee shall be charged at 100%, the second highest at 50%, and the third and subsequent fee at 25%. This fee discounting shall not apply to the fee required by Section 19.02 E.1.(a).

F. Map Related Fees.

MAP RELATED FEES	
Type of Application	**Base Fee**
Review of Revision of Tentative/Preliminary Map	$5,241
Modification to Approved Tentative/Preliminary Map or Recorded Final Map (Sections 17.14, 17.59)	$15,777
Reversion to Acreage (Section 17.10)	$15,612

MAP RELATED FEES	
Type of Application	**Base Fee**
Time Extension for Maps (Sections 17.07 A.2. and 17.56 A.2.; Sections 13B.7.3.F. and 13B.7.5.F. of Chapter 1A)	$662
Letter of Clarification or Correction (Applicant Initiated)	$5,296

SEC. 19.03. FEES FOR GENERAL PLAN CONSISTENCY.

The following fees shall be charged when a zone change is requested by an applicant that necessitates the initiation of a General Plan Amendment to achieve consistency between the requested zone change and the General Plan:

GENERAL PLAN CONSISTENCY FEES	
Type of Application	**Base Fee***
Zone Change and associated costs for a General Plan Amendment for less than 400 dwelling units, 500,000 square feet for commercial/ industrial, or 250,000 square feet for mixed-use (Section 11.5.6; Section 13B.1.1. of Chapter 1A)	$59,717
Zone Change and associated costs for a General Plan Amendment for 400 dwelling units or greater, 500,000 square feet or greater for commercial/industrial, or 250,000 square feet or greater for mixed-use (Section 11.5.6; Section 13B.1.1. of Chapter 1A)	$78,832
Annexation, Zone Change and associated costs for a General Plan Amendment less than 400 dwelling units, 500,000 square feet for commercial/industrial, or 250,000 square feet for mixed-use (Section 11.5.6; Section 13B.1.1. of Chapter 1A)	$68,571
Annexation, Zone Change and associated costs for a General Plan Amendment for 400 dwelling units or greater, 500,000 square feet or greater for commercial/industrial, or 250,000 square feet or greater for mixed-use (Section 11.5.6; Section 13B.1.1. of Chapter 1A)	$90,638
Street Re-Classification	$34,368
Notes: * See Section 19.01 Q. for multiple applications.	

SEC. 19.04. FEES FOR SIGN-OFF OR CLEARANCE REQUESTS.

The following fees and charges shall be paid to the Department of City Planning in connection with sign-off or clearance requests:

SIGN-OFF OR CLEARANCE REQUESTS FEES	
Type of Application	**Base Fee**
Public Benefit Project Clearance for by-right project (Section 14.00 A.)	$441
Miscellaneous Clearance - ZA (Section 12.24 and all other projects)	$1,655
Miscellaneous Clearance - ZA Single-Family Dwellings with No Exceptions (Section 12.24 and all other projects)	$1,103

SIGN-OFF OR CLEARANCE REQUESTS FEES	
Type of Application	**Base Fee**
Request for Approval to erect temporary Subdivision Directional Signs (First Sign) (Section 12.21 A.7.)	$221
Request for Approval to erect temporary Subdivision Directional Signs (Each Additional Sign) (Section 12.21 A.7.)	$221
Miscellaneous Clearance - Director	$662
Miscellaneous Clearance - Commission	$883
Miscellaneous Clearance - Advisory Agency	$221
Miscellaneous Clearance - Approval of plans for Substantial Conformance	
Minor	$1,876
Major	$2,703
Condition Compliance for ZA / DIR /Commission	$1,434
Overlay Compliance Review for Building Permit	
Minor	$827
Standard	$2,482
Major	$4,137
Building Permit Clearance	
Minor	$221
Major	$1,214
Administrative Review	
Minor	$1,729
Standard	$3,310
Major	$8,496
Restaurant Beverage Program (Sections 12.22 A.34., 12.22 A.35.)	$2,207
Landscape and Site Design Approval and Verification*	$1,854
Landscape Plan Approval as part of a Discretionary Approval**	$221
Monitoring - Restaurant Beverage Program (Sections 12.22 A.34., 12.22 A.35.)	$1,324
Inspection and Field Compliance Review - Restaurant Beverage Program (Sections 12.22 A.34., 12.22 A.35.)	$829
Wireless - U.S. Government Code Section 6409 Administrative Plan Approvals	$3,751

SIGN-OFF OR CLEARANCE REQUESTS FEES	
Type of Application	**Base Fee**
Letter of Substantial Conformance (Major Projects Only)	$6,620
Notes: * Applications, subject to this fee, shall pay the fee established herein if submitted after the amended Landscape and Site Design Review Ordinance is adopted, per Council File No. 24-1399. ** Applications submitted after the amended Landscape and Site Design Ordinance is adopted, per Council File No. 24-1399, will not be subject to the "Landscape Plan Approvals as part of a Discretionary Approvals" fee.	

A. Development Plans. Each final development plan for a residential planned development filed with the City Planning Commission for its report and recommendation subsequent to the application for the establishment of a Residential Planned Development District (RPD District), as defined in Section 13.04 shall be accompanied by a filing fee of $199 plus $1.70 for each acre or portion of an acre shown on the plan.

B. Modification of Plans or Conditions. Each request to the City Planning Commission for its report and recommendations on modifications of an approved final development plan in an RPD District or of a condition imposed on a residential planned development shall be accompanied by a filing fee of $263.

SEC. 19.05. FILING FEES FOR ENVIRONMENTAL CLEARANCES.

A. Fees, Costs, and Deposits. For the preparation and processing of required studies, analysis, reports, findings, mitigation measures, certifications, and notices under the California Environmental Quality Act (CEQA), all fees, deposits, and costs required in Subsections 1. and 2. below, shall be paid. All monies required to be paid in this Section, shall be paid to the City Planning Department at the time the permit application is filed, unless otherwise indicated in this Section. The determination of the necessary actions or clearance to comply with CEQA is at the City's discretion acting as the lead or responsible agency. Upon the applicant's failure to pay the fee, deposit, or cost when required in this Section, the City may stop or suspend work on any environmental review, or other work for which the fee, deposit, or cost is collected under this Section.

For any CEQA clearance that requires publication, as set forth in either the California Public Resources Code or this Code, the applicant is responsible for and shall pay all pass-through costs associated with publication, in addition to any other fees paid.

1. **Categorical Exemptions (CEs), Statutory Exemptions (SEs), Negative Declarations (NDs)/Mitigated Negative Declarations (MNDs), Environmental Assessment Forms (EAFs), Housing Element EIR Project Clearance (HE Clearances), Sustainable Communities Project Exemption (SCPE), Sustainable Communities Environmental Assessment (SCEA), and Addenda for ND/MND.** All Applicants requiring any type of CEQA clearance expressly listed in Table 1-A shall pay the "Initial Intake Fee" and any corresponding fee identified for any of the CEQA clearances listed under the "Type of Application" column in Table 1-A

Table 1-A. CEs, EAFs, NDs, MNDs, HE CLEARANCES, SCPEs, & SCEAs FEES (Initial Intake Fee With Corresponding Fee Based on Applicable CEQA Clearance)	
Type of Application	**Base Fee**
Initial Intake Fee (Environmental Application Form Intake Fee for All Categorical and Statutory Exemptions, Non-EIR Initial Studies (ND/MND), SCPEs, SCEAs, and Housing Element Project Streamlining Clearances)	$1,214
Corresponding Fee Based on Applicable CEQA Clearance In Addition to Initial Intake Fee:	
Categorical Exemption (Classes 1-31, 33)	$0
Class 32 Categorical Exemption or Hillside Class 3	$5,020
EAF / Initial Study Resulting in ND, MND, or Statutory Exemptions (unless specifically listed elsewhere in this Table 1-A	$12,600
Subsequent Approval Review (CEQA Guidelines Section 15162) or Addendum to ND, MND, or SCEA	$6,675
Infill Housing Project Statutory Exemption - Cal. Pub. Res. Code Section 21080.66	$1,986
Housing Element EIR Project Clearance	$16,108
SCPE or SCEA	$14,122

In cases where revisions to the CEQA clearances identified in Table 1-A above, the fees listed in Table 1-B shall also apply.

Table 1-B. Additional CEQA Fees	
CEQA Clearance Revisions Fee (Limited to CEQA Clearances listed in Table 1-A, excluding Categorical Exemptions)	$2,207
Revised Categorial Exemption	$1,269

2. **Environmental Impact Reports and Other CEQA Clearances.** For any environmental impact report (EIR) (including but not limited to Supplemental, Subsequent, Tiered, and Focused) a subsequent approval clearance relying on a Certified EIR (that does not include the preparation of an EIR), and any CEQA clearance that is neither of the above or a clearance expressly listed in Tables 1-A or 1-B in Subdivision 1. (which shall be referred to as "Other CEQA Clearance"), the applicant shall pay an initial deposit and the hourly review fees provided in Table 2, below, in the "Base Fee" column for the applicable "Type of Application".

(a) **Deposit.** Any required deposit shall be paid at the time the applicant applies for the preparation of an EAF or applies for the particular CEQA clearance requiring the deposit, or at the time the City provides notice that the particular CEQA clearance requiring a deposit is required for the project. Payment of any hourly review fee required in this Subdivision shall be paid.

Table 2. DEPOSITS AND FEES FOR EIRS AND OTHER CEQA CLEARANCES	
Type of Application	**Base Fee**
EIRs (this includes any type of EIR, including Focused, Tiered, Supplemental, and Subsequent) - Initial Deposit	$15,000
Other CEQA Clearance - Initial Deposit	$10,000
Review for Subsequent Approval Under Certified EIR (CEQA Guidelines Sections 15162, 15163, 15164, and 15168) – Initial Deposit	$7,500

Table 2. DEPOSITS AND FEES FOR EIRS AND OTHER CEQA CLEARANCES	
Type of Application	**Base Fee**
EIR (Any type including Supplemental, Subsequent, Tiered, or Focused) Review Services (hourly)	$221
Other CEQA Clearance Review Services (hourly)	$221
Review Services (hourly)	$221

(b) **Full Cost Recovery.** Notwithstanding the fees identified in Sections 1. and 2. above, the applicant is responsible to pay for the City's actual costs associated with the City's actions to comply with CEQA in the processing of applications under Chapter I, Chapter 1A, and Chapter IX, and processing of all associated discretionary applications. To the extent the City's actual costs to comply with CEQA exceed the fees required to be paid above in Section 1 and Subsection 2(a), the applicant shall pay the City for its actual costs at the hourly rate set for "Review Services" in Table 2, with the total amount of costs at the hourly rate to be offset by the fees collected pursuant to this Section. The City Planning Department shall calculate the actual costs and resultant fee and shall maintain appropriate accounting records of the actual costs. The Director of Planning shall resolve any dispute related to the fee. The Director shall include any cost incurred or attributed to the processing of appeals.

B. Child Care Fees. No fee shall be charged in connection with the processing of an initial study or filing of an EIR for any child care facility or nursery school which is determined to be nonprofit, including, but not limited to, parent cooperatives and facilities funded by a governmental agency or owned or operated by a philanthropic institution, church, or similar institution. A facility funded by a governmental agency shall indicate the primary current and anticipated source of funds.

Where any uncertainty exists as to the nonprofit status of the facility, the applicant shall file a copy of the articles of incorporation or an affidavit showing, to the satisfaction of a Zoning Administrator, that the child care facility will be nonprofit.

SEC. 19.06. FILING FEES FOR COASTAL DEVELOPMENT PERMITS.

A. Filing Fees. In addition to any other fees set forth in this Code, the following fees shall be charged and collected by the permit granting authority in connection with the filing of all applications for coastal development permits:

COASTAL DEVELOPMENT PERMIT FEES	
Type of Application	**Base Fee***
Coastal Development Permit for Single-Family residential dwelling (Section 12.20.2; Section 13B.9.1. of Chapter 1A)	$14,178
Coastal Development Permit for Multi-Family residential dwelling (Section 12.20.2; Section 13B.9.1. of Chapter 1A)	$15,005
Coastal Development Permit for Non-residential (Section 12.20.2; Section 13B.9.1. of Chapter 1A)	$16,660
Coastal Development Permit Exemption Determination (Section 12.20.2.1; Sections 13B.9.1. and 13B.9.2. of Chapter 1A)	$772
Coastal Development Permit Amendment (Sections 12.20.2.1.Q. and 12.20.2.O.; Sections 13B.9.1. and 13B.9.2. of Chapter 1A)	$13,350
Coastal Development Permit - Mello Compliance Review - City Review (Section 12.20.2)	$5,130
Mello Act Compliance Review - Exemptions (LAAC Section 19.144; Section 13B.9.1. of Chapter 1A)	$3,089

COASTAL DEVELOPMENT PERMIT FEES	
Type of Application	**Base Fee***
Coastal Development Permit - Administrative Review (ADU) (LAAC Section 19.144; Section 13B.9.1. of Chapter 1A)	$12,688
Notes: * See Section 19.01 Q. for multiple applications.	

B. Filing Fees for Environmental Impact Reports and Negative Declarations. Where an environmental impact report or negative declaration is prepared for a project for which application for a coastal development permit has been made, a negative declaration or environmental impact report shall consider the effect of the project in light of the criteria established in Section 12.20.2 G.1.(a) through (e) and Sections 13B.9.1.D. and 13B.9.1.E. of Chapter 1A of this Code, and no additional charge shall be made. Where the underlying project is otherwise exempt from the preparation of a negative declaration or environmental impact report but either document is required for the coastal development permit, those fees set forth in Section 19.05 of this Chapter shall be applicable, and shall be collected by the appropriate permit granting authority.

SEC. 19.07. FEES FOR FLOOD HAZARD REPORTS AND COMPLIANCE CHECKS.

A. **Basic Review Fee.** Except for services subject to the provisions of Subsection B. or C. of this section, the Bureau of Engineering shall charge and collect a fee of $273 to perform each of the following services pertaining to Flood Hazard compliance:

1. **Flood Hazard Compliance Check Fee.** Review to verify that a permitted project would or does comply with the requirements of the Los Angeles Specific Plan for the Management of Flood Hazards (Ordinance 172,081, as may be amended) and the National Flood Insurance Program.

2. **Elevation Certificate Processing Fee.** Process an Elevation Certificate for building permits located in floodplain zones, in compliance with the requirements of the Los Angeles Specific Plan for the Management of Flood Hazards (Ordinance 172,081, as may be amended) and the National Flood Insurance Program.

3. **Floodproofing Certificate Processing.** Process a Floodproofing Certificate for a commercial project or a non-single-family development proposed in a floodplain zone, in compliance with the requirements of the Los Angeles Specific Plan for the Management of Flood Hazards (Ordinance 172,081, as may be amended) and the National Flood Insurance Program.

4. **Letter of Map Change/Conditional Letter of Map Change Processing.** Process a Conditional Letter of Map Revision, Conditional Letter of Map Amendment, Letter of Map Revisions, or Letter of Map Amendment.

B. **Reviews or Services Requiring Additional Staff Time of 16 or Fewer Hours.** For all Bureau of Engineering services identified in Subsection A. of this Section for which a fee of $273 is charged, and which will require Bureau staff to review plans or surveys, or take other action in addition to that normally required to accomplish the task for which the $273 fee is charged, the Bureau shall charge and collect a fee pursuant to the provisions of Section 61.14 of Chapter VI of this Code, except for reviews or services provided pursuant to the provisions of Subsection C. of this Section.

C. **Reviews or Services Requiring Additional Staff Time of More than 16 Hours.** For all Bureau of Engineering services identified in Subsection A. of this Section for which a fee of $273 is charged, and which will require Bureau staff to review plans or surveys, or take other action, and where Bureau staff will be required to provide more than 16 hours of staff time in addition to that normally required to accomplish the task for which the $273 fee is charged, the Bureau shall charge and collect actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of Section 61.15 of Chapter VI of this Code.

D. **All Fees Owed Prior to Bureau Action.** The Bureau of Engineering shall not issue any approval or decision with respect to any matter for which this section requires payment to the Bureau until all monies owed pursuant to the provisions of this section are paid.

SEC. 19.08. SURCHARGE FOR DEVELOPMENT SERVICES CENTERS.

A. There shall be added to each fee imposed for any permit, license, or application provided for in this article, a surcharge in an amount equal to the greater of 3% of the fee or $1.00.

B. The previous surcharge amount of 2% is increased solely to pay for the $21.76 million cost of developing and implementing BuildLA, a comprehensive enterprise-wide development services system, and shall not be used to pay for ongoing BuildLA costs, such as maintenance or system hosting services.

C. The surcharge shall be returned to the greater of 2% or $1.00 when the City Administrative Officer determines the surcharge increase has recovered the $21.76 million cost of BuildLA.

SEC. 19.09. PROJECT DEVELOPMENT AND COUNSELING SERVICES.

PROJECT DEVELOPMENT AND COUNSELING SERVICE FEES	
Type of Application	**Base Fee**
Pre-Application Review (Section 12.24; Sections 13B.2.1.,13B.2.2., and 13B.2.3. of Chapter 1A)	$3,089

SEC. 19.10. DEVELOPMENT AGREEMENT FEE.

DEVELOPMENT AGREEMENT FEE	
Type of Application	**Base Fee**
Development Agreement Fee (Section 12.32; Sections 13B.1.2., 13B.1.3. and 13B.1.4. of Chapter 1A)	$33,155

In addition to the fees set forth above, the City may negotiate with the applicant for reimbursement of the actual costs to City associated with administering the development agreement, pursuant to LAAC Section 5.121.9.3. The actual costs assessed shall be offset by the fees collected as indicated in the table above.

SEC. 19.11. ANNUAL INSPECTION OF COMPLIANCE WITH FLOOR AREA RATIO AVERAGING AND RESIDENTIAL DENSITY TRANSFER COVENANTS.

A fee shall be charged and collected by the Department of Building and Safety, pursuant to the fees established in Chapter IX (Building Regulations) of this Code, to cover the cost of an annual inspection to monitor compliance with, and maintain records of, the covenant required pursuant to Sections 12.24 B.25. and 12.24 C.58. of this Chapter, recorded prior to July 1, 2000, and Section 12.24 W.19. of this Chapter on and after July 1, 2000.

SEC. 19.12. DEVIATIONS PURSUANT TO SECTION 16.03 E.

Applicants for determinations by the Zoning Administrator for deviations pursuant to Section 16.03 E. of this Chapter shall pay a fee of $930.

SEC. 19.13. SURCHARGE FOR AUTOMATED SYSTEMS FOR THE DEPARTMENT OF CITY PLANNING.

A. **Operating Surcharge.** There shall be added to each fee imposed for any permit, plan check, license or application provided for in Chapter I of this Code a surcharge in an amount equal to the greater of 7 percent of the fee or $1.00, except that any other surcharge shall be excluded from the computation of this surcharge. Moneys received from this surcharge shall be deposited and maintained in the City Planning Systems Development Fund pursuant to Los Angeles Administrative Code Section 5.457 for the maintenance and operation of automated systems. Exempted from this surcharge are all fees and costs imposed pursuant to Section 12.37.

B. **Development Surcharge.** There shall be added to each fee imposed for any permit, plan check, license or application provided for in Chapter I of this Code an automated systems development surcharge in an amount equal to the greater of 6 percent of the fee or $1.00, except that any other surcharge shall be excluded from the computation of this surcharge. Moneys received from this surcharge shall be deposited into the City Planning Systems Development Fund pursuant to Los Angeles Administrative Code Section 5.457. Exempted from this surcharge are all fees and costs imposed pursuant to Section 12.37.

SEC. 19.14. FEES FOR ENFORCEMENT OF HOUSING COVENANTS.

A. Unless a fee Exemption pursuant to Section 19.14 .B. applies, the following fees shall be charged and collected by the Los Angeles Housing Department (LAHD) for the preparation, enforcement, monitoring, and associated work relating to the affordable housing covenants required by Sections 12.22 A.37., 12.22 A.38., 12.22 A.39., 12.22 A.29.(d)(1) through (2), and 14.00 A.10.(c)(2) of this Chapter.

Type of Service:	**Fee:**
Housing Replacement Determinations pursuant to AB 2222	$1,027.00 per unit
Affordable Housing Covenant Preparation	$5,770.00* per project
Affordable Housing Covenant Amendments	$5,770.00 per amendment
Affordable Housing Covenant Assumptions and Terminations	$1,214.00 per assumption or termination
Affordable Housing Covenant Monitoring	$173.00* per restricted unit, per year

Type of Service:	**Fee:**
Filing Fee	$43.00* per project

B. **Fee Exemption.** New projects subject to an affordable housing covenant described in Section 19.14.A. wherein at least 50% of the units are restricted for use as permanent supportive housing shall be exempt from the fees above marked with an asterisk.

C. **Fees In Existing Covenants.** Any owner or landlord of a project subject to an existing affordable housing covenant in effect prior to the effective date of the fees set forth in Section 19.14.A. and which contains a conflicting monitoring fee amount, shall be subject to the fee set forth in the existing covenant.

D. **Fees Due & Payable.** The fees in Section 19.14.A. shall be fully due and payable at the time of the request for service, except for the affordable housing monitoring fees, which may be paid pursuant to the options set forth in Section 19.14.E.

E. **Covenant Monitoring Fees.** The affordable housing covenant monitoring fees may be pre-paid in full at or before the time of the recording of an underlying affordable housing covenant or billed annually to an owner or landlord upon the issuance of the Certificate of Occupancy for the project subject to an underlying affordable housing covenant.

F. **Collection of Outstanding Fees.** LAHD shall have the right to bring legal action in any court to collect the amount of any outstanding fees. LAHD may make such rules and regulations as may be necessary to carry out the provisions of this section.

SEC. 19.15. DEPARTMENT OF TRANSPORTATION ASSESSMENT, TRANSPORTATION DEMAND MANAGEMENT COMPLIANCE AND MONITORING, CONDITION CLEARANCE, AND PERMIT ISSUANCE FEES.

A. **Fees.** The following specific fees shall be paid to the Department of Transportation (LADOT) for the preparation and processing of transportation assessments, review of site Transportation Demand Management (TDM) plans and monitoring data, clearance of conditions, and permit sign-offs in connection with obtaining any environmental clearance and/or permit issuance related tasks:

(1) Building Permit Sign-Offs (See Note 1) $595
(2) Dedication & Widening Waivers $675
(3) LADOT Referral Form (See Note 2) $670
(4) Driveway Permit Sign-Offs (See Note 3). $810
(5) Haul Route Review $650
(6) Master Plan / Complex Circulation Review (See Note 4) $2,360
(7) Project Condition Clearance (See Note 5) $455
(8) Revocable Permit $370
(9) Bureau of Engineering Referral (e.g., Street Vacation, Quitclaim, Rejection of Future Dedication, etc.). $1,495
(10) Subdivision Report. $370
(11) Hillside Development Construction Management Plan $685
(12) Engineering Services (e.g., Timing Charts, Related Projects List, Inspections, etc.) See Subsection (c)
(13) Planning Services (e.g., Travel Data Requests, Travel Demand Model Runs, etc.) See Subsection (d)
(14) Bike Parking in Public Right-of-Way, pursuant to Div. 4C.3. (Bicycle Parking) of Chapter 1A of this Code (See Note 6) $560
(15) Site TDM Plan Review Level 1 Projects $835
(16) Site TDM Plan Review Level 2 and Level 3 Projects 1,770
(17) Site TDM Plan Review that includes TDM Strategies Requiring Agency Pre-Approval (See Note 7) $3,240
(18) Annual TDM Plan Compliance Documentation Review Level 1 and Level 2 Projects $615
(19) Annual TDM Plan Compliance Documentation Review and Monitoring Report Review Level 3 Projects $2,505
(20) Annual TDM Plan Compliance Documentation Review Level 1 and Level 2 Projects with Transportation Management Organization (TMO) Credit (See Note 8) $330
(21) Annual TDM Plan Compliance Documentation Review and Monitoring Report Review Level 3 Projects with TMO Credit (See Note 8) $835
(22) Vehicle Miles Traveled (VMT) Tool / Calculator Review $1,375
(23) Technical Study (See Note 9) $2,105
(24) Transportation Assessment Memorandum of Understanding (MOU) $1,850
(25) Transportation Assessment Review (See Note 10) $7,870
(26) Transportation Assessment Review / Plan Review - Expedited See Subsection (e)
(27) Major Projects Transportation Assessment Review (See Note 11) $9,690
(28) Long-Term Worksite Traffic Control Plan Review (Over 72 Hours) $2,465

Note 1: For a project with multiple addresses and permits (i.e., multi-family units), a charge of $595 shall be assessed per distinct site plan and not per unit. For example: if, for a 100-unit small lot subdivision condominium project, each unit falls into one of three different site plan options, then LADOT's review fee would be $1,785 ($595 × 3), even if there are 100 separate building permits to approve.

Note 2: LADOT's Referral Form also may be submitted to the department in the form of a Site Plan Review Form. If this is the case, the LADOT Referral Form fee would still apply.

Note 3: When reviewing a Building Permit application that also includes a Driveway Permit Sign-Off, the applicant should not be charged two fees (Building Permit and Driveway Permit). Instead, the applicant should be charged only the Building Permit fee if the driveway plan does not include a new curb cut. If the driveway plan does include a new curb cut, then the applicant should be charged only the Driveway Permit Sign-Off fee.

Note 4: This fee applies to a Master Plan or similar large-scale project with complicated circulation plans that require considerable staff time to review.

Note 5: A charge of $455 for the first three condition clearances plus $200 for each additional condition clearance.

Note 6: A charge of $560 to review the first five bicycle racks installed in the public right-of-way, plus $415 for each additional five bike racks, not to exceed a total of $975.

Note 7: This fee applies if the TDM Plan includes any TDM strategies that need to be pre-approved by LADOT, Los Angeles Metropolitan Transportation Authority, or other authorizing agency as defined in the TDM Program Guidelines.

Note 8: If the party responsible for submitting either Annual TDM Plan Compliance Documentation and/or an Annual TDM Monitoring Report is a current member of a Transportation Management Organization (TMO) that is certified in accordance with LADOT's TMO Certification Guidelines, the party shall only be required to pay a $330 annual monitoring fee for Level 1 and Level 2 Projects, and a $835 annual monitoring fee for Level 3 Projects. The responsible party may include, but is not necessarily limited to, a property owner or property manager.

Note 9: A "technical study" can include, but is not limited to, technical memorandums (defined in LADOT's Transportation Assessment Guidelines), trip generation assessments, transportation assessment supplements, a user defined TDM Strategy review, shared parking analysis, etc. The fee includes the cost to process a study MOU, if required.

Note 10: A charge of $7,870 for the first five study intersections plus $500 per each additional study intersection, not to exceed a total of $25,000.

Note 11: Any project that is required to assess access to pedestrian, bicycle, and transit facilities as indicated in the Department of City Planning's Transportation Study Assessment Referral Form and/or a Transportation Assessment MOU, shall pay the Major Project Transportation Assessment Review fee.

Special Note: If a project is approved by LADOT through the subdivision clearance or building permit process and all applicable fees have been paid, future approvals will not require additional fees as long as there have been no substantial changes to the approved portion of the project.

B. **Transportation Review Fee Fund.** Each fee collected pursuant to this section shall include a flat technology support fee to be deposited into Transportation Review Fee Fund No. 50Y. This fund shall be used exclusively by LADOT to provide funding for the continual enhancement of development review-related information technology systems and for the procurement costs associated with equipment, software, materials, staff training, and, if needed, consultant services. With the exception of the flat technology support fee deposited into Transportation Fee Fund No. 50Y, the remaining fees collected shall be credited to the General Fund. The technology support fee, which is included in the fees listed above, is applied as follows: $100 for LADOT review services that cost under $1,000; $300 for services between $1,000 and $3,000; and $500 for services that are $3,000 or more.

C. **Engineering Services.** LADOT shall offer engineering services for unique services that take under 10 hours to complete. These engineering services include, but are not limited to, providing access to signal timing charts, gathering related project lists, performing field engineering work related to a Traffic Control Plan, conducting Short Term Worksite Traffic Control Plan Review (72 hours or less), inspecting sites, etc. A charge of $155 shall be assessed for each hour of services, or a proportional fee for each fractional hour.

D. **Planning Services.** LADOT shall offer planning services for unique services that take under 10 hours to complete. These planning services include, but are not limited to, providing access to forecasted and empirical travel data and travel diagnostics for a specific defined area. A charge of $145 shall be assessed for each hour of services, or a proportional fee for each fractional hour.

E. **Expedited Services.** LADOT shall offer expedited services in the review of any of the processes listed above, including transportation assessments, Site TDM Plans, and B-permit design plans. Project applicants can choose to pay a higher review fee to allow LADOT staff to work overtime hours to expedite their review. The actual review fee to process a transportation assessment, which will be greater than the standard transportation assessment review fee, will be determined by LADOT during the preparation of the Transportation Assessment MOU executed between LADOT and the applicant's representative. The fee shall be based on the applicant's desired completion date, the availability of staff to work overtime, and the affected division's workload. During times of peak workloads, the expedited review fee may be utilized by LADOT to procure an outside firm from the department's pre-screened list of consultants to conduct the review of the assessment. Similarly, the actual fee to process Long-Term Worksite Traffic Control Plans (over 72 hours) or B-permit design plans shall be established by LADOT at the pre-design meeting with the applicant's representative.

F. **Fee Revisions.** LADOT shall provide an annual review of the fees established pursuant to this section, and shall submit recommendations for changes in these fees to the City Council. The fees shall be revised by LADOT to account for any staff salary cost of living adjustments. Notice of any increased fees shall be in accordance with Government Code Sections 66018 and 6062a.

SEC. 19.16. GENERAL PLAN MAINTENANCE SURCHARGE FOR THE DEPARTMENT OF CITY PLANNING.

There shall be added to each fee imposed for any permit, plan check, license or application, provided in Chapter I of this Code, a surcharge in an amount equal to the greater of 7 percent of the fee or $1.00, except that any other surcharge shall be excluded from the computation of this surcharge. Monies received from this surcharge shall be deposited into the Department of City Planning Long- Range Planning Special Revenue Trust Fund. The monies received pursuant to this section shall be used for maintenance of the City's General Plan and all associated underlying plans or elements, ordinances, and other associated planning initiatives. Fifty percent of the monies received, after the effective date of this ordinance, shall be used for costs directly related to updating the City's 35 Community Plans. Exempted from this surcharge are all fees and costs imposed pursuant to Section 12.37.

SEC. 19.17. PARK FEE.

The following fees shall be paid to the Department of Recreation and Parks. Current figures are located in the Department of Recreation and Parks Rate and Fee Schedule

Subdivision (Quimby In-Lieu) fee:

At effective date of ordinance: $7,500, adjusted for inflation pursuant to Section 12.33 E.5.of this Chapter.

First annual RAP rate and fee schedule update after effective date of ordinance: The prior year's fee amount plus $2,500, adjusted for inflation pursuant to Section 12.33 E.5. of this Chapter.

Each subsequent annual RAP rate and fee schedule update: The fee of the previous year, adjusted for inflation pursuant to Section 12.33 E.5. of this Chapter.

Non-subdivision (Park Mitigation) fee:

At effective date of ordinance: $2,500, adjusted for inflation pursuant to Section 12.33 E.5. of this Chapter.

First annual RAP rate and fee schedule update after effective date of ordinance: The prior year's fee amount plus $2,500, adjusted for inflation pursuant to Section 12.33 E.5. of this Chapter.

Each subsequent annual RAP rate and fee schedule update: The fee of the previous year, adjusted for inflation pursuant to Section 12.33 E.5. of this Chapter.

SEC. 19.18. AFFORDABLE HOUSING LINKAGE FEE.

A. **Definitions.** Terms shall have the meaning ascribed to them in Sections 12.03 or 12.22 of this Chapter. For the purposes of this section only, certain terms and words are defined as follows:

1. "**Additional Housing Units**" means a net increase in the number of dwelling units or guest rooms to be added on a parcel or parcels of land by issuance of a building permit, after subtracting the number of dwelling units or guest rooms legally removed from the same parcel of real property during the year preceding the issuance of the building permit.

2. "**Additional Nonresidential Floor Area**" means the net increase in the amount of nonresidential Floor Area, as defined in Section 12.03 of this Chapter, to be added on a parcel or parcels of land by issuance of a building permit, less the amount of nonresidential Floor Area legally removed from the same parcel of real property during the year preceding the issuance of the building permit.

3. "**Applicant**" means any individual, person, firm, partnership, association, joint venture, corporation, limited liability company, entity, combination of entities or authorized representative thereof, who undertakes, proposes or applies to the City for a Planning or zoning entitlement approval or building permit related to a Development Project.

4. "**Building Permit Application**" means plans submitted to the Department of Building and Safety pursuant to Section 12.26 A.3. of this Chapter

5. "**Development Project**" means any activity involving or requiring the issuance of a building permit that results in Additional Housing Units, Additional Nonresidential Floor Area, additional single-family residential Floor Area, or a change of use from nonresidential to residential.

6. "**Grocery Store**" means a project that is for a retail use of which greater than one half of the Floor Area is devoted to the sale of food items intended for consumption or use off the premises, excluding alcoholic beverages.

7. "**Linkage Fee**" means the fee assessed, pursuant to this section, on certain Development Projects in order to mitigate the impact of the additional demand for affordable housing caused by such activity.

B. **Applicability.** The regulations, requirements and provisions of this section shall apply to any Development Project. Unless a Development Project is exempt from this section, an Applicant must pay to the City the required Linkage Fee as a condition of the building permit for which a Building Permit Application has been submitted in order to mitigate the need for affordable housing that is generated by or attributable to such projects. The provisions of this section are subject to the requirements set forth in California Government Code Section 66000 et seq.

1. **Phased Implementation.**

(a) For the first 120 days following the effective date of this ordinance, no Linkage Fee shall be imposed on any project for which a Building Permit Application or complete planning or zoning entitlement application is submitted. For purposes of this Section, a complete planning or zoning entitlement application is an application that has been accepted by the Department of City Planning and for which the application fees have been paid. If an Applicant submitted a Building Permit Application or a complete planning or zoning entitlement application for a Development Project prior to the effective date of this ordinance, that Development Project shall not be subject to a Linkage Fee.

(b) An Applicant for a Development Project who submits a Building Permit Application or a complete Planning or zoning entitlement application (whichever is first) 121 days following the effective date of this ordinance shall pay one-third of the total Linkage Fee amount due, based on the fee schedule and market area maps in effect at the time of the submittal of the Building Permit Application or complete Planning or zoning entitlement application.

(c) An Applicant for a Development Project who submits a Building Permit Application or a complete Planning or zoning entitlement application (whichever is first) 306 days after the effective date of this ordinance shall pay two-thirds of the total Linkage Fee amount due, based on the fee schedule and market area maps in effect at the time of the submittal of the Building Permit Application or complete Planning or zoning entitlement application.

(d) An Applicant for a Development Project who submits a Building Permit Application or a complete planning or zoning entitlement application (whichever is first) 485 days or more after the effective date of this ordinance shall pay the total Linkage Fee amount due, based on the fee schedule and market area maps in effect at the time of the submittal of the Building Permit Application or complete Planning or zoning entitlement application.

2. **Exemptions.** The Department of Building and Safety shall determine whether any of the following exemptions apply to a Development Project based on documentation submitted by the Applicant prior to the issuance of the building permit. The fee imposed by this section shall not apply to construction that includes any the following:

(a) Less than 15,000 square feet of Additional Nonresidential Floor Area in any nonresidential building, other than parking garages and parking facilities, as determined by the Department of Building and Safety.

(b) Any for-sale or rental housing development containing restricted affordable units where at least 40% of the total units or guest rooms are dedicated for moderate income households, or at least 20% of the total units or guest rooms are dedicated for lower income households, or at least 11% of the total units or guest rooms are dedicated for very low income households, or at least 8% of the total units or guest rooms are dedicated for extremely low income households, for at least 55 years, where a covenant has been made with the Los Angeles Housing Department and required covenant and monitoring fees have been paid, or any project approved pursuant to Section 12.22 A.38. of this Chapter. Such a covenant shall also subject projects using this exemption to the replacement policies in Government Code Section 65915(c)(3), as that section may be amended from time to time, and to LAHD fees related to housing replacement determinations pursuant to state law, as set forth in this Code. For the purposes of this section, total units include any units added by a density bonus or other land use incentive, consistent with the affordability levels defined in Government Code Section 65915, as that section may be amended from time to time.

(c) Any Development Project being constructed by, or on behalf of: (1) a government or public institution such as a school, museum, homeless shelter or other similar projects that are intended for community use; or (2) any private Elementary and/or High School.

(d) Any hospital. For purposes of this section, "hospital" means a facility, place, or building that is organized, maintained, and operated for the diagnosis, care, prevention, and treatment of human illness, physical or mental, including convalescence and rehabilitation and including care during and after pregnancy, or for any one or more of these purposes, for one or more persons, to which the persons are admitted for a 24-hour stay or longer.

(e) A single-family detached home meeting one or more of the following conditions:

(1) Any addition of 1,500 square feet or less of Floor Area to an existing single- family detached home located in a single- family or multiple-family zone.

(2) New construction of any single- family detached home located in a single- family zone that is 1,500 square feet or less of Floor Area.

(3) Any replacement of a single- family detached home resulting in a net increase of 1,500 square feet or less of Floor Area from the prior home that existed on the property.

(f) Either (1) an addition of 1,501 square feet or more of Floor Area to an existing single- family detached home located in a single-family zone, or (2) a replacement of a single-family detached home resulting in a larger single-family detached home with a net increase of 1,501 square feet or more of Floor Area from the prior home that existed on the property; provided, however, in either event, a covenant shall be recorded against the property prior to the issuance of a building permit for such addition or replacement requiring the owner of the property to pay the Linkage Fee if the home is sold within three years of the issuance of such building permit. The covenant shall automatically expire at the end of such three-year period, if no sale of the property has occurred during such three-year period. However, in the event of a sale of the property within such three-year period, the covenant shall not expire until a notice of covenant termination is recorded. A notice of covenant termination shall be provided by the City upon full payment of Linkage Fee due, based on the fee schedule in effect at the time of payment. The covenant shall run with the land and bind all successive owners of the property until the Linkage Fee is fully paid.

(g) An Accessory Dwelling Unit as defined by California Government Code Section 65852.2.

(h) Any project located within the boundaries of the Central City West Specific Plan Area, as defined in Ordinance No. 163,094, if the Applicant agrees by covenant and agreement with the City or by development agreement to abide by the linkage fee and replacement housing obligations in Section 16.60 of this Chapter.(i) A residential project that is subject to a greater affordable housing fee requirement or is required to provide one or more physical housing units pursuant to the Mello Act in order to satisfy its inclusionary housing obligations. In that case, the residential component of the project shall be exempt from the Linkage Fee requirements of this Section. Nonresidential portions of mixed-use Coastal Zone projects shall be analyzed separately from residential portions of mixed-use projects for the purposes of the Linkage Fee requirements of this section. Nonresidential portions of such projects shall be subject to this section. The provision of housing units or in-lieu fees to satisfy replacement housing obligations under the Mello Act (as opposed to inclusionary housing obligations) shall not exempt a project from the Linkage Fee requirements of this section.

(j) A residential Development Project that is subject to affordable housing requirements pursuant to any land use policy or ordinance or development agreement that exceeds the Linkage Fee requirements of this section in either fee amount or on-site affordable housing percentages provided in Paragraph 19.18 B.2.b.

(k) A residential Development Project that is subject to affordable housing and labor requirements pursuant to LAMC Section 11.5.11.

(l) Any Grocery Store, provided there is no existing Grocery Store within a one-third (1/3) mile radius of the Development Project site.

(m) Any Adaptive Reuse Project that is a designated Historic-Cultural Monument and is being converted to a residential use.

(n) Any nonresidential Floor Area within a Development Project that is located in the South Los Angeles Transit Empowerment Zone, also referred to as the "Slate-Z" Promise Zone Area, located in Low Market Areas according to the nonresidential area map. This exemption shall only apply to Development Projects for which a Building Permit Application or complete planning or zoning entitlement application is submitted within three years of the effective date of this ordinance. This exemption will no longer be valid three years after the effective date of this ordinance.

3. **Protests, Adjustments and Waivers.**

(a) An Applicant may protest the imposition of the Linkage Fee and request that the requirements of this section be adjusted or waived pursuant to Government Code Section 66020 et seq., based on a showing that the application of the requirements of this section would effectuate an unconstitutional taking of property or otherwise have an unconstitutional application to the Development Project. Protests shall be filed with the Director.

(b) On or before the date on which payment of the Linkage Fee is due, the Applicant shall pay the amount required by this section and serve a written notice to the Director with all of the following information: (1) a statement that the required payment is tendered, or will be tendered when due, under protest; and (2) a statement informing the Director of the factual elements of the dispute and the legal theory forming the basis for the protest or request for adjustment or waiver, along with the substantial evidence that supports the protest or request, including any supporting documentation. The protest must be filed at the time of approval or conditional approval of the Development Project or within 90 days after the imposition of the Linkage Fee. The City shall provide the Applicant with written notice as required by Government Code Section 66010(d)(1), as that section may be amended from time to time.

(c) If the Director determines that application of the requirements of this section would effectuate an unconstitutional taking of property or otherwise have an unconstitutional application to a Development Project, the fee requirements shall be adjusted or waived to reduce the obligations under this section to the extent necessary to avoid an unconstitutional result. The Director shall render a decision within 75 days from the date the protest was received.

(d) If an adjustment or waiver is granted, any change in the Development Project shall invalidate the adjustment or waiver. If the Director determines that no violation of the federal or state constitution would occur through application of this section, the requirements of this section shall remain fully applicable.

(e) Failure of an Applicant to comply with the protest requirements of this Section or Government Code Section 66020 et seq., shall bar that applicant from any action or proceeding or any defense of invalidity or unreasonableness of the imposition of the Linkage Fee.

C. **Fee Calculation.**

1. The City Council shall adopt, by resolution, a Linkage Fee schedule based on an analysis of the cost of mitigating the impact of the additional demand for affordable housing caused by Development Projects, and on the varying levels of economic feasibility in different geographic areas of the City based on current market conditions. The City Council shall also adopt, by resolution, a map or maps establishing the respective market areas throughout the City that inform the amount of the Linkage Fee to be assessed for a given Development Project.

2. For each Development Project, the Linkage Fee shall be calculated as the amount of new or added Floor Area in the Development Project devoted to the uses described in the Linkage Fee schedule, as determined by the Department of Building and Safety, multiplied by the amount of the applicable fee, as found in the most recent Linkage Fee schedule adopted by City Council, at the time the building permit for the Development Project is issued, minus any deductions or credits.

3. **Fee Adjustments and Reports.**

(a) **Annual Inflation Adjustment.** The Linkage Fee shall be adjusted annually for inflation beginning on July 1, 2018, by the Director in accordance with the latest change in year-over-year Consumer Price Index for Urban Consumers (CPI-U) for the Los Angeles- Riverside-Orange County area, or if such index ceases to be published, by an equivalent index chosen by the Director. An updated Linkage Fee schedule shall be maintained by the Department of City Planning, which shall provide a copy of the adjusted schedule to the Mayor and City Council each year.

(b) **Five-Year Market Area Adjustment.** Every five years, beginning on July 1, 2018, the Director, in association with LAHD shall undertake a new market area analysis and adjust market areas and geographies, where necessary, to reflect the most up to date rental and sales price information for each of the market areas. Any change to the Linkage Fee schedule other than the Annual Inflation Adjustment described in Paragraph (a) above shall be adopted by resolution of the City Council.

4. **Deductions or Credits.**

(a) **Change of Use.** If the Development Project is the result of a change of use from nonresidential to residential, the Linkage Fee to be paid is the result of subtracting the equivalent fee amount that either was paid or would have been paid, based on the pre-existing use, from the fee amount required to be paid for the new use based on the most recent Linkage Fee schedule approved by the City Council. Deductions or credits shall not be applied to any portion of a Development Project comprised of additional Floor Area resulting from new construction. The calculation of a deduction or credit shall not result in a refund to an Applicant or be applied as a credit to another Development Project in a different location.

(b) **Affordable Housing Units.** Any Restricted Affordable Units may be subtracted from the total number of dwelling units or guest rooms in a building in determining the required Linkage Fee.

(c) **Mixed Use.** The first 15,000 square feet of nonresidential use in a mixed-use building shall be excluded from the calculation of Floor Area for the purposes of determining the required Linkage Fee.

(d) **Transfer of Floor Area Rights.** Any additional Floor Area that is obtained by a Development Project through the provision of public benefit payments pursuant to LAMC Section 14.5.9 shall be excluded from the calculation of Floor Area for purposes of determining the Linkage Fee for the Development Project.

(e) **Other Affordable Housing Requirements.** In calculating Floor Area for purposes of determining the Linkage Fee for a Development Project, the following shall be excluded from that calculation:

(1) the Floor Area of the residential portion of a mixed-use Development Project that is subject to affordable housing requirements pursuant to any land use policy or ordinance or development agreement that exceeds the Linkage Fee requirements of this section in either fee amount or on-site affordable housing percentages provided in Paragraph 19.18 B.2.b.

(2) the Floor Area of the residential portion of a mixed-use Development Project that is subject to affordable housing and labor requirements pursuant to LAMC Section 11.5.11.

(f) **Land Dedication.** If the Los Angeles Housing Department accepts, on behalf of the City, an offer by an Applicant to dedicate land offsite from the proposed location of the Development Project for the purpose of building affordable housing, the value of the land to be dedicated, to be determined as the average of two independent appraisals funded by the Applicant, may be deducted from the Linkage Fee amount owed for the Applicant's Development Project. If the value of the dedicated land is more than the Linkage Fee owed for the Applicant's Development Project, the City shall bear no responsibility for the difference in value, nor shall that overage be applied as a credit to any future Development Project.

5. **Payment of Linkage Fee.** The Linkage Fee is due and payable by the Applicant prior to the issuance of a building permit for a Development Project. No additional fee shall be required for a project seeking an extension of an expired building permit.

6. **Refunds of Linkage Fee.** Any fee paid under the provisions of this section may be refunded to an Applicant if the application for the building permit has expired and was not utilized to begin construction of a Development Project.

D. **Severability.** If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provisions and, to this end, the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted each and every provision and portion thereof not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would subsequently be declared invalid or unconstitutional.

SEC. 19.19. WESTSIDE MOBILITY TRANSPORTATION FEES.

A. **Purpose.** This ordinance is intended to adopt the Transportation Improvement Assessment Fee (TIA Fee), TIA Fee Credits, TIA Fee exemptions, and TIA Fee Improvement list authorized in the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP) and the Coastal Transportation Corridor Specific Plan (CTCSP).

B. **Definitions.** Terms in this ordinance shall be as defined in Section 4 of the WLA TIMP and the CTCSP, unless as provided otherwise herein.

C. **Fee Schedule.**

1. **TIA Fee Amounts.**

(a) The TIA Fee for each land use category shall be as provided in the TIA Fee Table below, where:

(i) The unit of measurement is provided in the "Unit" column, "DU" refers to Dwelling Unit, and "SF" refers to square feet;

(ii) The amount of TIA Fee per unit of measurement is provided in the "TIA Fee per Unit" column;

(iii) The definition of the land use category is provided in the "Description" column; and,

(iv) The term "Interpolate" refers to the mathematical definition of "interpolate." For retail uses greater than 250,000 square feet but less than or equal to 800,000 square feet, the TIA Fee per Unit shall be determined by interpolating between the other retail fee rates provided in the table. For office uses greater than 50,000 square feet but less than or equal to 250,000 square feet, the TIA Fee per Unit shall be determined by interpolating between the other office fee rates provided in the table.

TIA FEE TABLE			
Land Use Category	**Unit**	**TIA Fee per Unit**	**Description**
Residential Land Uses			
Single Family	DU	$8,847	Single family detached homes on individual lots, including homes created through Small Lot Subdivisions.
Apartment	DU	$4,646	Multi-family rental units in a building 10 stories or less.
High-Rise Apartment	DU	$2,804	Multi-family rental units in a building with more than 10 stories.
Condominium/Townhouse	DU	$6,248	Multi-family units with individual ownership in buildings 10 stories or less.
High-Rise Condominium/Townhouse	DU	$3,044	Multi-family units with individual ownership in buildings more than 10 stories.
Affordable Dwelling Unit	DU	$0	Affordable Dwelling Unit as defined in Section 4 of the WLA TIMP and the CTCSP.
Hotel	Room	$5,452	A use that provides sleeping accommodations and supporting facilities for short-term occupancy.
Retail & Service Land Uses			
Retail = < 250,000 SF	1,000 SF	$13,347	Less than or equal to 250,000 SF of general retail uses, based on total square footage of retail uses on site. Retail uses are those uses typically found in shopping centers, and neighborhood centers, including but not limited to grocery stores, restaurants, and general retail shops.
Retail > 250,000 SF - 800,000 SF	1,000 SF	Interpolate	More than 250,000 SF but less than 800,000 SF of retail uses, as defined above, based on total square footage of uses on site.
Retail > 800,000 SF	1,000 SF	$16,897	More than 800,000 SF of general retail uses, as defined above based on total square footage of retail uses on site.
Commercial Office & Medical Office Land Uses			
Office = < 50,000 SF	1,000 SF	$25,000	A building of 50,000 SF or smaller with office uses, including those with multiple tenants. Office uses include but are not limited to, businesses, commercial, or professional services, medical and dental office uses that provide outpatient care on a routine basis, and on-site cafeteria or café or retail services for use by on-site employees.
Office > 50,000 SF - 250,000 SF	1,000 SF	Interpolate	A building greater than 50,000 SF but less than 250,000 SF for office uses (as defined above).
Office > 250,000 SF	1,000 SF	$16,754	Buildings greater than 250,000 SF for office uses (as defined above).
Industrial Land Uses			

TIA FEE TABLE			
Land Use Category	**Unit**	**TIA Fee per Unit**	**Description**
Residential Land Uses			
Single Family	DU	$8,847	Single family detached homes on individual lots, including homes created through Small Lot Subdivisions.
Apartment	DU	$4,646	Multi-family rental units in a building 10 stories or less.
High-Rise Apartment	DU	$2,804	Multi-family rental units in a building with more than 10 stories.
Industrial	1,000 SF	$10,975	Facility that includes a mixture of two or more of the following: manufacturing, service facilities, or warehouse facilities.
Manufacturing	1,000 SF	$9,426	Facility that is primarily devoted to the conversion of raw materials or parts into finished products; may include ancillary warehouse, office and research related functions.
Warehouse	1,000 SF	$4,132	Facility that is primarily devoted to the storage of materials; including ancillary office and maintenance related functions.
Mini-Warehouse	1,000 SF	$3,357	Self-storage facilities in which a number of storage units/vaults are rented for the storage of goods, including ancillary office and maintenance-related functions.
Cargo Facilities	1,000 SF	$7,876	Cargo facilities associated with aviation uses on or adjacent to the LAX airport.
Maintenance Facilities	1,000 SF	$2,195	Maintenance facilities associated with aviation uses on or adjacent to the LAX airport.

(b) **Special Generators.** If LADOT determines that a proposed use cannot be classified under the land use categories listed in the TIA Fee Table, then LADOT shall calculate the fee as follows:

(i) Based on the land use category that is most similar to the proposed use; or if LADOT determines in its discretion that no land use category is similar:

(ii) Based on the trip generation of the use, average trip length for the use, and pass-by trip rate of the use, and fee rate consistent with the methodology and rates in the Westside Mobility Plan Fee Study approved by the City Council to adopt the fees in the TIA Fee Table.

2. **Effective Date.** The TIA Fee shall be effective on July 8, 2019.

3. **Phased Implementation of the Residential TIA Fee.** The TIA Fee for Residential Land Uses (as those uses are defined in the TIA Fee Table), shall be phased based on when the Project plans are submitted to the Los Angeles Department of Building and Safety (LADBS) pursuant to Section 12.26 A.3. of this Chapter:

(a) For Projects with plans submitted within the first 120 days following the effective date of the ordinance, no TIA Fee for Residential Land Uses shall be paid.

(b) For Projects with plans submitted between 121 and 305 days following the effective date of the ordinance, one-third of the TIA Fee for Residential Land Uses (based on the fee schedule in effect at the time the plans are submitted) shall be imposed.

(c) For Projects with plans submitted between 306 and 484 days following the effective date of the ordinance, two-thirds of the TIA Fee for Residential Land Uses (based on the fee schedule in effect at the time the plans are submitted) shall be paid.

(d) For Projects with plans submitted 485 or more days following the effective date of the ordinance, the full TIA Fee for Residential Land Uses (based on the fee schedule in effect at the time the plans are submitted) shall be paid.

4. **Annual Indexing.** The TIA Fees shall be increased (or decreased) annually as follows: The Annual Index upon adoption of this ordinance shall be 1.000. The TIA Fee shall be increased (or decreased) as of January 1 of each year by the amount of the percent increase (or decrease) in the most recently available Construction Cost Index for the Los Angeles region, or equivalent index, as determined by LADOT. The revised Annual Index shall be published by LADOT in a newspaper of citywide circulation or on the LADOT website before January 31 of each year.

5. **Appeal Filing Fee.** An appeal filed pursuant to Sections 11.A. or B. of the WLA TIMP or the CTCSP shall be accompanied by a filing fee of $500 payable to LADOT or LADCP, as applicable.

D. **Fee Exemptions, Calculations, and Credits.**

1. **TIA Fee Exemptions.** The following Projects shall be exempt from payment of a TIA Fee:

(a) Any Project exempt from the requirements of the CTCSP or WLA TIMP pursuant to Section 5.B. in the applicable Specific Plan;

(b) Affordable Dwelling Units, if they meet the criteria in Subsection 8.B.2.b. of the CTCSP and the WLA TIMP;

(c) One hundred percent affordable housing projects. For the purposes of this section, a "one hundred percent affordable housing project" means a Project in which each residential unit in the Project, exclusive of a manager's unit or units, is an Affordable Dwelling Unit. A one hundred percent affordable housing project may include on-site services or mixed commercial uses;

(d) Projects providing housing or services for persons experiencing homelessness, including but not limited to permanent or temporary supportive housing projects, transitional housing projects, and supportive services;

(e) Accessory dwelling units to single family homes, commonly referred to as "granny flats;"

(f) Educational institutions, public and private;

(g) Child Care Facilities as defined by LAMC Section 12.03. of this Chapter;

(h) Churches, Temples, and other buildings used for assembly, whether for religious or secular purposes;

(i) Hospitals. For purposes of this section, "hospital" means a facility, place, or building that is organized, maintained, and operated for the diagnosis, care, prevention, and treatment of human illness, physical or mental, including convalescence and rehabilitation and including care during and after pregnancy, or for any one or more of these purposes, for one or more persons, to which a person may be admitted for a 24-hour stay or longer;

(j) Eldercare Facilities, as defined in LAMC Section 12.03. of this Chapter;

(k) Park and Ride Facilities;

(l) Temporary uses of less than six months in duration based on a building permit where no extension of time is permitted;

(m) Governmental or Public Facilities defined as capital improvements and/or buildings or structures used for the operation of City, County, State or Federal governments including, but not limited to, police and fire stations, government offices, government equipment yards, sanitation facilities, schools, parks, United States Federal Aviation Authority or Los Angeles World Airports (LAWA) administrative facilities, and other similar administrative facilities in which general government operations are conducted. Governmental or Public Facility does not include the use of publicly owned land, buildings, improvements or structures for private activities pursuant to lease agreements; and

(n) Projects on property owned by LAWA and used for aircraft operations (commercial or noncommercial) or airport operation facilities (such as, terminals and other passenger processing related facilities such as gate areas and non-commercial spaces of passenger transportation such as the Intermodal Transportation Facility), not including cargo facilities or maintenance facilities.

2. **TIA Fee Calculation.** The TIA Fee shall be calculated as follows:

Total TIA Fee = (number of Units) x (TIA Fee per Unit)

The type of Unit and the TIA Fee per Unit for the land use are identified in the TIA Fee Table in Section C.1.a.

For special generators, pursuant to Section C.1.b, the fee shall be calculated as provided in Section C.1.b.

3. **TIA Fee Credits.**

(a) **Existing Land Use Credit.** The Fee Credit for existing uses, as provided in Section 8.A of the WLA TIMP and the CTCSP, shall be determined and calculated as follows:

(i) Existing land uses on a Project site for which a TIA Fee was paid pursuant to Ordinance Nos.160,394, 168,999, or 171,492 shall receive a Fee Credit based on the existing land uses for which a fee was previously paid; and

(ii) For existing land uses that are not eligible for a credit under Subsection i., above, a Fee Credit shall be given when requested by the Applicant subject to all of the following:

(a) Applicants for Projects seeking credits for existing uses must provide LADOT with documentation supporting the existence and duration of the use (such as, lease agreements, utility bills, or previous environmental reviews). LADOT will validate credits for existing uses based on the provided documentation.

(b) Fee Credits shall not be given for existing Affordable Dwelling Units.

(c) If the existing use was active for at least six consecutive months during the past two years prior to submittal of plans to LADBS pursuant to LAMC Section 12.26 A.3., a 100 percent credit will be granted for the existing use pursuant to the calculation below. The 100 percent credit is calculated as follows:

Credit = (number of existing Units) x (TIA Fee per Unit)

The type of Unit and the TIA Fee per Unit for each land use are identified in the TIA Fee Table in Section C.1.a.

For special generators, pursuant to Section C.1.b, the fee shall be calculated as provided in Section C.1.b.

(d) If the existing use was active for at least six consecutive months during the past four years prior to submittal of plans to LADBS pursuant

to Section 12.26 A.3. of this Chapter, a 50 percent credit will be granted for the previous use. The 50 percent credit is calculated as follows:

Credit = (number of existing Units) x (TIA Fee per Unit) x (.50)

The type of Unit and the TIA Fee per Unit for the land use are identified in the TIA Fee Table in Section C.1.a.

For special generators, pursuant to Section C.1.b, the fee shall be calculated as provided in Section C.1.b.

(b) **Affordable Housing Credit.** The Affordable Housing Fee Credit pursuant to Section 8.B.2. of the WLA TIMP and the CTCSP shall be calculated as follows:

(i) **Calculation.** Credits shall be granted for each Affordable Dwelling Unit in an amount equal to the fee for two Apartment units, as shown in the TIA Fee Table in Subsection C.1.a, as follows:

Credit = (Affordable Dwelling Units) x (2 x [TIA Fee per Apartment Unit]

The type of Unit and the TIA Fee per Unit for the land use are identified in the TIA Fee Table in Section C.1.a.

For special generators, pursuant to Section C.1.b, the fee shall be calculated as provided in Section C.1.b

(ii) **Maximum Credits.** In no case shall the Affordable Housing Fee Credit exceed 50 percent of the TIA Fee for a Project.

(c) **Transit Oriented Development Credit.** The Transit Oriented Development Fee Credit pursuant to Section 8.B.3. of the WLA TIMP and the CTCSP shall be calculated as follows:

(i) A Project on a parcel within one- half mile of a transit station or stop serving a Dedicated Transit Line is eligible for a five percent Fee Credit; or

(ii) A Project with a pedestrian entrance within one-quarter mile walking distance to a transit station or stop serving a Dedicated Transit Line is eligible for a 10 percent fee credit.

The applicant is required to submit a map subject to LADOT review and approval, showing the Project is eligible for a Transit Oriented Development Fee Credit.

(d) **No Credit for Administrative Costs.** Notwithstanding the above, no credit shall be granted for that portion of the TIA Fee for the administrative costs of the TIA Fee program (five percent of total fee).

E. Transportation Improvement Project List.

1. The City Council shall adopt by resolution a list of TIA Fee Improvements as described in Section 6.B. of the WLA TIMP and the CTCSP that meet the purposes identified in Section 3 of the Specific Plans and are consistent with the most recently adopted fee study. The City Council may amend the resolution from time to time or approve the use of TIA Fee monies for transportation improvements not on the list of TIA Fee Improvements subject to the procedures in this Subsection E.

2. The list of TIA Fee Improvements shall include improvements in all of the following four categories:

(a) **Transit.** A transit improvement is an improvement that encourages or supports the use of transit.

(b) **Active transportation.** An active transportation improvement is an improvement that encourages or supports the use of biking and walking, and other forms of active transportation.

(c) **Roadway.** A roadway improvement is an improvement that improves or maintains vehicular movement in the circulation system.

(d) **Trip reduction.** A trip reduction improvement is an improvement that decreases vehicle miles travelled.

3. **Updating the List of TIA Fee Improvements.** Upon recommendation of LADOT or the LADCP, the City Council may amend the resolution and list of TIA Fee Improvements adopted pursuant to Subsection E.1., provided the following criteria are met:

(a) The improvement achieves the purposes described in Section 3 of the CTCSP or the WLA TIMP; and

(b) The improvement fulfills the transportation objectives of the improvement which it is to replace, including falling within the same category of improvement as identified in Subsection E.2. and at least one of the same type of project improvements existing in that category; and

(c) The improvement meets at least one of the following:

(i) The improvement implements one or more goals, objectives and policies of the Mobility Plan 2035; and/or

(ii) The improvement is feasible and the planning and engineering is advanced enough that with sufficient funding or funds to meet a funding gap, construction can begin in the near future, (i.e., "shovel ready"); and/or

(iii) The improvement does not hinder equitable geographic distribution of transportation projects within the Specific Plan geographies.

4. **Funding Transportation Improvements that are not on the Approved List of TIA Fee Improvements.** The City Council may by resolution allocate TIA Fee funds for an improvement project that is not included on the approved list of TIA Fee Improvements without amending the resolution adopted under Subsection E.1., provided the improvement meets the relevant criteria in Subsection E.3.

F. Administration.

1. **Guidelines.** The General Manager of the LADOT may adopt guidelines to implement the WLA TIMP and CTCSP TIA Fee programs consistent with the Specific Plans and this Ordinance.

2. **Reporting Template.** LADOT may develop a reporting template for the fee monitoring report. The template may include, but is not limited to, TIA Fee revenues, interest revenues, trust fund administration, encumbered monies, and expended monies.

G. Use of TIA Fees.

1. **Administrative Costs.** Up to five percent of TIA Fees may be used for administrative costs each year.

2. **Prohibited Use of TIA Fee Monies.** TIA Fee monies shall not be used for any of the following:

(a) Improvements which do not provide a regional or sub-regional transportation benefit;

(b) Project Serving Improvements;

(c) Financing of any transportation improvement which is not of direct benefit to the Specific Plan Area from which the TIA Fee was collected;

(d) Substituting for other transportation monies which have been allocated to the Specific Plan Area;

(e) Operation and maintenance costs;

(f) Curb, driveway, gutter, trees, street lights/power poles and sidewalk construction or repair, except as part of a transportation improvement pursuant to the Specific Plan;

(g) Off-street parking facilities, except in conjunction with a TDM program;

(h) Alley improvements; and

(i) Private streets.

H. Severability. If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 4. Section 19.20. of Article 9 of Chapter I is deleted in its entirety.

Sec. 5. Paragraph 1. of Subsection I. of Section 11.5.1. of Article 11 of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

1. As a condition of tentative tract map or preliminary parcel map approval, the Advisory Agency shall require that the applicant or their successor-in-interest pay to the City a fee as established in Sec. 15.3.6.O. (Conversion Projects: Residential, Residential to Commercial/Industrial; Rental Housing Production) for each unit in a residential conversion project or residential to commercial/industrial conversion project, based on the number of dwelling units in the project prior to conversion. For the year beginning July 1, 2008, and all subsequent years, the fee amount shall be adjusted on an annual basis in accordance with the formula set forth in Chapter XV. (Rent Stabilization Ordinance), Sec. 151.06. (Automatic Adjustments) of this Code. The adjusted amount shall be rounded to the nearest $50 increment. This fee shall be paid prior to approval of the final map by the City Engineer.

Sec. 6. The definition of Applicant is deleted and the following definitions are added to Div. 14.3 of Article 14 of Chapter 1A of the Los Angeles Municipal Code in alphabetical order to read as follows:

Applicant. For the purposes of *Sec. 13B.9.2. (Coastal Development Permit (Post-Certification))*, applicant is defined as the person, partnership, corporation, or other entity or state or local government agency applying for the Coastal Development Permit.

For the purposes of *Sec. 15.4.3. (Affordable Housing Linkage Fee)*, applicant is defined as any individual, person, firm, partnership, association, joint venture, corporation, limited liability company, entity, combination of entities or authorized representative thereof, who undertakes, proposes or applies to the City for a planning or zoning entitlement approval or building permit related to a development project. For the purposes of *Sec. 15.10.1. (Downtown Community Benefits Fee), see Sec.15.10.1.B. (Definitions)*.

Community Based Organization. Community Based Organization is defined as a nonprofit organization, such as a 501(c)(3), that is representative of a community or significant segments of a community engaged in meeting human, educational, occupational, environmental, housing, public health, or other community needs or offers other needed *social services*. Organizations can include neighborhood groups and organizations, community action agencies, and community development corporations

Community Land Trust. Community Land Trust is defined as a California nonprofit corporation that is all of the following: (1) has no part of its net earnings inuring to the benefit of any member, founder, contributor, or individual; (2) is neither sponsored by, controlled by, nor under the direction of a for-profit organization; (3) has a corporate membership of adult residents of a particular geographic area as described in the bylaws of the corporation; (4) has a board of directors that includes: (A) a majority of members who are elected by the corporate membership; (B) representation by persons occupying and/or leasing any structural improvements on the land; and (C) representation by persons residing within the geographic area specified in the bylaws of the corporation who neither lease land from the corporation nor occupy structural improvements controlled by the corporation; (5) acquires and retains *parcel*s of land, primarily for conveyance under long-term ground leases; (6) transfers ownership of many or all of the structural improvements located on such leased *parcel*s to the lessees; and (7) retains a preemptive option to purchase such structural improvements at a price determined by formula that is designed to ensure that the improvements remain affordable to *low income household*s and *moderate income household*s in perpetuity.

Downtown Community Benefits Area. For the purposes of Sec. 15.10.1. (Downtown Community Benefits Fee), Downtown Community Benefits Area is defined as the area within the boundaries of the Downtown Community Plan and the area within its 1.5-mile radius. Any site of contiguous ownership that is partially within a 1.5-mile radius of the Downtown Community Plan Area shall be considered part of the Downtown Community Benefits Area.

Downtown Community Benefits Fee. For the purposes of Sec. 15.10.1., (Downtown Community Benefits Fee) Downtown Community Benefits Fee is defined as the fee calculated pursuant to Sec. 15.10.1.D. (Fees).

Downtown CBF. See Downtown Community Benefits Fee.

Downtown Community Benefits Project. Downtown Community Benefits Project is defined as a public amenity, program, or service, authorized for use of the *Downtown CBF* monies pursuant to Sec. 15.10.1.H. (Eligible Community Benefits Project).

Downtown Community Benefits Trust Fund. Downtown Community Benefits Trust Fund is defined as the trust fund established in Sec. 5.115.19 (Downtown Community Benefits Trust Fund) of the *LAAC*

Downtown CBTF. See Downtown Community Benefits Trust Fund.

Legacy Small Business. Legacy small business is defined as any business that is on the Citywide Legacy Business Registry, or a privately-owned corporation, cooperative, non-profit, social enterprise, or other entity that serves the neighborhood in which it is located, and is not franchised or affiliated with a national chain.

Low-Income Micro-Entrepreneur. Low-income micro-entrepreneur is defined as a business owner with less than 2.5 million dollars in annual gross receipts and no more than 50 employees or shareholders, and who has an annual *household* income equal to or less than the "low income" category as defined by *LAHD*.

Organized Tenant Group. Organized tenant group is defined as a group of tenants in a housing development who have formed a nonprofit corporation or organization, or cooperative corporation, which represents the interest of a majority of the tenants in the housing development, and whose purpose includes the acquisition of a housing development. Such groups can include but are not limited to tenants' associations and tenants' unions.

Resiliency Center. Resiliency center is defined as an area or building designed for free public use as temporary shelters or relief centers, for immediate emergency situations and during future disasters and climate events, including, but not limited to, exceptional heat and cold, heavy rainfalls, earthquakes, wildfires, and unhealthy air quality, which are easily accessible to people experiencing homelessness, youth, seniors, people with disabilities, and other residents at-risk during emergency and climate events.

Sidewalk Vendor Commissary Kitchen. Sidewalk vendor commissary kitchen is defined as a *commissary kitchen*, which is approved by the Los Angeles County Department of Public Health to accommodate all operations necessary to service mobile food facilities and is made available exclusively to sidewalk vendors whose annual *household* income is equal to or less than the "low income" category as defined by *LAHD*.

Sec. 7. Article 15 of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

DIV. 15.1. GENERAL RULES

This *Division (General Rules)* identifies the general standards involved in administering the required fees for land use and development requests which are subject to this Zoning Code (Chapter 1A).

SEC. 15.1.1. **FILING OF APPLICATIONS & APPEALS**

A. **Filing Date**
See *Sec. 13A.2.3. (Applications)*.

B. **Time Limit - Appeals**
See *Sec. 13A.2.8. (Appeals)*.

C. **Place of Filing**
See *Sec. 13A.2.3. (Applications)*.

D. **Notice of Public Hearing**
See *Sec. 13A.2.4. (Notice of Public Hearing)*.

E. **Annual Inflation Adjustment**
These fees were established in *Chapter I. (General Provisions and Zoning), Article 9. (Fees) of this Code*, and codified in Sections 19.00 through 19.19, as may be amended by time to time. The "Base Fee," as set forth herein and in *Chapter I. (General Provisions and Zoning), Article 9 of this Code*, shall be automatically adjusted annually for inflation on July 1st. The Department of City Planning shall provide an updated fee schedule on an annual basis, which reflects the annual inflation adjustment calculated in accordance with the latest change in year-over-year Consumer Price Index for Urban Consumers (CPI-U), as published by the United States Department of Labor, Bureau of Labor Statistics, in the Los Angeles area from the previous calendar year. This updated fee schedule will reflect the updated Base Fee, with the Annual Inflation Adjustment.

ANNUAL INFLATION ADJUSTMENT

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
[Annual Inflation Adjustment Applies]		●	
[Annual Inflation Adjustment Doesn't Apply]		○	

1. **Base Fees**
For fees in this *Article (Fees)* which are identified on the "Annual Inflation Adjustment" columns with a solid circle, as shown in the table above, the base fee amounts in this *Article (Fees)* shall be the fee amount set forth in *Chapter I. (General Provisions and Zoning), Article 9. (Fees) of this Code*, as reflected and incorporated into this *Article (Fees)*. For previously-adopted fees and for newly-adopted fees, the base fee is the amount of the fee as of the date of introduction of the applicable implementing ordinance.

2. **Notice of Updated Fee Schedules**
Notice of the updated fee schedule showing the current fee amounts inclusive of annual adjustments shall be published on the Department of City Planning website, as well as the Council File, no less than 30 days in advance of July 1 of every year. The Director shall have the authority to adopt guidelines consistent with this *Division (General Rules)* for the posting of notices of updated fee schedules if the Director determines that guidelines are necessary and appropriate.

F. **Appeal Fees**

1. **General Appeal Fees**
The following fees shall be charged and collected with the filing of all appeals, unless otherwise stated in the subsequent Paragraphs of this Subsection.

a. **Appeal by Applicant**
When the appeal is made by the applicant, a fee equal to 85 percent of the total underlying application fees or the fee amount established in the table below for first level appeal and additional level appeals, whichever is less.

b. **Appeal by Aggrieved Person Other than Applicant**
When the appeal is made by an aggrieved person, other than the applicant, a filing fee shall be paid, as indicated in the table below.

2. **Building Permit Appeal Fees**
An appeal filed pursuant to *Sec. 13B.10.2. (Appeals from LADBS Determinations)* shall be accompanied by a filing fee as specified in Table 4-A (Filing Fees for Appeals) of *Chapter IX. (Building Regulations), Sec. 98.0403.2. (Procedures for Appeals to the Department of Building and Safety and to the* Building and Safety Board of Commissioners*)* of this Code, to be collected by the Department of City Planning. An appeal filed pursuant to *Sec. 13B.10.2.G. (Appeals)* shall be charged a fee in accordance with *Paragraph 1. (General Appeal Fees)* above.

3. **Street Dedication & Improvement Appeal Fees**
An appeal filed pursuant to *Sec. 10.1.10 (Waiver & Appeals)* of this Chapter shall be accompanied by a filing fee in the amount established in the table below to be collected by the Department of City Planning.

APPEAL FEES

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
General Appeals Fees			
Applicant - First Level Appeal	$22,453*	●	○
Applicant - Additional Level of Appeal	$22,453*	●	○
Person other than the Applicant	$229	●	○
Building Appeal Fees			
Appeal to LADBS, filed pursuant to *Chapter IX. (Building Regulations), Sec. 13B.10.2. of Section 98.0403.2 (Appeals to the LADBS and to the Board)* of this Code	See Table 4-A of *Sec. 98.0403.2*	○	○
Appeals, filed pursuant to *Sec. 13B.10.2.G. of Chapter 1A*	See General Appeal Fees	●	○
Appeals for Street Dedication & Improvement			
Applicant or Person other than the Applicant	$2,339	●	○

*The fee is equal to 85 percent of the total underlying application fees or the specified base fee, whichever is less when the appeal is made by the applicant.

G. **Fee Payments**
Before accepting for filing any application or appeal involving any of the matters specified in this *Article (Fees)*, the Department of City Planning shall charge and collect for each application or appeal the applicable filing fees.

H. **Fee Exceptions**
The fees as provided for in this *Article (Fees)* shall be subject to the following exceptions:

1. **City Departments & Other Governmental Agencies**
The fees contained in this *Article (Fees)* shall not apply to any governmental agencies, except for the following proprietary City departments, the Los Angeles World Airports, the Los Angeles Harbor District, and the Los Angeles Department of Water and Power, unless otherwise prescribed by any applicable memorandum of understanding or controlling interagency contract.

2. **Variance From Minimum Lot Area Requirements**
No fee shall be required in connection with an application for a variance from the minimum lot area requirements of an improved lot, or on appeal from a ruling on the variance application, where it is shown that the lot neither conformed with the minimum lot area requirements at the time of issuance of the original building permit nor constituted a nonconforming lot.

3. **Conditional Use Permits for Non-Profit School: Preschool/Daycare**
No fee shall be required in connection with an application, appeal, or approval of plans for a conditional use for a school: preschool/daycare pursuant to *Sec 5D.3.9.A. (Preschool/Daycare)* which is determined to be non-profit, including, but not limited to, parent-cooperatives and facilities funded by a governmental agency or owned or operated by a philanthropic institution, religious institution, or similar institution. A facility funded by a governmental agency shall indicate the principal current and anticipated source of funds. Where any uncertainty exists as to the non-profit status of the facility, the applicant shall file a copy of the articles of incorporation or an affidavit, to the satisfaction of a Zoning Administrator, showing that the child-care facility will be non-profit.

4. **Non-profit Social Services**
No fee shall be required in connection with an application, appeal, or approval of plans for a conditional use or variance for a non-profit social services use pursuant to *Sec. 5D.3.10. (Social Services)*.

5. **Credit for Fees Paid Upon Reapplication**
a. At the discretion of the appropriate decision-maker, an applicant for any determination for which fees are required by this *Article (Fees)* may be allowed credit for the fees paid upon a reapplication for the same project under a different procedure when the decision-maker finds:
i. That the applicant made a good-faith attempt to file the application properly; and
ii. That the application could be more appropriately approved if filed under a different procedure.
b. This *Subsection (Fee Exceptions)* shall not be construed to allow credit to be given at the applicant's option, nor to allow refunds of any fees paid on the original application.

6. **Continuation of Nonconforming Uses**
No fee shall be required in connection with an initial application for continuation of a nonconforming use made pursuant to *Sec. 12.1.4.B. (Discontinuance of Nonconforming Use)*.

7. **Project Exceptions In Conjunction with a Quasi-Judicial Review/Relief**
Regardless of the provisions in *Sec. 15.1.2. (Multiple or Combination Applications)*, where a project exception and a variance, Conditional Use Permit, or other similar quasi-judicial review/relief are both required for a project, the lower of the fees charged for the project exception and variance, Conditional Use Permit, or other similar quasi-judicial review/relief shall be waived.

8. **Full Cost Recovery**
In addition to the fees set forth in this *Article (Fees)*, the Department of City Planning may negotiate with an applicant, pursuant to *Sec. 5.121.9.3. (Supplemental Fee Agreements) of the* LAAC, for reimbursement of the actual costs associated with the City's processing of discretionary actions or other Planning reviews and processes for applications involving extraordinary projects, which require unusually heavy commitments of department resources but not involving a "major project," as that term is defined in *Sec. 5.121.9(b) (Creation of the Fund) of* the LAAC.

I. **Hourly Fee Billing**
For all planning applications and services, except for Expedited Processing that is subject to the Expedited Fee set forth in Section 15.1.3. of this Chapter, Planning application fees are based on an average time estimate for the cost of service resulting in the application fee as listed herein. The Department of City Planning reserves the right to seek additional reimbursement of the actual costs associated with the City's processing of discretionary actions based on an hourly fee calculation, or other Planning reviews and processes for applications that require use of department resources in excess of the average application process and associated fee. The Director of Planning and his or her designee is authorized to determine when additional reimbursements, based on actual costs, are appropriate and shall provide notice to the applicant. Payment of any additional reimbursement for costs shall be paid prior to the issuance of any Planning approval.

J. **Indemnification and Defense**
Applicants are responsible for any and all costs incurred by the City in defense of any and all actions or claims arising in full or in part out of the City's processing of a project application or permit or any entitlement filed, or issued, or approved under *Chapter I. (General Provisions and Zoning)*, or *Chapter 1A (City of Los Angeles Zoning Code)*, or *Chapter IX. (Building Regulations) of this Code*. Applicants shall deposit $50,000 (or an amount found necessary by the City Attorney's Office to ensure the City's costs are fully covered) to the City Attorney's Office upon receipt of a tender of defense letter. The Applicant shall pay all invoices from the City Attorney's Office for its costs and ensure that the initial deposit is maintained in full at all times prior to final disposition of the case or action.

SEC. 15.1.2. **MULTIPLE OR COMBINATION APPLICATIONS**

For fees in this *Article (Fees)* which are identified on the "Multiple Applications" columns with a solid circle, as demonstrated in the table below, if more than one application is filed at the same time for the same project and the fee for each separate application, then the charges will be as follows: 100 percent for the highest application fee, 50 percent for the second application (second highest fee), and 25 percent for each additional application fee. Fees which are identified on the "Multiple Applications" columns with a hollow circle, as demonstrated in the table below, or are expressly stated are not subject to this *Section (Multiple or Combination Applications)*.

MULTIPLE OR COMBINATION APPLICATIONS

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
[Multiple Applications Applies]			●
[Multiple Applications Doesn't Apply]			○

SEC. 15.1.3. **EXPEDITED PERMIT FEE**

A. At the request of the applicant, the Department of City Planning may charge a fee to offset expenses for additional human and physical resources necessary to expedite the permit process for development projects. A minimum initial deposit as indicated in the table below or, as adjusted by the Director, in addition to fees charged elsewhere in this Zoning Code (Chapter 1A), shall be collected at the time of the request. In addition, fees shall be paid by the applicant for any additional costs that exceed the initial deposit.

B. The Department of City Planning shall calculate the costs and resultant fee, at the hourly rate in this *Section (Expedited Permit Fee)*, in accordance with *Sec. 5.121.9.3.(b)3. (Supplemental Fee Agreements)* of the LAAC and shall maintain appropriate accounting records of the actual costs. The Director shall resolve any dispute related to the fee. The Director shall exclude from consideration any cost incurred or attributed to the processing of appeals.

C. The Department shall cause all money collected pursuant to this *Section (Expedited Permit Fee)* to be deposited into the Planning Case Processing Fund as prescribed in *Sec. 5.121.9.2.(c) (Supplemental Fee Agreements)* of the LAAC for purposes of disbursement as permitted therein.

EXPEDITED PERMIT FEE

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Expedited Review Services			
Minimum Initial Deposit	$8,500	●	○
Expedited Review Services - Hourly	$221	●	○

DIV. 15.2. **LEGISLATIVE ACTION FEES**

SEC. 15.2.1. **FEES FOR GENERAL PLAN CONSISTENCY**

The following fees shall be charged when a zone change is requested by an applicant that necessitates the initiation of a General Plan Amendment to achieve consistency between the requested zone change and the General Plan.

FEES FOR GENERAL PLAN CONSISTENCY

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
General Plan Adoption/Amendment (*Sec. 13B.1.1.*)			
Less than 400 dwelling units, 500,000 square feet for commercial/industrial, or 250,000 square feet for mixed-use	$59,717	●	●

FEES FOR GENERAL PLAN CONSISTENCY

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
400 dwelling units or greater, 500,000 square feet or greater for commercial/industrial, or 250,000 square feet or greater for mixed-use	$78,832	●	●
Annexation, Zone Change and associated costs for a General Plan Amendment (*Sec. 13B.1.1.*)			
Less than 400 dwelling units, 500,000 square feet for commercial/industrial, or 250,000 square feet for mixed-use	$68,571	●	●
400 dwelling units or greater, 500,000 square feet or greater for commercial/industrial, or 250,000 square feet or greater for mixed-use	$90,638	●	●
Street Re-Classification	$34,368	●	●

SEC. 15.2.2. **FEES FOR ESTABLISHMENT OR CHANGE OF ZONES, & OTHER RELATED ACTIONS**

The following fees shall be charged for a zone change, Supplemental District, or Special Zone when that action is consistent with the General Plan. See Fees for General Plan Consistency (*Sec. 15.2.1.*) for zone change requests that are not consistent with the General Plan.

FEES FOR ESTABLISHMENT OR CHANGE OF ZONES, SUPPLEMENTAL DISTRICTS, OR SPECIAL ZONES & OTHER RELATED ACTIONS

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Specific Plan Adoption/Amendment (*Sec. 13B.1.2.*)	$45,402	●	●
Zone Change (*Sec. 1.5.2.C.1.*; *Sec. 13B.1.4.*)			
No New Construction	$27,776	●	●
With New Construction, Project Review Not Needed	$31,183	●	●
With New Construction, Project Review Needed	$46,450	●	●
Zone Boundary Line Adjustment (*Sec. 1.5.2.C.2.*; *Sec. 13B.5.2.*)	$9,764	●	●
Supplemental District (*Div. 8.2.*; *Sec. 13B.1.4.*)			

FEES FOR ESTABLISHMENT OR CHANGE OF ZONES, SUPPLEMENTAL DISTRICTS, OR SPECIAL ZONES & OTHER RELATED ACTIONS

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Establishment	$104,926	●	●
Boundary Change or Repeal	$96,099	●	●
Redevelopment Plan Amendment (*Sec. 13B.12.6.*)	$45,402	●	●

DIV. 15.3. **GENERAL DEPARTMENT OF CITY PLANNING FEES**

SEC. 15.3.1. **QUASI-JUDICIAL REVIEW FEES**

The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to *Div. 13B.2. (Quasi-Judicial Review)*.

A. **Class 1 Conditional Use Permit**

FEES FOR CLASS 1 CONDITIONAL USE PERMITS

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Class 1 Conditional Use Permit (*Sec. 13B.2.1.*)	$16,764	●	●
Additional Filings for Class 1 Conditional Use Permit	$4,193	●	●
Family Child Care or Preschool/Daycare greater than the persons in care maximum but less than 50 children	$8,407	●	●
Certified Farmers' Market	$5,075	●	●
Approval to Erect Amateur Radio Antenna	$13,516	●	●
Hillside Permit Filing Fee*	$24,825	●	●
Hillside Permit Filing Fee, for Each Additional Filing*	$4,303	●	●

* See *Paragraph 2. (Hillside Permit Filing Fee)* below.

1. **Preliminary Project Review**
A fee shall be charged to applicants seeking a conditional use permit that requires a consultation with the Department for preliminary project review. See *Sec. 15.3.10. (Project Development & Counseling Services Fees)*.

2. **Hillside Permit Filing Fee**
[Reserved]

B. **Class 2 Conditional Use Permit**

FEES FOR CLASS 2 CONDITIONAL USE PERMITS

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Class 2 Conditional Use Permit (*Sec. 13B.2.2.*)	$19,860	●	●
Additional Filing for Class 2 Conditional Use Permit, except as established below	$4,193	●	●
Conditions of Approval for Oil Drilling (*Sec. 8.2.4.*)	$23,887	●	●
Alcohol Service and Indoor Entertainment Venue	$19,418	●	●
Eldercare Facility Unified Permit Application (*Sec. 9.4.3.D.1.*)	$24,742	●	●
Sexually Oriented Business - Use Separation from another Sexually Oriented Business Establishment (*Part 5D.6.13. (Sexually Oriented Business)*)	$9,047	●	●

1. **Preliminary Project Review**
A fee shall be charged to applicants seeking a conditional use permit that requires a consultation with the Department for preliminary project review. See *Sec. 15.3.10. (Project Development & Counseling Services)*.

C. **Class 3 Conditional Use Permit**

FEES FOR CLASS 3 CONDITIONAL USE PERMITS

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Class 3 Conditional Use Permit (*Sec. 13B.2.3.*)	$39,555	●	●
Modification of Existing Class 3 Conditional Use Permit (*Sec. 13B.2.3.H.*)	$27,859	●	●
Surface Mining Permits "Citation reserved"; or *Sec. 13B.2.3.*	$552	●	●

1. **Preliminary Project Review**
A fee shall be charged to applicants seeking a conditional use permit that requires a consultation with the Department for preliminary project review. See *Sec. 15.3.10. (Project Development & Counseling Services Fees)*.

D. **Project Review**

FEES FOR PROJECT REVIEWS

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Project Review (*Sec. 13B.2.4.*)			
Project Review Application for Residential-Only Projects	$18,425	●	●
All Other Project Review Applications	$21,735	●	●

1. **Preliminary Project Review**
A fee shall be charged to applicants seeking a conditional use permit that requires a consultation with the Department for preliminary project review. See *Sec. 15.3.10. (Project Development & Counseling Services Fees)*.

E. **Director Determination**

FEES FOR DIRECTOR DETERMINATIONS

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Director Determination (*Sec. 13B.2.5.*)			
Minor Cases	$4,394	●	●
Standard Cases	$7,566	●	●
Standard Cases, Single-Unit Dwelling	$5,710	●	●
Major Cases	$13,074	●	●
Major Cases, Single-Unit Dwelling	$7,845	●	●
Approval of Transfer of Development Rights - 49,999 square feet or less. (*Sec. 9.3.5.D.*)	$15,888	●	●
Approval of Transfer of Development Rights - 50,000 square feet or greater (*Sec. 9.3.5.D.*)	$24,990	●	●

1. **Preliminary Project Review**
A fee shall be charged to applicants seeking a conditional use permit that requires a consultation with the Department for preliminary project review. See *Sec. 15.3.10. (Project Development & Counseling Services Fees)*.

2. **Fee Thresholds**
The following thresholds shall be used in determining which fees apply in the categories for Project Compliance:

FEE THRESHOLDS

Fee Category	Thresholds
Minor Cases	Three or less signs or a change of use
Standard Cases	More than three signs, wireless cases, or projects with additions of less than 200 square feet
Major Cases	All other projects not falling into the categories of Minor or Standard cases

SEC. 15.3.2. **MINISTERIAL ACTION FEES**

The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to *Div. 13B.3. (Ministerial Action)*.

FEES FOR MINISTERIAL ACTIONS

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Administrative Review *(Sec. 13B.3.1.)*			
Minor	$1,729	●	○
Standard	$3,310	●	○
Major	$8,496	●	○
Landscape and Site Design Approval and Verification*	$1,854	●	○
Miscellaneous Clearance		●	
Zoning Administrator	$1,655	●	○
Zoning Administrator, Single-Unit Dwellings with No Exceptions	$1,103	●	○
Director	$662	●	○
Commission	$883	●	○
Condition Compliance for ZA / DIR /Commission	$1,434	●	○
Overlay Compliance Review for Building Permit - Minor	$827	●	○
Overlay Compliance Review for Building Permit - Standard	$2,482	●	○
Overlay Compliance Review for Building Permit - Major	$4,137	●	○
Advisory Agency	$221	●	○

FEES FOR MINISTERIAL ACTIONS

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Approval of Plans for Substantial Conformance - Minor	$1,876	●	○
Approval of Plans for Substantial Conformance - Major	$2,703	●	○
Letters of Clarification of a determination by the Director, a ZA, the APC, or the CPC Applicant Initiated	$4,468	●	○
Landscape Plan Approval as part of a Discretionary Approval**	$221	●	○
Building Permit Clearance - Minor	$221	●	○
Building Permit Clearance - Major	$1,214	●	○
Wireless - 6409 Administrative Plan Approvals (APAs)	$3,751	●	○
Letter of Substantial Conformance (Major Projects Only)	$6,620	●	○

* Applications, subject to this fee, shall pay the fee established herein if submitted after the corresponding Landscape and Site Design Review Ordinance is adopted, per Council File No. 24-1399.

** Applications submitted after the amended Landscape and Site Design Ordinance is adopted, per Council File No. 24-1399, will not be subject to the "Landscape Plan Approvals as part of a Discretionary Approvals" fee.

SEC. 15.3.3. **SPECIFIC PLAN IMPLEMENTATION FEES**
The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to *Div. 13B.4. (Specific Plan Implementation)*.

FEES FOR SPECIFIC PLAN IMPLEMENTATION

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Project Compliance (*Sec. 13B.4.2.*)			
Minor Cases	$4,394	●	●
Standard Cases	$7,566	●	●
Standard Cases, Single-Unit Dwelling	$5,710	●	●
Major Cases	$13,074	●	●

FEES FOR SPECIFIC PLAN IMPLEMENTATION

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Major Cases, Single-Unit Dwelling	$7,845	●	●
Project Compliance (Design Review Board) (*Sec. 13B.4.3.*)			
Minor Cases	$8,498	●	●
Standard Cases	$14,729	●	●
Standard Cases, Single-Unit Dwelling	$7,365	●	●
Major Cases	$16,384	●	●
Major Cases, Single-Unit Dwelling	$9,831	●	●
Design Review Board - Preliminary Design Review	$4,468	●	●
Design Review Board - Preliminary Design Review for Single-Unit Dwelling	$2,731	●	●
Project Adjustment (*Sec. 13B.4.4.*)	$9,831	●	●
Project Exception (*Sec. 13B.4.5.*)	$25,321	●	●
Specific Plan Interpretation (*Sec. 13B.4.6.*)	$17,046	●	●

A. **Fee Thresholds**
The following thresholds shall be used in determining which fees apply in the categories for Project Compliance:

FEE THRESHOLDS

Fee Category	Thresholds
Minor Cases	Three or less signs or a change of use
Standard Cases	More than three signs, wireless cases, or projects with additions of less than 200 square feet
Major Cases	All other projects not falling into the categories of Minor or Standard cases

SEC. 15.3.4. **QUASI-JUDICIAL RELIEF FEES**
The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to *Div. 13B.5. (Quasi-Judicial Relief)*.

FEES FOR QUASI-JUDICIAL RELIEF

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Alternative Compliance (*Sec. 13B.5.1.)*	$3,200	●	●
Adjustment (*Sec. 13B.5.2.)*			
Not Single-Unit Dwelling	$14,288	●	●
Single-Unit Dwelling	$14,191	●	●
Additional Filing for Single-Unit Dwelling	$3,862	●	●
Relief from Fence Height Limitation	$13,571	●	●
Variance (*Sec. 13B.5.3.)*	$24,576	●	●
Each Additional Variance Filing	$6,013	●	●
Modification of Entitlement (*Sec. 13B.5.4.)*			
Modification or Review by Zoning Administrator (*Sec. 13B.2.1.H.* and *Sec. 13B.2.2.H.*)	$15,446	●	●
Director Approval	$7,282	●	●
Zoning Administrator Approval	$8,496	●	●
City Planning Commission/Area Planning Commission Approval	$8,082	●	●
Reasonable Accommodation (*Sec. 13B.5.5.)*	$0	●	●

SEC. 15.3.5. **NON-COMPLIANCE FEES**
The following fees shall be charged for costs associated with permit clearance, condition compliance monitoring and inspections conducted by the City, and revocation proceedings pursuant to *Sec. 13B.6.1. (Evaluation of Non-Compliance)*.

A. **Evaluation of Non-Compliance**

FEES FOR EVALUATION OF NON-COMPLIANCE

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Evaluation of Non-Compliance (*Sec. 13B.6.1.)*			
Monitoring of Class 1 and Class 2 Conditional Use Permits	$1,986	●	○
Inspection and Field Compliance Review of Operations	$829	●	○
Evaluation of Non-Compliance (City Initiated)*	$39,719	●	○
Evaluation of Non-Compliance (Applicant Initiated)	$19,860	●	○

* See *Paragraph 1.* below.

1. **Revocation, Suspension or Restriction Proceeding for Non-Compliance of Conditions**
With respect to *Sec. 13B.6.1. (Evaluation of Non-Compliance)*, fees shall be paid for the actual costs associated with the revocation process that exceed the initial deposit amount. The Department of City Planning shall calculate the actual costs and resultant fee, in accordance with *Sec. 5.121.9.3.(b)3. (Supplemental Fee Agreements)* of the LAAC and shall maintain appropriate accounting records of the actual costs. The Director shall resolve any dispute related to the fee. The Director shall exclude from consideration any cost incurred or attributed to the processing of appeals.

B. **Nuisance Abatement/Revocation**

FEES FOR NUISANCE ABATEMENT/REVOCATIONS

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Nuisance Abatement/Revocation (*Sec. 13B.6.2.)*			
Imposition of Conditions (City Initiated)	$43,250	●	●
Modification (Applicant Initiated)	$37,844	●	●
Compliance Review for Revocation (City Initiated)	$39,719	●	●
Compliance Review for Revocation (Applicant Initiated)	$19,860	●	●

SEC. 15.3.6. **DIVISION OF LAND FEES**
The following fees shall be charged in connection with the corresponding applications filed pursuant to *Div. 13B.7. (Division of Land)* and paid to the Department of City Planning, except as otherwise specified here.

A. **Parcel Map Exemption/Lot Line Adjustment**

FEES FOR PARCEL MAP EXEMPTION/LOT LINE ADJUSTMENTS

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Parcel Map Exemption (Lot Line Adjustment) (*Sec. 11.4.1.B.3.c.*; *Sec. 13B.7.2.*)	$5,517	●	○
Parcel Map Waiver (*Sec. 11.4.1.B.4.*; State Subdivision Map Act *Gov. Code Secs. 66412(a)* and *Sec. 66412.1(a) & (b)*; *Sec. 13B.7.2.*)	$1,765	●	○

1. **Very High Fire Hazard Severity Zone**
For preliminary parcel maps within the Very High Fire Hazard Severity Zones, a surcharge of 1/3 the sum of the fees paid pursuant to the fee table in this *Subsection (Preliminary Parcel Map)* shall be paid.
2. **Mixed-Use**
Where the project involves a combination of single-unit dwellings, multi-unit dwellings, commercial, and/or industrial uses, the highest fee, including modifications to the fee, shall be charged at 100 percent, the second highest at 50 percent, and the third and subsequent fee at 25 percent. This fee discounting shall not apply to the surcharge required by *Paragraph 1. (Very High Fire Hazard Severity Zone)* of this *Subsection (Preliminary Parcel Map)*.
3. **Bureau of Engineering Fees**
In addition to the fees imposed pursuant to the provisions of this *Subsection (Parcel Map Exemption/Lot Line Adjustment)*, before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each parcel map exemption application a nonrefundable fee of $1,262 is applicable to the project.

B. **Tentative Tract Map**

FEES FOR TENTATIVE TRACT MAPS

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Tentative Map - Single-Unit Dwellings			
5 to 49 Lots	$14,260	●	○
Each additional Set of 50 Lots over 49 Lots	$13,005	●	○
Tentative Map - Multi-Unit Dwellings			
5 to 49 Units	$15,309	●	○
50 to 99 Units	$17,239	●	○
100 Units or More	$19,680	●	○
Tentative Map - Commercial/Industrial with Building			
Less than 50,000 square feet of floor area	$14,591	●	○

FEES FOR TENTATIVE TRACT MAPS

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
50,000 to 99,999 square feet of floor area	$16,205	●	○
100,000 to 249,999 square feet of floor area	$18,356	●	○
250,000 square feet of floor area or more	$19,184	●	○
Tentative Map - Commercial/Industrial without Building			
Less than 1 Acre	$14,040	●	○
1 to Less than 5 Acres	$15,350	●	○
5 Acres or More	$17,501	●	○

1. **Phasing of Map Fee**
For each request for the Advisory Agency to approve the recording of a final map which covers only a portion of the property shown on an approved tentative map pursuant to the provisions of *Sec. 13B.7.4. (Final Tract Map)*, a fee of $9,144 shall be paid.
2. **Very High Fire Hazard Severity Zone Fee**
For tentative maps within Very High Fire Hazard Severity Zones, a surcharge of 1/2 the sum of the fees paid pursuant to the fee table in this *Subsection (Tentative Tract Map)* shall be paid.
3. **Mixed-Use Projects Fee**
Where the project involves a combination of single-unit dwellings, multi-unit dwellings, commercial, and/or industrial uses, the highest fee, including modifications to the fee, shall be charged at 100 percent, the second highest at 50 percent, and the third and subsequent fee at 25 percent. This fee discounting shall not apply to the surcharge required by *Paragraph 2. (Very High Fire Hazard Severity Zone)* of this *Subsection (Tentative Tract Map)*.
4. **Bureau of Engineering Fees**
In addition to the fees imposed pursuant to the provisions of this *Subsection (Tentative Tract Map)*, before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each application the following nonrefundable fees applicable to the project for which the application is made:
a. For each subdivision tract of fewer than 20 lots, a fee of $8,240. For each modified or revised subdivision tract of fewer than 20 lots requiring a revised engineering report, a fee of $1,854.
b. For each subdivision tract of 20 or more lots, actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of *Chapter VI (Public Works and Property), Sec. 61.15. (Actual Cost Special Engineering Services)*. For each modified or revised subdivision tract of 20 or more lots requiring a revised engineering report, a fee of $1,854.

BUREAU OF ENGINEERING FEES FOR TENTATIVE SUBDIVISION TRACTS

Application Type	Fee
Subdivision Tract - Fewer than 20 Lots	
Initial Fee	$8,240
Subsequent Modifications/Revisions	$1,854
Subdivision Tract - 20 or More Lots	

BUREAU OF ENGINEERING FEES FOR TENTATIVE SUBDIVISION TRACTS

Application Type	Fee
Initial Fee	LAMC *Sec. 61.15.*
Subsequent Modifications/Revisions	$1,854

C. **Final Tract Map**
Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each application the following nonrefundable fees that apply to the project for which the application is made:

BUREAU OF ENGINEERING FEES FOR FINAL SUBDIVISION TRACTS

Application Type	Fee
Subdivision Tract	
Fewer than 20 Lots	$8,240
20 or More Lots	LAMC *Sec. 61.15.**
Airspace Subdivision	LAMC *Sec. 61.15.**

* Actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of *Chapter VI. (Public Works and Property), Sec. 61.15 (Actual Cost Special Engineering Services)*.

1. **Very High Fire Hazard Severity Zone Fee**
For each subdivision that is located entirely or partly within a Very High Fire Hazard Severity Zone, the Bureau of Engineering shall charge and collect a surcharge in the amount of 50 percent of the fee imposed pursuant to the fee table in this *Subsection (Final Tract Map)*.
2. **Resubmission Fee**
In addition to the fee and surcharge imposed pursuant to the fee table in this *Subsection (Final Tract Map)* and the provisions of *Paragraph 1. (Very High Fire Hazard Severity Zone Fee)* above, the Bureau of Engineering shall charge and collect a resubmission fee of $824 for each and every map or any part of a map submitted to the City Engineer more than three times, including the original submission, and the fee shall be paid to the Bureau of Engineering upon each and every submission to the City Engineer thereafter.
3. **Reverting Subdivided Land Fee**
In addition to all other fees charged pursuant to the provisions of this *Subsection (Final Tract Map)*, if a final map is filed for the purpose of reverting subdivided land to acreage or for merger and re-subdivision of land pursuant to the provisions of *Sec. 11.3.5. (Reversion to Acreage)* and *Sec. 11.3.6. (Merger & Resubdivision)*, the Bureau of Engineering shall charge and collect a fee of $2,549.

D. **Preliminary Parcel Map**

FEES FOR PRELIMINARY PARCEL MAPS

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Preliminary Parcel Map - Residential, Up to 4 Lots			
Single-Unit Dwellings	$14,978	●	○
Multi-Unit Dwellings	$15,419	●	○

FEES FOR PRELIMINARY PARCEL MAPS

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Preliminary Parcel Map - Commercial/Industrial With Building, Up to 4 Lots			
Less than 50,000 square feet of Floor Area	$15,143	●	○
50,000 to Less than 100,000 square feet of Floor Area	$15,143	●	○
100,000 to Less than 250,000 square feet of Floor Area	$15,143	●	○
250,000 square feet of Floor Area or More	$15,143	●	○
Preliminary Parcel Map - Commercial/Industrial Without Building, Up to 4 Lots			
Less than 1 Acre in Area	$13,571	●	○
1 to Less Than 5 Acres in Area	$13,571	●	○
5 Acres or More in Area	$13,571	●	○

1. **Very High Fire Hazard Severity Zone Fee**
For preliminary parcel maps within the Very High Fire Hazard Severity Zones, a surcharge of 1/3 the sum of the fees paid pursuant to the fee table in this *Subsection (Preliminary Parcel Map)* shall be paid.
2. **Mixed-Use Projects Fee**
Where the project involves a combination of single-unit dwellings, multi-unit dwellings, commercial, and/or industrial uses, the highest fee, including modifications to the fee, shall be charged at 100 percent, the second highest at 50 percent, and the third and subsequent fee at 25 percent. This fee discounting shall not apply to the surcharge required by *Paragraph 1. (Very High Fire Hazard Severity Zone Fee)* of this *Subsection (Preliminary Parcel Map)*.
3. **Bureau of Engineering Fees**
In addition to the fees imposed pursuant to the provisions of this *Subsection (Preliminary Parcel Map)*, before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each application the following nonrefundable fees applicable to the project for which the application is made:
a. For each map, a fee of $8,240.
b. For each modified or revised map requiring a revised engineering report, a fee of $824.

E. **Final Parcel Map**
Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each application the following nonrefundable fees that apply to the project for which the application is made:

FEES FOR FINAL PARCEL MAPS

Application Type	Fee
Final Parcel Map	$8,240
Airspace Subdivision	LAMC *Sec. 61.15.**

FEES FOR FINAL PARCEL MAPS

Application Type	Fee

* Actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of *Chapter VI. (Public Works and Property), Sec. 61.15 (Actual Cost Special Engineering Services)*.

1. **Very High Fire Hazard Severity Zone Fee**
For each subdivision that is located entirely or partly within a Very High Fire Hazard Severity Zone, the Bureau of Engineering shall charge and collect a surcharge in the amount of 50 percent of the fee imposed pursuant to the fee table in this *Subsection (Final Parcel Map)*.
2. **Resubmission Fee**
In addition to the fee and surcharge imposed pursuant to the fee table in this *Subsection (Final Parcel Map)* and the provisions of *Paragraph 1. (Very High Fire Hazard Severity Zone Fee)* above, the Bureau of Engineering shall charge and collect a resubmission fee of $824 for each and every map or any part of a map submitted to the City Engineer more than three times, including the original submission, and the fee shall be paid to the Bureau of Engineering upon each and every submission to the City Engineer thereafter.
3. **Reverting Subdivided Land Fee**
In addition to all other fees charged pursuant to the provisions of this *Subsection (Final Parcel Map)*, if a final map is filed for the purpose of reverting subdivided land to acreage or for merger and re-subdivision of land pursuant to the provisions of *Sec. 11.3.5. (Reversion to Acreage)* and *Sec. 11.3.6. (Merger & Resubdivision)*, the Bureau of Engineering shall charge and collect a fee of $1,854.
4. **Final Map Waiver Fee**
Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect a fee of $1,262 to review and process each application for a final map waiver requested pursuant to the provisions of *Sec. 13B.7.5. (Preliminary Parcel Map)*.

F. **Private Street Map**

FEES FOR PRIVATE STREET MAPS

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Deemed to be Approved Private Street (*Sec. 10.3.2.C.*)	$3,089	●	○
Private Street Map (*Sec. 13B.7.7.*)	$16,246	●	○
Very High Fire Hazard Severity Zone Private Street Map (*Sec. 11.4.2.D.*)	$17,984	●	○
Modifications of Private Street Requirements	$11,144	●	○
Each Lot or Building	$110	●	○

1. **Credit Towards Division of Land Fees**
In the event the person plotting or dividing land as lots or building sites pursuant to *Div. 10.3. (Private Street Regulations)* shall elect to subdivide land in accordance with *Article 11. (Division of Land)* within one year from the filing date of the private street map, the fees required and paid under *Subsection (Private Street Map)* may be applied against the payment of the fees required by *Subsection B. (Tentative Tract Map)* or *Subsection D. (Preliminary Parcel Map)* of this *Section (Division of Land Fees)*.
2. **Modifications of Private Street Requirements**
For each request for modification of the requirements governing private streets pursuant to the provisions of *Sec. 13B.7.7. (Private Street Map)*, a fee shall be paid in the amount indicated in the table above. For each and every lot or building site shown on a private street map, excepting the lots or building sites as are shown at the request of the City Engineer to facilitate the description of the land to be acquired by condemnation proceedings, a fee shall be paid in the amount established in the table above.
3. **Bureau of Engineering Fees**
Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each private street map application a fee of $6,304, and shall charge and collect for each modified or revised street map application requiring a revised engineering report a fee of $630.

G. **Certificate or Conditional Certificate of Compliance**
A fee of $4,920 shall be paid for each determination of the Advisory Agency with respect to a certificate or conditional certificate of compliance pursuant to the Subdivision Map Act in *California Government Code Sec. 66499.35*.

FEES FOR CERTIFICATE OR CONDITIONAL CERTIFICATE OF COMPLIANCE

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Certificate or Conditional Certificate of Compliance - Determination	$4,193	●	○

1. **Fee Waiver**
The above fee shall be waived when the Advisory Agency has approved a division of land and collected a fee without the requirement of a final map being filed with the Los Angeles County Recorder.
2. **Recordation Fee**
In every case, the applicant shall also pay a fee equal to the amount required by law for recording any certificate or conditional certificate of compliance issued in connection with the decision.
3. **Bureau of Engineering Fee**
Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect a fee of $1,262 for the review and processing of each application for a Certificate of Compliance.

H. **Mobile Home Park Impact Reports**

FEES FOR MOBILE HOME PARK IMPACT REPORTS

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Mobile Home Park Impact Report (*Sec. 13B.7.1.D.2.b.*)	$24,769	●	○

If no request for hearing is filed within the time periods set forth in *Chapter IV. (Public Welfare), Article 7 (Miscellaneous), Sec. 47.09.D.5. (Request for Council Hearing)*, upon written demand by park management, a refund of $5,229 shall be made to park management.

I. **Condominium Conversion for Subdivision & Parcel Maps**
1. **Residential Dwellings**

FEES FOR CONDOMINIUM CONVERSION FOR SUBDIVISION & PARCEL MAPS (RESIDENTIAL DWELLINGS)

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Residential Dwelling Units			
1 to 4 Dwelling Units	$17,570	●	○
5 to 49 Dwelling Units	$18,067	●	○

FEES FOR CONDOMINIUM CONVERSION FOR SUBDIVISION & PARCEL MAPS (RESIDENTIAL DWELLINGS)

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
50 to 99 Dwelling Units	$18,618	●	○
100 Dwelling Units or More	$19,336	●	○
Relocation Assistance Plan (*Sec. 11.5.1.E.6.*)	$3,089	●	○

2. **Commercial/Industrial**

FEES FOR CONDOMINIUM CONVERSION FOR SUBDIVISION & PARCEL MAPS (COMMERCIAL/INDUSTRIAL)

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Commercial/Industrial			
Less than 50,000 square feet of Floor Area	$11,337	●	○
50,000 to Less than 100,000 square feet of Floor Area	$11,668	●	○
100,000 to Less than 250,000 square feet of Floor Area	$11,999	●	○
250,000 square feet of Floor Area or More	$12,330	●	○

3. **Mixed-Use Projects Fee**
Where the project involves a combination of dwelling units, commercial, and/or industrial uses, the highest fee shall be charged at 100 percent, the second highest at 50 percent, and the third and subsequent fee at 25 percent. This fee discounting shall not apply to the surcharge required by the *first unnumbered paragraph of Subdivision I.1. (Residential Dwellings)* above.

J. **Improvement Plans**
Engineering, checking and inspection fees shall be deposited with the City in accordance with the provisions of *Chapter VI. (Public Works and Property), Sec. 62.109. (Class "A" Permit Fees)* and *Chapter VI. (Public Works and Property), Sec. 62.110 (Class "B" Permit Fees)*.

K. **Appeals**
Each appeal of a tentative or final map shall be accompanied by the payment of a fee pursuant to *Sec. 15.1.1.F. (Appeals Fees)*.

L. **Modifications**
Each request for a modification of an approved tentative map or recorded final map shall be accompanied by the payment of the appropriate fee indicated in *Subsection M. (Map Related Fees)* below.

M. **Map Related Fees**

FEES FOR MAP RELATED FEES

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Other Map Related Fees			

FEES FOR MAP RELATED FEES

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Review of Revision of Tentative/Preliminary Map	$5,241	●	○
Modification of Recorded Final Parcel Map or Final Tract Map (*Sec. 13B.7.4.H.* or *Sec. 13B.7.6.H.*)	$15,777	●	○
Reversion to Acreage (*Sec. 11.3.5.*)	$15,612	●	○
Time Extension for Maps (*Sec. 13B.7.3.* and *Sec. 13B.7.5.*)	$662	●	○
Letter of Clarification or Correction (Applicant Initiated)	$5,296	●	○

N. **Temporary Subdivision Signs**

FEES FOR TEMPORARY SUBDIVISION SIGNS

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Request for Approval to Erect Temporary Subdivision Directional Signs			
First Sign (*Sec. 11.1.3.M.13.*)	$221	●	○
Each Additional Sign (*Sec. 11.1.3.M.13.*)	$221	●	○

Prior to the erection of any signs authorized pursuant to any single application, the applicant shall deposit $100 with the Department of Building and Safety for the purposes of defraying any expense incurred by the City in the removal of the signs. This money shall be refunded on the expiration of the prescribed time period if all of the signs have been removed by the applicant, the owner of the signs, or the owner and the lessee of the property where the signs are placed.

O. **Conversion Projects: Residential, Residential to Commercial/Industrial; Rental Housing Production**

FEES FOR CONVERSION PROJECTS: RESIDENTIAL, RESIDENTIAL TO COMMERCIAL/INDUSTRIAL; RENTAL HOUSING PRODUCTION

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Conversion Projects: Residential, Residential to Commercial/Industrial; Rental Housing Production (*Sec. 11.5.1.I.*)	$1,492	●	○

1. As a condition of tentative map or preliminary parcel map approval, the Advisory Agency shall require that the applicant or their successor-in-interest shall pay a fee to the City as indicated in the table above for each unit in a residential or residential to commercial/industrial conversion project, based on the number of units in the project prior to conversion. For the year beginning July 1, 2008, and all subsequent years, the fee amount shall be adjusted on an annual basis pursuant to the formula set forth in *Chapter XV. (Rent Stabilization), Sec. 151.06.D. (Automatic Adjustments)*. The adjusted amount shall be rounded to the nearest $50 increment. This fee shall be paid prior to approval of the final map by the City Engineer.
2. All fees collected pursuant to this *Subsection (Conversion Projects: Residential, Residential to Commercial/Industrial; Rental Housing Production)* shall be deposited and held in the Rental Housing Production Account of the Los Angeles Housing Department, which account is hereby established to be administered by the Los Angeles Housing Department separately from all other money expended by the Department. Money in this account shall be used exclusively for the development of low- and moderate-income rental housing in the City, pursuant to guidelines carrying out this purpose prepared by the Department and approved by resolution of the City Council.

P. **Deferred Placement of Monuments**
Pursuant to *Sec. 11.3.1.D.3. (Deferment)*, when the placement of monuments is to be deferred, the Bureau of Engineering shall charge and collect a fee of $443 for the service of receiving and processing a bond to guarantee placement of the monuments.

SEC. 15.3.7. **HISTORIC PRESERVATION FEES**
The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to *Div. 13B.8. (Historic Preservation)*.

FEES FOR HISTORIC PRESERVATION

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Historic Preservation Overlay Zone Designation (*Sec. 13B.8.2.)*	$159,540	●	●
Preservation Plan Adoption/ Amendment (*Sec. 13B.8.3.)*	$48,546	●	●
HPOZ Certificate of Appropriateness **Not involving new construction or addition** (*Sec. 13B.8.5.)*	$2,549	●	●
HPOZ Certificate of Appropriateness or Compatibility (*Sec. 13B.8.5.* and *Sec. 13B.8.7.*)			
For additions to existing square footage, up to a 20% increase in building coverage	$3,012	●	●

FEES FOR HISTORIC PRESERVATION			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
For additions to existing square footage, greater than a 20% increase in building coverage	$3,398	●	●
For new residential construction, 1 to 4 units, or for new commercial and mixed-use construction, up to 5,000 square feet	$3,630	●	●
For new residential construction, 5 units or more, or for new commercial and mixed-use construction, 5,000 square feet or greater	$4,402	●	●
For new accessory building construction	$2,780	●	●
HPOZ Certificate of Appropriateness - Demolition, Removal, or Relocation (COA-DEM): Demolition of Main Structure (*Sec. 13B.8.6.*)	$20,080	●	●
HPOZ Major Conforming Work on Contributing and Non-Contributing Elements (*Sec. 13B.8.4.)*	$1,158	●	●
HPOZ Modification of a Certificate Determination	$1,062	●	●
Historic Resources Building Permit Clearance (Larger Project*) (*Sec. 91.106.4.5.*)			
For substantial rehabilitation and/or restoration, including additions	$1,390	●	●
For minor rehabilitation, restoration, and/or repair	$331	●	●
Mills Act Application (LAAC *Sec. 19.144.*)			
Application Processing Fee - All Properties Except Condominiums	$1,986	●	●
Application Processing Fee - Condominium Property	$9,489	●	●
Pre-Contract Approval Inspection	$993	●	●
Contract Execution Fee	$712	●	●
Valuation Exemption	$5,737	●	●

FEES FOR HISTORIC PRESERVATION			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Appeal of Staff Determination to Cultural Heritage Commission	$3,531	●	●
Mills Act Contract Maintenance (*LAAC Sec. 19.144.*)			
Residential 1-4 units; or Commercial/Mixed-Use up to 50,000 square feet (Annual)	$675	●	●
Residential 5-49 units or Commercial/Mixed-Use up to 100,000 square feet (Annual)	$861	●	●
Residential 50+ units or Commercial/Mixed-Use greater than 100,000 square feet (Annual)	$1,086	●	●
Non-Compliance	$8,496	●	●
Historic-Cultural Monument Demolition/Substantial Alteration Permit Referral to Cultural Heritage Commission	$20,080	●	●
Technical Corrections to previously certified Historic Resource Survey Applicant Initiated	$4,468	●	●
Historic Resources - Environmental Impact Report Review (hourly)	$221	●	●
Preliminary Evaluation of Demolition or Relocation Without Permit (*Sec. 13B.8.1.E.*)	$10,813	●	●
Historic Resource Assessment Review	$1,765	●	●

* Larger Project, for purposes of this *Section (Historic Preservation Fees)*, is defined as any project so determined by the Director for which the planning or processing of requests for administrative permit clearances will significantly impact departmental resources.

SEC. 15.3.8. **COASTAL DEVELOPMENT FEES**
In addition to any other fees set forth in this *Article (Fees)*, the following fees shall be charged and collected by the permit granting authority in connection with the filing of all applications pursuant to *Div. 13B.9. (Coastal Development)* for coastal development permits.

FEES FOR COASTAL DEVELOPMENT			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Coastal Development Permit (Pre-Certification) (*Sec. 13B.9.1.)*			
Single-Unit Dwelling	$14,178	●	●
Multi-Unit Dwelling	$15,005	●	●
Non-Residential	$16,660	●	●
Coastal Development Permit Exemption Determination (*Sec. 13B.9.1.* and *Sec. 13B.9.2.*)	$772	●	●
Coastal Development Permit Amendment (*Sec. 13B.9.1.* and *Sec. 13B.9.2.*)	$13,350	●	●
Coastal Development Permit - Mello Compliance Review - City Review (*Sec. 13B.9.1.*)	$5,130	●	●
Mello Act Compliance Review - Exemptions (*LAAC Section 19.144*; *Section 13B.9.1.*)	$3,089	●	●
Coastal Development Permit - Administrative Review (ADU) (*LAAC Section 19.144*; *Section 13B.9.1.*)	$12,688	●	●

A. **Filing Fees for Environmental Impact Reports & Negative Declarations**
Where an environmental impact report or negative declaration is prepared for a project for which application for a coastal development permit has been made, a negative declaration or environmental impact report shall consider the effect of the project in light of the criteria established in *Sec. 13B.9.1.D. (Decision)* and *Sec. 13B.9.1.E. (Standards for Review & Required Findings)*, and no additional charge shall be made. Where the underlying project is otherwise exempt from the preparation of a negative declaration or environmental impact report but either document is required for the coastal development permit, those fees set forth in *Sec. 15.3.9. (Environmental Fees)* shall be applicable, and shall be collected by the appropriate permit granting authority.

SEC. 15.3.9. **ENVIRONMENTAL FEES**
For the preparation and processing of required studies, analysis, reports, findings, mitigation measures, certifications, and notices under the California Environmental Quality Act (CEQA), all fees, deposits, and costs required in *Subsection A.* and *Subsection B.* below, shall be paid. All monies required to be paid in this *Section (Environmental Fees)*, shall be paid to the Department of City Planning at the time the planning application is filed unless otherwise indicated in this *Section (Environmental Fees)*. The determination of the necessary actions or clearance to comply with CEQA is at the City's discretion acting as the lead or responsible agency. Upon the applicant's failure to pay the fee, deposit, or cost when required in this Section, the City may stop or suspend work on any environmental review, or other work for which the fee, deposit, or cost is collected under this Section.
For any CEQA clearance that requires publication, as set forth in either the California Public Resources Code or this Code, the applicant is responsible for and shall pay all pass-through costs associated with publication, in addition to any other fees paid.

A. **Categorical Exemptions (CEs), Statutory Exemptions (SEs), Negative Declarations (NDs)/Mitigated Negative Declarations (MNDs), Environmental Assessment Forms (EAFs) Housing Element EIR Project Clearance (HE Clearances), Sustainable Communities Project Exemption (SCPE), Sustainable Communities Environmental Assessment (SCEA), & Addenda for ND/MND**
All applicants requiring any type of CEQA clearance expressly listed in the table below (Fees for Non-EIR CEQA Clearance) shall pay the "Initial Intake Fee" and any corresponding fee identified for any of the CEQA clearances listed under the "Type of Application" column in that table.

FEES FOR NON-EIR CEQA CLEARANCES			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Initial Intake Fee (Environmental Application Form Intake Fee for All Categorical and Statutory Exemptions, Non-EIR Initial Studies (ND/MND), SCPEs, SCEAs, and Housing Element Project Streamlining Clearances)	$1,214	●	○
Corresponding Fee Based on Applicable CEQA Clearance In Addition to Initial Intake Fee:			
Categorical Exemption, Classes 1-31, Non-Hillside Class 3, 33	$0	●	○
Categorical Exemption, Class 32 or Hillside Class 3	$5,020	●	○
EAF / Initial Study Resulting in ND, MND, or Statutory Exemptions (unless specifically listed elsewhere in this table)	$12,600	●	○
Subsequent Approval Review (CEQA Guidelines Sec. 15162.) or Addendum to ND, MND, or SCEA	$6,675	●	○
Infill Housing Project Statutory Exemption - Cal. Pub. Res. Code Section 21080.66	$1,986	●	○
Housing Element EIR Project Clearance	$16,108	●	○
SCPE or SCEA	$14,122	●	○

In cases where revisions to the CEQA clearances identified in the table above (Fees for Non-EIR CEQA Clearance), the fees listed in the table below (Additional CEQA Fees) shall also apply.

ADDITIONAL CEQA FEES			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
CEQA Clearance Revisions Fee Limited to CEQA Clearances listed in the table above (Fees for Non-EIR CEQA Clearance), excluding Categorical Exemptions	$2,207	●	○
Revised Categorial Exemption	$1,269	●	○

B. **Environmental Impact Reports & Other CEQA Clearances**
For any environmental impact report (EIR) (including but not limited to Supplemental, Subsequent, Tiered, and Focused) a subsequent approval clearance relying on a Certified EIR (that does not include the preparation of an EIR), and any CEQA clearance that is neither of the above or a clearance expressly listed in the table (Fees for Non-EIR CEQA Clearances or Additional CEQA Fees) in Subsection A. above (which shall be referred to as "Non-EIR CEQA Clearances"), the *Applicant* shall pay an initial deposit and the hourly review fees provided in the table in Subdivision 1. (Deposit) below, in the "Base Fee" column for the applicable "Type of Application".
1. **Deposit**
Any required deposit shall be paid at the time the applicant applies for the preparation of an EAF or applies for the particular CEQA clearance requiring the deposit, or at the time the City provides notice that the particular CEQA clearance requiring a deposit is required for the project. Payment of any hourly review fee required in this Subdivision shall be paid.

FEES FOR EIRs and Other CEQA CLEARANCES			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
EIRs (this includes any type of EIR, including Focused, Tiered, Supplemental, and Subsequent) Initial Deposit	$15,000	○	○
Other CEQA Clearance Initial Deposit	$10,000	○	○
Review for Subsequent Approval Under Certified EIR (CEQA Guidelines Sec. 15162, 15163, 15164, and 15168) Initial Deposit	$7,500	○	○
EIR (Any type including Supplemental, Subsequent, Tiered, or Focused) Review Services (hourly)	$221	●	○
Review Services (hourly)	$221	●	○
Other CEQA Clearance Review Service (hourly)	$221	●	○

2. **Full Cost Recovery**
Notwithstanding the fees identified in Sections 1. and 2. above, the *Applicant* is responsible to pay for the City's actual costs associated with the City's actions to comply with CEQA in the processing of applications under Chapter I, Chapter 1A, and Chapter IX, and processing of all associated discretionary applications. To the extent the City's actual costs to comply with CEQA exceed the fees required to be paid above in Section 1 and Subsection 2(a), the applicant shall pay the City for its actual costs at the hourly rate set for "Review Services" in Table 2, with the total amount of costs at the hourly rate to be offset by the fees collected pursuant to this Section. The City Planning Department shall calculate the actual costs and resultant fee and shall maintain appropriate accounting records of the actual costs. The Director of Planning shall resolve any dispute related to the fee. The Director shall include any cost incurred or attributed to the processing of appeals.

C. **Preschool/Daycare Fees**
1. No fee shall be charged in connection with the processing of an initial study or filing of an EIR for any school: preschool/daycare which is determined to be non-profit, including, but not limited to, parent cooperatives and facilities funded by a governmental agency or owned or operated by a philanthropic institution, church, or similar institution. A facility funded by a governmental agency shall indicate the primary current and anticipated source of funds.
2. Where any uncertainty exists as to the non-profit status of the facility, the applicant shall file a copy of the articles of incorporation or an affidavit showing, to the satisfaction of a Zoning Administrator, that the school: preschool/daycare will be non-profit.

SEC. 15.3.10. **REDEVELOPMENT PROCEDURES FEES**
The following fees shall be charged and collected, in connection with the corresponding applications filed pursuant to *Div. 13B.12 (Redevelopment Procedures)*.

FEES FOR REDEVELOPMENT PROCEDURES			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Redevelopment Plan Project Compliance (*Sec. 13B.12.3.*)			
Minor	$441	●	●
Major	$8,606	●	●

A. **Fee Thresholds**
The following thresholds shall be used in determining which fees apply in the categories for Project Compliance:

FEE THRESHOLDS	
Fee Category	Thresholds
Minor Cases	Three or less signs or a change of use
Major Cases	All other projects not falling into the categories of Minor or Standard cases

SEC. 15.3.11. **PROJECT DEVELOPMENT & COUNSELING SERVICE FEES**
The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*, *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, and *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*.

FEES FOR PROJECT DEVELOPMENT AND COUNSELING SERVICES			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Pre-Application Review (*Sec. 13B.2.1.*, *Sec. 13B.2.2.*, and *Sec. 13B.2.3.*)	$3,089	●	○

SEC. 15.3.12. **DEVELOPMENT AGREEMENT FEES**
A. The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*, *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, and *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*.

FEES FOR DEVELOPMENT AGREEMENTS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Development Agreement Fee (*Sec. 13B.2.1.*, *Sec. 13B.2.2.*, and *Sec. 13B.2.3.*)	$33,155	●	○

B. In addition to the fees set forth above, the City may negotiate with the applicant for reimbursement of the actual costs to the City associated with administering the development agreement, pursuant to *Sec. 5.121.9.3. (Supplemental Fee Agreements)* of the LAAC. The actual costs assessed shall be offset by the fees collected as indicated in the table above.

SEC. 15.3.13. **ANNUAL INSPECTION OF FAR AVERAGING & DENSITY TRANSFER COVENANTS**
A fee shall be charged and collected by the Department of Building and Safety, pursuant to the fees established in *Chapter IX. (Building Regulations)* of this Code, to cover the cost of an annual inspection to monitor compliance with, and maintain records of, the covenant required pursuant to *Sec. 2C.4.1.F.2. (Relief)*, *Sec. 6C.1.2.F.2. (Relief)*, *Sec. 9.2.1.D.8. (Averaging of Floor Area Ratio, Density, Parking or Lot Amenity Space)*, *Sec. 9.3.2.D.4. (Averaging of Floor Area, Lot Amenity Space, Parking, & Density)*, *Sec. 9.4.1.C.2.f. (Averaging of Floor Area Ratio, Parking)*, *Sec. 9.4.5.D.1.e. (Unified Development)*, and *Sec. 9.4.6.D.1.e. (Unified Development)* of this Zoning Code (Chapter 1A).

SEC. 15.3.14. **RESTORATION OF DAMAGED OR DESTROYED BUILDINGS**

FEES FOR RESTORATION OF DAMAGED OR DESTROYED BUILDINGS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Zoning Administrator Determinations for Deviations (*Sec. 1.6.1.D.*)	$930	●	○

Applicants for determinations by the Zoning Administrator for deviations pursuant to *Sec. 1.6.1.D. (Restoration of Damaged or Destroyed Buildings)* shall pay a fee as indicated in the table above.

SEC. 15.3.15. **STREETS FEES**
The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to *Div. 10.1. (Street Dedication & Improvement)*.
A. **Street Dedication & Improvement Fees**
In addition to all other required fees, the following fees shall be charged for services provided for processing applications pursuant to the provisions of *Div. 10.1. (Street Dedication & Improvement)*:
1. A nonrefundable fee as set forth in *Chapter I. (General Provisions and Zoning)*, *Sec. 11.12. (Summary of Fees for Bureau of Engineering Services Pursuant to the Provisions of this Chapter)* of this Code for every property requiring the City Engineer to investigate and determine whether the provisions of this *Section (Streets Fees)* require a dedication of land or improvement to land.
2. A fee as set forth in *Chapter I. (General Provisions and Zoning)*, *Sec. 11.12. (Summary of Fees for Bureau of Engineering Services Pursuant to the Provisions of this Chapter)* of this Code for Bureau of Engineering services for processing real estate transfer documents for every property for which the provisions of this *Section (Streets Fees)* require a dedication of land.
3. A nonrefundable fee in the amount of $1,970 paid to the Department of City Planning for processing waiver requests pursuant to the provisions of *Sec. 10.1.10. (Waiver & Appeals)*.
4. A nonrefundable fee of $1,570 paid to the Department of City Planning for processing appeals pursuant to the provisions of *Sec. 10.1.10. (Waiver & Appeals)*.

B. **Waiver of Dedications & Improvements**

FEES FOR WAIVER OF DEDICATIONS & IMPROVEMENTS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Waiver of Dedications and Improvements (*Sec. 10.1.10.*)	$9,323	●	●

C. **Private Street Name Fees**
A nonrefundable application processing fee of $4,326 paid to the Bureau of Engineering for projects subject to *Sec. 10.3.8. (Private Street Names)*.

SEC. 15.3.16. **ZONING ADMINISTRATOR INTERPRETATION FEES**
The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to *Sec. 13A.1.7.D.2. (Zoning Administrator Interpretation)*.

FEES FOR ZONING ADMINISTRATOR INTERPRETATIONS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Zoning Administrator Interpretation Applicant Initiated (*Sec. 13A.1.7.D.2.*)	$11,309	●	●

SEC. 15.3.17. **TIME EXTENSION**

FEES FOR TIME EXTENSIONS			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Time Extension for Planning and Zoning Matters Other Than Maps	$441	●	○

Div. 15.4. **AFFORDABLE HOUSING PROGRAM FEES**
SEC. 15.4.1. **DENSITY BONUS PROGRAM FEES**
The following fees shall be charged for costs associated with implementation of *Sec. 9.2.1. (Density Bonus)*:

FEES FOR DENSITY BONUSES			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Expanded Administrative Review (*Sec. 13B.3.2.*)			
State Density Bonus Program (*Sec. 9.2.1.*)	$12,798	●	●
Transit Oriented Incentive Program (*Sec. 9.2.5.*)	$12,798	●	●
Opportunity Corridors Housing Incentive Program (*Sec. 9.2.3.*)	$12,798	●	●
Affordable Housing Incentive Program, 100% Affordable (*Sec. 9.2.2.*)	$12,798	●	●
Affordable Housing Incentive Program, Shared Equity (*Sec. 9.2.2.*)	$12,798	●	●

FEES FOR DENSITY BONUSES			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Affordable Housing Incentive Program, Faith Based Organization (*Sec. 9.2.2.*)	$12,798	●	●
Affordable Housing Incentive Program, Public Land (*Sec. 9.2.2.*)	$12,798	●	●
Projects located on Prior Housing Element Sites and Lower Income Rezoning Housing Element Sites that qualify for by-right approval (*Sec. 9.2.6.*)	$12,798	●	●
Director's Determinations (*Sec. 13B.2.5.*)			
Transit Oriented Incentive Program (one waiver) (*Sec. 9.2.5.*)	$12,798	●	●
Application for a Density Bonus including a request for one or more Incentives not listed in the Menu of Incentives (more than one waiver) (*Sec. 9.2.1.*)	$12,798	●	●
Affordable Housing Incentive Program, 100% Affordable (more than three waivers) (*Sec. 9.2.2.*)	$12,798	●	●
Affordable Housing Incentive Program, Shared Equity (more than three waivers) (*Sec. 9.2.2.*)	$12,798	●	●
Affordable Housing Incentive Program, Faith Based Organization (more than three waivers) (*Sec. 9.2.2.*)	$12,798	●	●
Affordable Housing Incentive Program, Public Land (more than three waivers) (*Sec. 9.2.2.*)	$12,798	●	●
Affordable Housing Incentive Program, Streamlined Infill (*Sec. 9.2.2.*)	$12,798	●	●

FEES FOR DENSITY BONUSES			
Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Class 3 Conditional Use Permits (*Sec. 13B.2.3.*)			
State Density Bonus Program, Waivers (*Sec. 9.2.1.*)	$27,031	●	●
Transit Oriented Incentive Program (more than one waiver) (*Sec. 9.2.5.*)	$27,031	●	●
Opportunity Corridors Housing Incentive Program (more than one waiver) (*Sec. 9.2.3.*)	$27,031	●	●
Affordable Housing Incentive Program Waivers (procedure only), 100% Affordable (more than three waivers) (*Sec. 9.2.2.*)	$27,031	●	●
Affordable Housing Incentive Program Waivers (procedure only), Shared Equity (procedure only) (more than three waivers) (*Sec. 9.2.2.*)	$27,031	●	●
Affordable Housing Incentive Program Waivers (procedure only), Faith Based Organization (more than three waivers) (*Sec. 9.2.2.*)	$27,031	●	●
Affordable Housing Incentive Program Waivers (procedure only), Public Land (more than three waivers) (*Sec. 9.2.2.*)	$27,031	●	●
Application for a State Density Bonus in excess of the Base Incentive (*Sec. 9.2.1.*)	$28,355	●	●
Affordable Housing Incentive Program, Streamlined Infill (*Sec. 9.2.2.*)	$27,031	●	●

SEC. 15.4.2. **FEES FOR ENFORCEMENT OF HOUSING COVENANTS**
Unless a fee exemption pursuant to *Subsection (Fee Exemption)* below applies, the following fees shall be charged and collected by the Los Angeles Housing Department (LAHD) for the preparation, enforcement, monitoring, and associated work relating to the affordable housing covenants required by *Sec. 9.2.1. (Density Bonus)*, *Sec. 9.2.2. (Affordable Housing Incentive Program)*, *Sec. 9.2.3. (Opportunity Corridors Housing Incentive Program)*, *Sec. 9.2.4. (Corridor Transitions Incentive Program)*, *Sec. 9.2.5. (Transit Oriented Incentive Program)*, and *Sec. 9.3.2. (Local Affordable Housing Incentive Program)*, and *Sec. 9.4.4.B.2 (Restricted Affordable Units)*.

FEES FOR ENFORCEMENT OF HOUSING COVENANTS	
Type of Service	Fee
Housing Replacement Determinations Pursuant to AB222 (2014)	$1,027.00 per unit
Affordable Housing Covenant Preparation	$5,770.00 per project*
Affordable Housing Covenant Amendments	$5,770.00 per amendment
Affordable Housing Covenant Assumptions and Terminations	$1,214.00 per assumption or termination
Affordable Housing Covenant Monitoring	$173.00 per restricted unit, per year*
Filing Fee	$43.00 per project*

* See Subsection A. (Fee Exemption) below.

A. **Fee Exemption**
New projects subject to an affordable housing covenant wherein at least 50 percent of the units are restricted for use as permanent supportive housing shall be exempt from the fees marked above with an asterisk.
B. **Fees In Existing Covenants**
Any owner or landlord of a project subject to an existing affordable housing covenant in effect prior to the effective date of the fees set forth in *Sec. 15.4.2.A. (Fee Exemption)* and which contains a conflicting monitoring fee amount, shall be subject to the fee set forth in the existing covenant.
C. **Fees Due & Payable**
The fees shall be fully due and payable at the time of the request for service, except for the affordable housing monitoring fees, which may be paid pursuant to the options set forth in *Subsection D. (Covenant Monitoring Fees)* below.
D. **Covenant Monitoring Fees**
The affordable housing covenant monitoring fees may be pre-paid in full at or before the time of the recording of an underlying affordable housing covenant, or billed annually to an owner or landlord upon the issuance of the Certificate of Occupancy for the project that is subject to an underlying affordable housing covenant.
E. **Collection of Outstanding Fees**
The LAHD shall have the right to bring legal action in any court to collect the amount of any outstanding fees. The LAHD may make such rules and regulations as may be necessary to carry out the provisions of this *Section (Fees For Enforcement Of Housing Covenants)*.

SEC. 15.4.3. **AFFORDABLE HOUSING LINKAGE FEE**
A. **Definitions**
Terms shall have the meaning ascribed to them in *Div. 14.3. (Glossary)*. For the purposes of this *Section (Affordable Housing Linkage Fee)* only, certain terms and words are defined as follows:
Additional Housing Units. A net increase in the number of dwelling units or guest rooms to be added on a parcel or parcels of land by issuance of a building permit, after subtracting the number of dwelling units or guest rooms legally removed from the same parcel of real property during the year preceding the issuance of the building permit.
Additional Non-Residential Floor Area. The net increase in the amount of non-residential floor area, as defined in *Sec. 14.2.7. (Floor Area)*, to be added on a parcel or parcels of land by issuance of a building permit, less the amount of non-residential floor area legally removed from the same parcel of real property during the year preceding the issuance of the building permit.
Applicant. Any individual, person, firm, partnership, association, joint venture, corporation, limited liability company, entity, combination of entities or authorized representative thereof, who undertakes, proposes or applies to the City for a planning or zoning entitlement approval or building permit related to a development project.
Building Permit Application. Plans submitted to the Department of Building and Safety pursuant to *Sec. 13B.10.1.B.2. (Vesting of Development Plan)*.
Development Project. Any activity involving or requiring the issuance of a building permit that results in additional housing units, additional non-residential floor area, additional single-family residential floor area, or a change of use from non-residential to residential.
Grocery Store. A project that is for a retail use of which greater than one half of the floor area is devoted to the sale of food items intended for consumption or use off the premises, excluding alcoholic beverages.
Linkage Fee. The fee assessed, pursuant to this *Section (Affordable Housing Linkage Fee)*, on certain development projects in order to mitigate the impact of the additional demand for affordable housing caused by such activity.

B. **Applicability**
The regulations, requirements, and provisions of this *Section (Affordable Housing Linkage Fee)* shall apply to any development project. Unless a development project is exempt from this *Section (Affordable Housing Linkage Fee)*, an applicant must pay to the City the required linkage fee as a condition of the building permit for which a building permit application has been submitted in order to mitigate the need for affordable housing that is generated by or attributable to such projects. The provisions of this *Section (Affordable Housing Linkage Fee)* are subject to the requirements set forth in *California Government Code Sec. 66000, et seq.*1. **Exemptions**
The Department of Building and Safety shall determine whether any of the following exemptions apply to a development project based on documentation submitted by the applicant prior to the issuance of the building permit. The fee imposed by this *Section (Affordable Housing Linkage Fee)* shall not apply to construction that includes any the following:
a. Less than 15,000 square feet of additional non-residential floor area in any non-residential building, other than parking garages and parking facilities, as determined by the Department of Building and Safety.
b. Any for-sale or rental housing development project containing restricted affordable units where the following requirements are met:
i. At least 40 percent of the total dwelling units are dedicated for moderate income households, or at least 20 percent of the total dwelling units are dedicated for low-income households, or at least 11 percent of the total dwelling units are dedicated for very low-income households, or at least eight percent of the total dwelling units are dedicated for extremely low-income households; or the project is approved pursuant to Sec. 9.2.3. (Opportunity Corridors Housing Incentive Program), or Sec. 9.2.4. (Corridor Transitions Incentive Program), or Sec. 9.2.5. (Transit Oriented Incentive Program)
ii. The housing development project's restricted affordable units are subject to a recorded affordability restriction of at least 55 to 99 years pursuant to *Sec. 4C.15.3. (Restricted Affordable Units)* from the issuance of the Certificate of Occupancy, recorded in a covenant acceptable to the LAHD, and subject to fees as set forth in *Sec. 15.4.2. (Fees for Enforcement of Housing Covenants)*. Such a covenant shall also subject projects using this exemption to the replacement policies in Sec. 4C.15.1. (Housing Projects that Result in the Demolition of Dwelling Units) or Sec. 4C.15.2. (Non-Housing Projects that Result in the Demolition of Dwelling Units), and to LAHD fees related to housing replacement determinations pursuant to state law, as set forth in this Zoning Code (Chapter 1A).
iii. For the purposes of this *Section (Affordable Housing Linkage Fee)*, total dwelling units includes any units added by a density bonus or other land use incentive, consistent with the affordability levels defined in *California Government Code Sec. 65915.*
c. Any development project being constructed by, or on behalf of: (1) a government or public institution such as a school, museum, homeless shelter, or other similar projects that are intended for community use; or (2) any private school that offers instruction in grades kindergarten through 12th grade.
d. Any *hospital.*
e. A single-unit detached home meeting one or more of the following conditions:
i. Any addition of 1,500 square feet or less of floor area to an existing single-unit detached home located on a lot with an applied *Residential Use District (Div. 5B.3.)*.
ii. New construction of any single-unit detached home located on a lot with an applied 1L Density District that is 1,500 square feet or less of floor area.
iii. Any replacement of a single-unit detached home resulting in a net increase of 1,500 square feet or less of floor area from the prior home that existed on the property.
f. Either (1) an addition of 1,501 square feet or more of floor area to an existing single-unit detached home located on a lot with an applied 1L Density District, or (2) a replacement of a single-unit detached home resulting in a larger single-unit detached home with a net increase of 1,501 square feet or more of floor area from the prior home that existed on the property; provided, however, in either event, a covenant shall be recorded against the property prior to the issuance of a building permit for such addition or replacement requiring the owner of the property to pay the linkage fee if the home is sold within three years of the issuance of such building permit. The covenant shall automatically expire at the end of such three-year period, if no sale of the property has occurred during such three-year period. However, in the event of a sale of the property within such three-year period, the covenant shall not expire until a notice of covenant termination is recorded. A notice of covenant termination shall be provided by the City upon full payment of linkage fee due, based on the fee schedule in effect at the time of payment. The covenant shall run with the land and bind all successive owners of the property until the linkage fee is fully paid.
g. An accessory dwelling unit as defined by *California Government Code Sections 66314 - 66332.*
h. A residential project that is subject to a greater affordable housing fee requirement or is required to provide one or more physical housing units pursuant to the Mello Act as defined by *California Government Code Sec. 65590-65590.1*, in order to satisfy its inclusionary housing obligations. In that case, the residential component of the project shall be exempt from the linkage fee requirements of this *Section (Affordable Housing Linkage Fee)*. Non-residential portions of mixed-use Coastal Zone projects shall be analyzed separately from residential portions of mixed-use projects for the purposes of the linkage fee requirements of this *Section (Affordable Housing Linkage Fee)*. Non-residential portions of such projects shall be subject to this *Section (Affordable Housing Linkage Fee)*. The provision of housing units or in-lieu fees to satisfy replacement housing obligations under the Mello Act, (as opposed to inclusionary housing obligations) shall not exempt a project from the linkage fee requirements of this *Section (Affordable Housing Linkage Fees)*.

i. A residential development project that is subject to affordable housing requirements pursuant to any land use policy or ordinance or development agreement that exceeds the linkage fee requirements of this *Section (Affordable Housing Linkage Fee)* in either fee amount or on-site affordable housing percentages provided in *Subparagraph b.* above.

j. A residential development project that is subject to affordable housing and labor requirements pursuant to *Chapter I. (General Provisions and Zoning), Sec. 11.5.11. (Affordable Housing)* of this Code.

k. Any grocery store, provided there is no existing grocery store within a 1/3 mile radius of the development project site.

l. Any adaptive reuse project that is a designated historic-cultural monument and is being converted to a residential use.

2. **Protests, Adjustments & Waivers**

a. An applicant may protest the imposition of the linkage fee and request that the requirements of this *Section (Affordable Housing Linkage Fee)* be adjusted or waived pursuant to *California Government Code Sec. 66020, et seq*, based on a showing that the application of the requirements of this *Division (Affordable Housing Program Fees)* would effectuate an unconstitutional taking of property or otherwise have an unconstitutional application to the development project. Protests shall be filed with the Director.

b. On or before the date on which payment of the linkage fee is due, the applicant shall pay the amount required by this *Section (Affordable Housing Linkage Fee)* and serve a written notice to the Director with all of the following information: (1) a statement that the required payment is tendered, or will be tendered when due, under protest; and (2) a statement informing the Director of the factual elements of the dispute and the legal theory forming the basis for the protest or request for adjustment or waiver, along with the substantial evidence that supports the protest or request, including any supporting documentation. The protest must be filed at the time of approval or conditional approval of the development project or within 90 days after the imposition of the linkage fee. The City shall provide the applicant with written notice as required by *California Government Code Sec. 66010(d)(1)*.

c. If the Director determines that application of the requirements of this *Section (Affordable Housing Linkage Fee)* would effectuate an unconstitutional taking of property or otherwise have an unconstitutional application to a development project, the fee requirements shall be adjusted or waived to reduce the obligations under this *Section (Affordable Housing Linkage Fee)* to the extent necessary to avoid an unconstitutional result. The Director shall render a decision within 75 days from the date the protest was received.

d. If an adjustment or waiver is granted, any change in the development project shall invalidate the adjustment or waiver. If the Director determines that no violation of the federal or state constitution would occur through application of this *Section (Affordable Housing Linkage Fee)*, the requirements of this *Section (Affordable Housing Linkage Fee)* shall remain fully applicable.

e. Failure of an applicant to comply with the protest requirements of this *Section (Affordable Housing Linkage Fee)* or *California Government Code Sec. 66020, et seq.*, shall bar that applicant from any action or proceeding or any defense of invalidity or unreasonableness of the imposition of the linkage fee.

C. **Fee Calculation**

1. The City Council shall adopt, by resolution, a linkage fee schedule based on an analysis of the cost of mitigating the impact of the additional demand for affordable housing caused by development projects, and on the varying levels of economic feasibility in different geographic areas of the City based on current market conditions. The City Council shall also adopt, by resolution, a map or maps establishing the respective market areas throughout the City that inform the amount of the linkage fee to be assessed for a given development project.

2. For each development project, the linkage fee shall be calculated as the amount of new or added floor area in the development project devoted to the uses described in the linkage fee schedule, as determined by the Department of Building and Safety, multiplied by the amount of the applicable fee, as found in the most recent linkage fee schedule adopted by City Council, at the time the building permit for the development project is issued, minus any deductions or credits.

3. Fee Adjustments and Reports

a. **Annual Inflation Adjustment**
The linkage fee shall be adjusted annually for inflation every 1st of July, by the Director in accordance with the latest change in year-over-year Consumer Price Index for Urban Consumers (CPI-U) for the Los Angeles-Riverside-Orange County area, or if such index ceases to be published, by an equivalent index chosen by the Director. An updated linkage fee schedule shall be maintained by the Department of City Planning, which shall provide a copy of the adjusted schedule to the Mayor and City Council each year.

b. **Five-Year Market Area Adjustment**
Every five years, beginning on July 1, 2018, the Director, in association with LAHD shall undertake a new market area analysis and adjust market areas and geographies, where necessary, to reflect the most up to date rental and sales price information for each of the market areas. Any change to the linkage fee schedule other than the Annual Inflation Adjustment described in *Paragraph a. (Annual Inflation Adjustment)* above shall be adopted by resolution of the City Council.

4. **Deductions or Credits**

a. **Change of Use**
If the development project is the result of a change of use from non-residential to residential, the linkage fee to be paid is the result of subtracting the equivalent fee amount that either was paid or would have been paid, based on the pre-existing use, from the fee amount required to be paid for the new use based on the most recent linkage fee schedule approved by the City Council. Deductions or credits shall not be applied to any portion of a development project comprised of additional floor area resulting from new construction. The calculation of a deduction or credit shall not result in a refund to an applicant or be applied as a credit to another development project in a different location.

b. **Affordable Housing Units**
Any restricted affordable units may be subtracted from the total number of dwelling units in a building in determining the required linkage fee.

c. **Mixed Use**
The first 15,000 square feet of non-residential use in a mixed-use building shall be excluded from the calculation of floor area for the purposes of determining the required linkage fee.

d. **Transfer of Floor Area Rights**
Any additional floor area that is obtained by a development project through the provision of public benefit payments pursuant to *Sec. 9.3.5. (Transfer of Development Rights Programs)* shall be excluded from the calculation of floor area for purposes of determining the linkage fee for the development project.

e. **Other Affordable Housing Requirements**
In calculating floor area for purposes of determining the linkage fee for a development project, the following shall be excluded from that calculation:

i. The floor area of the residential portion of a mixed-use development project that is subject to affordable housing requirements pursuant to any land use policy or ordinance or development agreement that exceeds the linkage fee requirements of this *Section (Affordable Housing Linkage Fee)* in either fee amount or on-site affordable housing percentages provided in *Sec. 15.4.3.B.1.b. (Exemptions)* above.

ii. The floor area of the residential portion of a mixed-use development project that is subject to affordable housing and labor requirements pursuant to *Chapter I. (General Provisions and Zoning), Sec. 11.5.11. (Affordable Housing)* of this Code.

f. **Land Dedication**
If the Los Angeles Housing Department accepts, on behalf of the City, an offer by an applicant to dedicate land off-site from the proposed location of the development project for the purpose of building affordable housing, the value of the land to be dedicated, to be determined as the average of two independent appraisals funded by the applicant, may be deducted from the linkage fee amount owed for the applicant's development project. If the value of the dedicated land is more than the linkage fee owed for the applicant's development project, the City shall bear no responsibility for the difference in value, nor shall that overage be applied as a credit to any future development project.

5. **Payment of Linkage Fee**
The linkage fee is due and payable by the applicant prior to the issuance of a building permit for a development project. No additional fee shall be required for a project seeking an extension of an expired building permit application.

6. **Refunds of Linkage Fee**
Any fee paid under the provisions of this *Section (Affordable Housing Linkage Fee)* may be refunded to an applicant if the building permit application has expired and was not utilized to begin construction of a development project.

D. **Severability**
If any provision of this *Section (Affordable Housing Linkage Fee)* is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this *Section (Affordable Housing Linkage Fee)*, which can be implemented without the invalid provisions and, to this end, the provisions of this *Section (Affordable Housing Linkage Fee)* are declared to be severable. The City Council hereby declares that it would have adopted each and every provision and portion thereof not declared invalid or unconstitutional, without regard to whether any portion of this *Section (Affordable Housing Linkage Fee)* would subsequently be declared invalid or unconstitutional.

Div. 15.5. SPECIAL USE PROGRAM FEES

Sec. 15.5.1. HOME-SHARING FEES

A. The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to *Sec. 5C.3.2. (Home-Sharing Program)*.

FEES FOR HOME-SHARING

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Home-Sharing Administrative Hearing (*Sec. 5C.3.2.*; *Secs. 13B.6.1.* and *13B.6.2.*)	$39,719	●	○
Home-Sharing Application or Renewal (*Sec. 5C.3.2.*)	$441	●	○
Extended Home-Sharing Administrative Clearance (*Sec. 5C.3.2.*)	$883	●	○
Extended Home-Sharing Discretionary Review Application (*Sec. 5C.3.2.*)	$12,798	●	○
Extended Home-Sharing Renewal (*Sec. 5C.3.2.*)	$883	●	○

B. The Department of City Planning shall cause all money collected pursuant to this *Section (Home-Sharing Fees)* to be deposited into the Short-Term Rental Enforcement Trust described in *Sec. 5.576. (Creation and Administration of the Short-Term Rental Enforcement Trust Fund)* of the LAAC for purposes of disbursement as permitted therein.

Sec. 15.5.2. ALCOHOL SALES PROGRAM FEES

The following fees shall be charged and collected in connection with the corresponding applications filed pursuant to *Sec. 5C.3.3. (Alcohol Sales Program)*.

FEES FOR ALCOHOL SALES PROGRAM

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
Alcohol Sales Program *(Sec. 5C.3.3.)*			
Administrative Clearance	$2,207	●	○
Monitoring	$1,324	●	○
Inspection and Field Compliance Review	$829	●	○

Div. 15.6. TRANSPORTATION IMPROVEMENT & MITIGATION PROGRAM FEES

Sec. 15.6.1. WESTSIDE MOBILITY TRANSPORTATION FEES

A. **Purpose**
This ordinance is intended to adopt the Transportation Improvement Assessment Fee (TIA Fee), TIA Fee Credits, TIA Fee exemptions, and TIA Fee Improvement list authorized in the *West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP)* pursuant to *Ordinance Nos. 186,108* and *186,105* and the *Coastal Transportation Corridor Specific Plan (CTCSP)*.

B. **Definitions**
Terms in this ordinance shall be as defined in Section 4. of the WLA TIMP and the CTCSP, unless as provided otherwise herein.

C. **Fee Schedule**

1. **TIA Fees**

a. **TIA Fee Amounts**
The TIA Fee for each land use category shall be as provided in the TIA Fee Table below, where:

i. The unit of measurement is provided in the "Unit" column, "DU" refers to dwelling unit, and "SF" refers to square feet;

ii. The amount of TIA Fee per unit of measurement is provided in the "TIA Fee per Unit" column;

iii. The definition of the land use category is provided in the "Description" column; and,

iv. The term "Interpolate" refers to the mathematical definition of "interpolate." For retail uses greater than 250,000 square feet but less than or equal to 800,000 square feet, the TIA Fee per Unit shall be determined by interpolating between the other retail fee rates provided in the table. For office uses greater than 50,000 square feet but less than or equal to 250,000 square feet, the TIA Fee per Unit shall be determined by interpolating between the other office fee rates provided in the table.

TIA FEE TABLE

Land Use Category	Unit	TIA Fee per Unit	Description
Residential Land Uses			
Single Family	DU	$8,847	Single family detached homes on individual lots, including homes created through the Small Lot Subdivision process.
Apartment	DU	$4,646	Multi-family rental units in a building 10 stories or less.
High-Rise Apartment	DU	$2,804	Multi-family rental units in a building with more than 10 stories.
Condominium/Townhouse	DU	$6,248	Multi-family units with individual ownership in buildings 10 stories or less.
High-Rise Condominium/Townhouse	DU	$3,044	Multi-family units with individual ownership in buildings more than 10 stories.
Affordable Dwelling Unit	DU	$0	Affordable Dwelling Unit as defined in Section 4 of the WLA TIMP and the CTCSP.
Hotel	Room	$5,452	A use that provides sleeping accommodations and supporting facilities for short-term occupancy.
Retail & Service Land Uses			
Retail ≤ 250,000 SF	1,000 SF	$13,347	Less than or equal to 250,000 SF of general retail uses, based on total square footage of retail uses on site. Retail uses are those uses typically found in shopping centers, and neighborhood centers, including but not limited to grocery stores, restaurants, and general retail shops.
Retail > 250,000 SF - 800,000 SF	1,000 SF	Interpolate	More than 250,000 SF but less than 800,000 SF of retail uses, as defined above, based on total square footage of uses on site.
Retail > 800,000 SF	1,000 SF	$16,897	More than 800,000 SF of general retail uses, as defined above based on total square footage of retail uses on site.
Commercial Office & Medical Office Land Uses			
Office ≤ 50,000 SF	1,000 SF	$25,000	A building of 50,000 SF or smaller with office uses, including those with multiple tenants. Office uses include but are not limited to, businesses, commercial, or professional services, medical and dental office uses that provide outpatient care on a routine basis, and on-site cafeteria or café or retail services for use by on-site employees.
Office > 50,000 SF - 250,000 SF	1,000 SF	Interpolate	A building greater than 50,000 SF but less than 250,000 SF for office uses (as defined above).
Office > 250,000 SF	1,000 SF	$16,754	Buildings greater than 250,000 SF for office uses (as defined above).
Industrial Land Uses			
Industrial	1,000 SF	$10,975	Facility that includes a mixture of two or more of the following: manufacturing, service facilities, or warehouse facilities.
Manufacturing	1,000 SF	$9,426	Facility that is primarily devoted to the conversion of raw materials or parts into finished products; may include ancillary warehouse, office and research related functions.
Warehouse	1,000 SF	$4,132	Facility that is primarily devoted to the storage of materials; including ancillary office and maintenance related functions.
Mini-Warehouse	1,000 SF	$3,357	Self-storage facilities in which a number of storage units/vaults are rented for the storage of goods, including ancillary office and maintenance-related functions.
Cargo Facilities	1,000 SF	$7,876	Cargo facilities associated with aviation uses on or adjacent to the LAX airport.
Maintenance Facilities	1,000 SF	$2,195	Maintenance facilities associated with aviation uses on or adjacent to the LAX airport.

b. **Special Generators**
If the Los Angeles Department of Transportation (LADOT) determines that a proposed use cannot be classified under the land use categories listed in the TIA Fee Table, then LADOT shall calculate the fee as follows:

i. Based on the land use category that is most similar to the proposed use; or if LADOT determines in its discretion that no land use category is similar,

ii. Based on the trip generation of the use, average trip length for the use, and pass-by trip rate of the use, and fee rate consistent with the methodology and rates in the Westside Mobility Plan Fee Study approved by the City Council to adopt the fees in the TIA Fee Table.

2. **Effective Date**
The TIA Fee became effective on July 8, 2019.

3. **Phased Implementation of the Residential TIA Fee**
The TIA Fee for Residential Land Uses (as those uses are defined in the TIA Fee Table), shall be phased based on when the project plans are submitted to the Los Angeles Department of Building and Safety, pursuant to *Sec. 13B.10.1.B.2. (Vesting of Development Plan)*:

a. For projects with plans submitted within the first 120 days following the effective date of the ordinance, no TIA Fee for Residential Land Uses shall be paid.

b. For projects with plans submitted between 121 and 305 days following the effective date of the ordinance, 1/3 of the TIA Fee for Residential Land Uses (based on the fee schedule in effect at the time the plans are submitted) shall be imposed.

c. For projects with plans submitted between 306 and 484 days following the effective date of the ordinance, 2/3 of the TIA Fee for Residential Land Uses (based on the fee schedule in effect at the time the plans are submitted) shall be paid.

d. For projects with plans submitted 485 or more days following the effective date of the ordinance, the full TIA Fee for Residential Land Uses (based on the fee schedule in effect at the time the plans are submitted) shall be paid.

4. **Annual Indexing**
The TIA Fees shall be increased (or decreased) annually as follows: The Annual Index upon adoption of this ordinance shall be 1.000. The TIA Fee shall be increased (or decreased) as of January 1 of each year by the amount of the percent increase (or decrease) in the most recently available Construction Cost Index for the Los Angeles region, or equivalent index, as determined by LADOT. The revised Annual Index shall be published by LADOT in a newspaper of Citywide circulation or on the LADOT website before January 31 of each year.

5. **Appeal Filing Fee**
An appeal filed pursuant to Sections 11.A. or B. of the WLA TIMP or the CTCSP shall be accompanied by a filing fee of $500 payable to LADOT or the Department of City Planning, as applicable.

D. **Fee Exemptions, Calculations, & Credits**

1. **TIA Fee Exemptions**
The following projects shall be exempt from payment of a TIA Fee:

a. Any project exempt from the requirements of the CTCSP or WLA TIMP pursuant to Section 5.B. in the applicable Specific Plan;

b. Affordable dwelling units, if they meet the criteria in Subsection 8.B.2.b. of the CTCSP and the WLA TIMP;

c. One hundred percent affordable housing projects. For the purposes of this *Section (Westside Mobility Transportation Fees)*, a "one hundred percent affordable housing project" means a project in which each residential unit in the project, exclusive of a manager unit or manager units, is an affordable dwelling unit. A one hundred percent affordable housing project may include on-site services or mixed commercial uses;

d. Projects providing housing or services for persons experiencing homelessness, including but not limited to permanent supportive housing or temporary supportive housing projects, transitional housing projects, and supportive services;

e. Accessory dwelling units to single-unit homes, commonly referred to as "granny flats;"

f. Schools, public and private;

g. Household business: family child care or school: preschool/daycare;

h. Community assembly, and other buildings used for assembly, whether for religious or secular purposes;

i. Any hospital: local or hospital: regional healthcare facility;

j. Supportive housing: general. For the purposes of this *Section (Westside Mobility Transportation Fees)*, the fee exemption shall only apply to senior care facility as enumerated in *Sec. 9.4.3. (Senior Care Facilities Incentive Program)*;

k. Park and Ride Facilities;

l.) Temporary uses of less than six months in duration based on a building permit where no extension of time is permitted;

m. Governmental or public facilities defined as capital improvements and/or buildings or structures used for the operation of City, county, state or federal governments including, but not limited to, police and fire stations, government offices, government equipment yards, sanitation facilities, schools, parks, United States Federal Aviation Authority or Los Angeles World Airports (LAWA) administrative facilities, and other similar administrative facilities in which general government operations are conducted. Governmental or public facility does not include the use of publicly owned land, buildings, improvements or structures for private activities pursuant to lease agreements; and

n. Projects on property owned by LAWA and used for aircraft operations (commercial or noncommercial) or airport operation facilities (such as, terminals and other passenger processing related facilities such as gate areas and non-commercial spaces of passenger transportation such as the Intermodal Transportation Facility), not including cargo facilities or maintenance facilities.

2. **TIA Fee Calculation**
The TIA Fee shall be calculated as follows:

a. Total TIA Fee = (number of Units) x (TIA Fee per Unit)

b. The type of Unit and the TIA Fee per Unit for the land use are identified in the TIA Fee Table in *Sec. 15.6.1.C.1.a. (TIA Fee Amounts)* above.

c. For special generators, pursuant to *Sec. 15.6.1.C.1.b. (Special Generators)* above, the fee shall be calculated as provided in *Sec. 15.6.1.C.1.b. (Special Generators)* above.

3. **TIA Fee Credits**

a. **Existing Land Use Credit**
The Fee Credit for existing uses, as provided in Section 8.A of the WLA TIMP and the CTCSP, shall be determined and calculated as follows:

i. Existing land uses on a project site for which a TIA Fee was paid pursuant to *Ordinance Nos. 160,394*, *168,999*, or *171,492* shall receive a Fee Credit based on the existing land uses for which a fee was previously paid; and

ii. For existing land uses that are not eligible for a credit under *Sub-subparagraph i.* above, a Fee Credit shall be given when requested by the applicant subject to all of the following:

a) Applicants for projects seeking credits for existing uses must provide LADOT with documentation supporting the existence and duration of the use (such as, lease agreements, utility bills, or previous environmental reviews). LADOT will validate credits for existing uses based on the provided documentation.

b) Fee Credits shall not be given for existing affordable dwelling units.

iii. If the existing use was active for at least six consecutive months during the past two years prior to submittal of plans to LADBS pursuant to *Sec. 13B.10.1.B.2. (Vesting of Development Plan)*, a 100 percent credit will be granted for the existing use pursuant to the calculation below. The 100 percent credit is calculated as follows:

a) Credit = (number of existing Units) x (TIA Fee per Unit)

b) The type of Unit and the TIA Fee per Unit for each land use are identified in the TIA Fee Table in *Paragraph C.1.a. (TIA Fee Amounts)* above.

c) For special generators, pursuant to *Paragraph C.1.b. (Special Generators)* above, the fee shall be calculated as provided in *Paragraph C.1.b. (Special Generators)* above.

iv. If the existing use was active for at least six consecutive months during the past four years prior to submittal of plans to LADBS pursuant to *Sec. 13B.10.1.B.2. (Vesting of Development Plan)*, a 50 percent credit will be granted for the previous use. The 50 percent credit is calculated as follows:

a) Credit = (number of existing Units) x (TIA Fee per Unit) x (.50)

b) The type of Unit and the TIA Fee per Unit for the land use are identified in the TIA Fee Table in *Sec. 15.6.1.C.1.a. (TIA Fee Amounts)* above.

c) For special generators, pursuant to *Sec. 15.6.1.C.1.b. (Special Generators)* above, the fee shall be calculated as provided in *Sec. 15.6.1.C.1.b. (Special Generators)* above.

b. **Affordable Housing Credit**
The Affordable Housing Fee Credit pursuant to Section 8.B.2. of the WLA TIMP and the CTCSP shall be calculated as follows:

i. **Calculation**
Credits shall be granted for each Affordable Dwelling Unit in an amount equal to the fee for two Apartment units, as shown in the TIA Fee Table in *Sec. 15.6.1.C.1.a. (TIA Fee Amounts)* above, as follows:

a) Credit = (Affordable Dwelling Units) x (2 x [TIA Fee per Apartment Unit])

b) The type of Unit and the TIA Fee per Unit for the land use are identified in the TIA Fee Table in *Sec. 15.6.1.C.1.a. (TIA Fee Amounts)* above.

c) For special generators, pursuant to *Sec. 15.6.1.C.1.b. (Special Generators)* above, the fee shall be calculated as provided in *Sec. 15.6.1.C.1.b. (Special Generators)* above.

ii. **Maximum Credits**
In no case shall the Affordable Housing Fee Credit exceed 50 percent of the TIA Fee for a project.

c. **Transit Oriented Development Credit**
The Transit Oriented Development Fee Credit pursuant to Section 8.B.3. of the WLA TIMP and the CTCSP shall be calculated as follows:

i. A project on a parcel within 1/2 mile of a transit station or stop serving a Dedicated Transit Line is eligible for a five percent Fee Credit; or

ii. A project with a pedestrian entrance within 1/4 mile walking distance to a transit station or stop serving a Dedicated Transit Line is eligible for a 10 percent fee credit.
The applicant is required to submit a map subject to LADOT review and approval, showing the project is eligible for a Transit Oriented Development Fee Credit.

d. **No Credit for Administrative Costs**
Notwithstanding the above, no credit shall be granted for that portion of the TIA Fee for the administrative costs of the TIA Fee program (five percent of total fee).

E. **Transportation Improvement Project List**

1. The City Council shall adopt by resolution a list of TIA Fee Improvements as described in Section 6.B. of the WLA TIMP and the CTCSP that meet the purposes identified in Section 3 of the Specific Plans and are consistent with the most recently adopted fee study. The City Council may amend the resolution from time to time or approve the use of TIA Fee monies for transportation improvements not on the list of TIA Fee Improvements subject to the procedures in this *Subsection (Transportation Improvement Project List)*.

2. The list of TIA Fee Improvements shall include improvements in all of the following four categories:

a. **Transit**
A transit improvement is an improvement that encourages or supports the use of transit.

b. **Active Transportation**
An active transportation improvement is an improvement that encourages or supports the use of biking and walking, and other forms of active transportation.

c. **Roadway**
A roadway improvement is an improvement that improves or maintains vehicular movement in the circulation system.

d. **Trip Reduction**
A trip reduction improvement is an improvement that decreases vehicle miles traveled.

3. Updating the List of TIA Fee Improvements. Upon recommendation of LADOT or the Department of City Planning, the City Council may amend the resolution and list of TIA Fee Improvements adopted pursuant to *Paragraph 1.* above, provided the following criteria are met:

a. The improvement achieves the purposes described in Section 3 of the CTCSP or the WLA TIMP; and

b. The improvement fulfills the transportation objectives of the improvement which it is to replace, including falling within the same category of improvement as identified in *Paragraph 2.* above and at least one of the same type of project improvements existing in that category; and

c. The improvement meets at least one of the following:

i. The improvement implements one or more goals, objectives and policies of the *Mobility Plan 2035*; and/or

ii. The improvement is feasible and the planning and engineering is advanced enough that with sufficient funding or funds to meet a funding gap, construction can begin in the near future, (i.e., "shovel ready"); and/or

iii. The improvement does not hinder equitable geographic distribution of transportation projects within the Specific Plan geographies.

4. Funding Transportation Improvements that are not on the Approved List of TIA Fee Improvements. The City Council may by resolution allocate TIA Fee funds for an improvement project that is not included on the approved list of TIA Fee Improvements without amending the resolution adopted under *Paragraph 1.* above, provided the improvement meets the relevant criteria in *Paragraph 3.* above.

F. **Administration**

1. **Guidelines**
The General Manager of the LADOT may adopt guidelines to implement the WLA TIMP and CTCSP TIA Fee programs consistent with the Specific Plans and this *Section (Westside Mobility Transportation Fees)*.

2. **Reporting Template**
LADOT may develop a reporting template for the fee monitoring report. The template may include, but is not limited to, TIA Fee revenues, interest revenues, trust fund administration, encumbered monies, and expended monies.

G. **Use of TIA Fees**

1. **Administrative Costs**
Up to five percent of TIA Fees may be used for administrative costs each year.

2. **Prohibited Use of TIA Fee Monies**
TIA Fee monies shall not be used for any of the following:

a. Improvements which do not provide a regional or sub-regional transportation benefit;

b. Project Serving Improvements;

c. Financing of any transportation improvement which is not of direct benefit to the Specific Plan area from which the TIA Fee was collected;

d. Substituting for other transportation monies which have been allocated to the Specific Plan area;

e. Operation and maintenance costs;

f. Curb, driveway, gutter, trees, street lights/power poles and sidewalk construction or repair, except as part of a transportation improvement pursuant to the Specific Plan;

g. Off-street parking facilities, except in conjunction with a TDM program;

h. Alley improvements; and

i. Private streets.

H. **Severability**
If any portion, Subsection, sentence, clause or phrase of this *Division (Transportation Improvement & Mitigation Program Fees)* is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this *Division (Transportation Improvement & Mitigation Program Fees)*. The City Council hereby declares that it would have passed this Section and each portion or Subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, Subsections, sentences, clauses or phrases be declared invalid.

Div. 15.7. SURCHARGES

Sec. 15.7.1. SURCHARGE FOR DEVELOPMENT SERVICES CENTERS

A. **Surcharge**
There shall be added to each fee imposed for any permit, license, or application provided for in this *Article (Fees)*, a surcharge in an amount equal to the greater of three percent of the fee or $1.00.

B. **BuildLA Increase**
The previous surcharge amount of two percent is increased solely to pay for the $21.76 million cost of developing and implementing BuildLA, a comprehensive enterprise-wide development services system, and shall not be used to pay for ongoing BuildLA costs, such as maintenance or system hosting services.

C. **BuildLA Increase Reversion**
The surcharge shall be returned to the greater of two percent or $1.00 when the City Administrative Officer determines the surcharge increase has recovered the $21.76 million cost of BuildLA.

Sec. 15.7.2. AUTOMATED SYSTEMS SURCHARGE FOR THE DEPARTMENT

A. **Operating Surcharge**
There shall be added to each fee imposed for any permit, plan check, license or application provided for in this Zoning Code (Chapter 1A) a surcharge in an amount equal to the greater of seven percent of the fee or $1.00, except that any other surcharge shall be excluded from the computation of this surcharge. Moneys received from this surcharge shall be deposited and maintained in the City Planning Systems Development Fund pursuant to *Sec. 5.457. (Creation and Administration of the Fund)* of the LAAC for the maintenance and operation of automated systems. Exempted from this surcharge are all fees and costs imposed pursuant to *Div. 10.1. (Street Dedication & Improvement)*.

B. **Development Surcharge**
There shall be added to each fee imposed for any permit, plan check, license or application provided for in this Zoning Code (Chapter 1A) an automated systems development surcharge in an amount equal to the greater of six percent of the fee or $1.00, except that any other surcharge shall be excluded from the computation of this surcharge. Moneys received from this surcharge shall be deposited into the City Planning Systems Development Fund pursuant to *Sec. 5.457. (Creation and Administration of the Fund)* of the LAAC. Exempted from this surcharge are all fees and costs imposed pursuant to *Div. 10.1. (Street Dedication & Improvement)*.

Sec. 15.7.3. GENERAL PLAN MAINTENANCE SURCHARGE FOR THE DEPARTMENT

There shall be added to each fee imposed for any permit, plan check, license or application, provided in this Zoning Code (Chapter 1A), a surcharge in an amount equal to the greater of seven percent of the fee or $1.00, except that any other surcharge shall be excluded from the computation of this surcharge. Monies received from this surcharge shall be deposited into the Department of City Planning Long-Range Planning Special Revenue Trust Fund. The monies received pursuant to this *Section (General Plan Maintenance Surcharge For The Department)* shall be used for maintenance of the City's General Plan and all associated underlying plans or elements, ordinances, and other associated planning initiatives. 50 percent of the monies received, after the effective date of this ordinance, shall be used for costs directly related to updating the City's 34 Community Plans. Exempted from this surcharge are all fees and costs imposed pursuant to *Div. 10.1. (Street Dedication & Improvement)*.

Div. 15.8. FINES

Sec. 15.8.1. HOME OCCUPATION FINES

An administrative fine of $250.00 may be collected by the Department of Building and Safety for any violation of the household business: home occupation standards as established in *Part 5B. (Use Districts)* and administrative fines of $500.00 may be collected for repeated violations pursuant to the following provisions. These administrative fine provisions are in addition to any other fines and penalties authorized by law.

A. **Order to Comply**
For any use found to be in violation of the household business: home occupation standards as established in *Part 5B. (Use Districts)*, the Superintendent of the Department of Building and Safety shall send an Order to Comply to the operator of the household business: home occupation use. The Order to Comply shall clearly state the following:

1. The violation must be corrected by a Compliance Date specified in the Order, which date shall be no more than 15 days from the date the Order is mailed.

2. Failure to correct the violation on or before the Compliance Date may result in the imposition of an administrative fine in the amount of $250.00.

B. **Reinspection**
The Superintendent shall reinspect a property for which an Order to Comply was issued pursuant to this *Section (Home Occupation Fines)* subsequent to the Compliance Date.

C. **Failure to Correct Violation**

1. If any violation specified in the Order to Comply is not corrected prior to the Compliance Date as specified in the Order to Comply, an administrative fine of $250.00 may be collected by the Department of Building and Safety.

2. If the Department of Building and Safety determines that a fine is due, then it shall notify the person cited by United States Postal Service mail in a sealed envelope, with postage paid. If the person cited is the owner of the property, the notice shall be addressed to the last known address of the owner as that address appears in the last equalized assessment roll. If the person to be cited is a tenant, the notice shall be addressed to the location where the household business: home occupation is being conducted. Service of the notice shall be deemed to have been completed at the time of deposit with the United States Postal Service.

3. The person cited shall remit the fine to the Department of Building and Safety within 30 days after the date of mailing of the notice. If the person cited fails to do so, then the Department of Building and Safety, by sending a second notification by certified mail, may demand payment of the fine from the person cited and may prohibit the issuance of any building permit, license or approval to the cited persons until such fees are paid.

D. **Repeated Violations**
Regardless of any provision of this *Section (Home Occupation Fines)* to the contrary, if an Order to Comply is issued for a violation of the household business: home occupation standards as established in *Part 5B. (Use Districts)*, and after compliance with it a subsequent Order to Comply is issued for a violation of the same Section of *Part 5B. (Use Districts)* occurring within one year of the date of the initial Order, an administrative fine of $500.00 may be collected by the Department of Building and Safety.

E. **Discontinuance of Use**

1. Three violations of any household business: home occupation standards as established in *Part 5B. (Use Districts)* which has resulted in an Order to Comply being issued under *Subsection A. (Order to Comply)* above may result in the imposition of proceedings to discontinue the household business: home occupation use. The Director shall have jurisdiction to discontinue a household business: home occupation use by giving notice to the record owner of the household business: home occupation by issuing A Notice of Intention to Discontinue the Home Occupation (Notice). The Notice shall provide an opportunity for the household business: home occupation user to either:

a. Submit information to the Director by a date certain to show cause why the household business: home occupation should not be discontinued; or

b. Appear at a time and place before the Director pursuant to the procedures prescribed in *Div. 13B.2. (Quasi-Judicial Review)* to show cause why the household business: home occupation use should not be discontinued.

2. Upon the expiration of the time periods set forth in the Notice, the Director may discontinue the household business: home occupation use.

Sec. 15.8.2. RECYCLING FACILITIES FINES

An administrative fine of $250.00 may be collected by the Department of Building and Safety for any violation of the provisions of this *Section (Recycling Facilities Fines)* pursuant to the following provisions.

A. **Order to Comply**
For any use found to be in violation of the recycling facility standards as established in *Part 5B. (Use Districts)*, the Superintendent of the Department of Building and Safety shall send an Order to Comply to the operator of the recycling facility use. The Order to Comply shall clearly state the following:

1. The violation must be corrected by a Compliance Date specified in the Order, which date shall be no more than 15 days from the date the Order is mailed.

2. Failure to correct the violation on or before the Compliance Date may result in the imposition of an administrative fine in the amount of $250.00.

3. Repeated violations can result in nuisance abatement procedures under the provisions of the Zoning Code (Chapter 1A).

B. **Reinspection**
The Superintendent shall reinspect a property for which an Order to Comply was issued pursuant to this *Section (Recycling Facilities Fines)* subsequent to the Compliance Date.

C. **Failure to Correct Violation**

1. If any violation specified in the Order to Comply is not corrected prior to the Compliance Date as specified in the Order to Comply, an administrative fine of $250.00 may be collected by the Department of Building and Safety.

2. If the Department of Building and Safety determines that a fine is due, then it shall notify the person cited by United States mail in a sealed envelope, with postage paid. If the person cited is the owner of the property, the notice shall be addressed to the last known address of the owner as that address appears in the last equalized assessment roll. If the person to be cited is a tenant, the notice shall be addressed to the location where the household business: home occupation is being conducted. Service of the notice shall be deemed to have been completed at the time of deposit with the United States Postal Service.

3. The person cited shall remit the fine to the Department of Building and Safety within 30 days after the date of mailing of the notice. If the person cited fails to do so, then the Department of Building and Safety, by sending a second notification by certified mail, may demand payment of the fine from the person cited and may prohibit the issuance of any building permit, license or approval to the cited persons until such fees are paid.

D. **Appeals**
Appeals may be made from a Notice to Comply issued by the Department of Building and Safety pursuant to this subdivision pursuant to *Sec. 13B.10.2. (Appeals from LADBS Determinations)*.

Sec. 15.8.3. HOME-SHARING FINES

Fines as established in *Sec. 5C.3.2.H. (Enforcement of Violations)* shall be imposed for any of the violations established in that Subsection.

Div. 15.9. OTHER CITY AGENCY FEES

Sec. 15.9.1. FEES FOR FLOOD HAZARD REPORTS & COMPLIANCE CHECKS

A. **Basic Review Fee**
Except for services subject to the provisions of *Subsection B. (Reviews or Services Requiring Additional Staff Time of 16 or Fewer Hours)* or *Subsection C. (Reviews or Services Requiring Additional Staff Time of More than 16 Hours)* below, the Bureau of Engineering shall charge and collect a fee of $273 to perform each of the following services pertaining to Flood Hazard compliance:

1. **Flood Hazard Compliance Check Fee**
Review to verify that a permitted project would or does comply with the requirements of the *Los Angeles Specific Plan for the Management of Flood Hazards* and the National Flood Insurance Program.

2. **Elevation Certificate Processing Fee**
Process an Elevation Certificate for building permits located in floodplain zones, in compliance with the requirements of the *Los Angeles Specific Plan for the Management of Flood Hazards* and the National Flood Insurance Program.

3. **Floodproofing Certificate Processing**
Process a Floodproofing Certificate for a commercial project or a non-single-family development proposed in a floodplain zone, in compliance with the requirements of the *Los Angeles Specific Plan for the Management of Flood Hazards* and the National Flood Insurance Program.

4. **Letter of Map Change/Conditional Letter of Map Change Processing**
Process a Conditional Letter of Map Revision, Conditional Letter of Map Amendment, Letter of Map Revisions, or Letter of Map Amendment.

B. **Reviews or Services Requiring Additional Staff Time of 16 or Fewer Hours**
For all Bureau of Engineering services identified in *Subsection A. (Basic Review Fee)* above, for which a fee of $273 is charged, and which will require Bureau staff to review plans or surveys, or take other action in addition to that normally required to accomplish the task for which the $273 fee is charged, the Bureau shall charge and collect a fee pursuant to the provisions of *Chapter VI. (Public works and Property), Sec. 61.14. (Special Engineering Fee)* of this Code, except for reviews or services provided pursuant to the provisions of *Subsection C. (Reviews or Services Requiring Additional Staff Time of More than 16 Hours)* below.

C. **Reviews or Services Requiring Additional Staff Time of More than 16 Hours**
For all Bureau of Engineering services identified in *Subsection A. (Basic Review Fee)* above for which a fee of $273 is charged, and which will require Bureau staff to review plans or surveys, or take other action, and where Bureau staff will be required to provide more than 16 hours of staff time in addition to that normally required to accomplish the task for which the $273 fee is charged, the Bureau shall charge and collect actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of *Chapter VI. (Public Works and Property), Sec. 61.15. (Actual Cost Special Engineering Services)*.

D. **All Fees To Be Paid Prior Issuance of any to Bureau of Engineering Action**
The Bureau of Engineering shall not issue any approval or decision with respect to any matter for which this section requires payment to the Bureau until all monies owed pursuant to the provisions of this *Section (Fees For Flood Hazard Reports & Compliance Checks)* are paid.

Sec. 15.9.2. DEPARTMENT OF TRANSPORTATION DEVELOPMENT FEES

The following specific fees shall be paid to the Department of Transportation for the preparation and processing of traffic reports, clearance of conditions and permit sign-offs in connection with obtaining any environmental clearance and/or permit issuance related tasks.

FEES FOR DEPARTMENT OF TRANSPORTATION TRAFFIC STUDY REVIEWS, CONDITION CLEARANCES & PERMIT ISSUANCES

Application Type	Fee
Building Permit Sign Offs (Note 1)	$595
Dedication & Widening Waivers	$675
Department Referral Form (Note 2)	$670
Driveway Permit Sign Offs (Note 3)	$810
Haul Route Review	$650
Master Plan / Complex Circulation Review (Note 4)	$2,360
Project Condition Clearance (Note 5)	$455
Revocable Permit	$370
Bureau of Engineering Referral (e.g., Street Vacation, Quitclaim, Rejection of Future Dedication, etc.)	$1,495
Subdivision Report	$370

Hillside Development Construction Management Plan	$685
Engineering Service (e.g., Timing Charts, Related Projects List, Inspections, etc.)	See *Sec. 15.9.2.B. (Engineering Services)*, below
Planning Services (e.g., Travel Data Requests, Travel Demand Model Runs, etc.)	See *Sec. 15.9.2.C. (Planning Services)*, below
Bike Parking in Public Right-of-Way, pursuant to Sec. 4C.3. (Bicycle Parking) (Note 6)	$560
Site TDM Plan Review Level 1 Projects	$835
Site TDM Plan Review Level 2 and Level 3 Projects	$1,770
Site TDM Plan Review that includes TDM Strategies Requiring Agency Pre-Approval (Note 7)	$3,240
Annual TDM Plan Compliance Documentation Review Level 1 and Level 2 Projects	$615
Annual TDM Plan Compliance Documentation Review and TDM Monitoring Report Review Level 3 Projects	$2,505
Annual TDM Plan Compliance Documentation Review Level 1 and Level 2 Projects with Transportation Management Organization (TMO) Credit (Note 8)	$330
Annual TDM Plan Compliance Documentation Review and TDM Monitoring Report Review Level 3 Projects with TMO Credit (Note 8)	$835
Vehicle Miles Traveled (VMT) Tool/Calculator Review	$1,375
Technical Study (Note 9)	$2,105
Transportation Assessment Memorandum of Understanding (MOU)	$1,850
Transportation Assessment Review (Note 10)	$7,870
Transportation Assessment Review/Plan Review - Expedited	See *Sec. 15.9.2.D. (Expedited Services)*, below
Major Projects Transportation Assessment Review (Note 11)	$9,690
FEES FOR DEPARTMENT OF TRANSPORTATION TRAFFIC STUDY REVIEWS, CONDITION CLEARANCES & PERMIT ISSUANCES	
Application Type	Fee
Long-Term Worksite Traffic Control Plan Review (Over 72 Hours)	$2,465

Note 1: For a project with multiple addresses and permits (i.e., multi-family units), a charge of $595 shall be assessed per distinct site plan and not per unit. For example: if, for a 100-unit small lot subdivision condominium project, each unit falls into one of three different site plan options, then the Department review fee would be $1,785 ($595 × 3) even if there are 100 separate building permits to approve.

Note 2: The Department Referral Form also may be submitted to the Department in the form of a Site Plan Review Form. If this is the case, the Department Referral Form fee would still apply.

Note 3: When reviewing a Building Permit application that also includes a Driveway Permit Sign-Off, the applicant should not be charged two fees (Building Permit and Driveway Permit). Instead, the applicant should be charged only the Building Permit fee if the driveway plan does not include a new curb cut. If the driveway plan does include a new curb cut, then the applicant should be charged only the Driveway Permit Sign-Off fee.

Note 4: This fee applies to a Master Plan or similar large scale project with complicated circulation plans that require considerable staff time to review.

Note 5: A charge of $455 for the first three condition clearances plus $200 for each additional condition clearance.

Note 6: A charge of $560 to review the first five bicycle racks installed in the public right-of-way, plus $415 for each additional five bike racks, not to exceed a total of $975.

Note 7: This fee applies if the TDM Plan includes any TDM strategies that need to be pre-approved by the Department, Los Angeles Metropolitan Transportation Authority, or other authorizing agency as defined in the TDM Program Guidelines.

Note 8: If the party responsible for submitting either Annual TDM Plan Compliance Documentation and/or an Annual TDM Monitoring Report is a current member of a Transportation Management Organization (TMO) that is certified in accordance with the Department's TMO Certification Guidelines, the party shall only be required to pay a $330 annual monitoring fee for Level 1 and Level 2 Projects, and a $835 annual monitoring fee for Level 3 Projects. The responsible party may include, but is not necessarily limited to, a property owner or property manager.

Note 9: A "technical study" can include, but is not limited to, technical memorandums (defined in the Department's Transportation Assessment Guidelines), trip generation assessments, transportation assessment supplements, a user defined TDM Strategy review, shared parking analysis, etc. The fee includes the cost to process a study MOU, if required.

Note 10: A charge of $7,870 for the first five study intersections plus $500 per each additional study intersection, not to exceed a total of $25,000.

Note 11: Any project that is required to assess access to pedestrian, bicycle, and transit facilities as indicated in the Department of City Planning's Transportation Study Assessment Referral Form and/or a Transportation Assessment MOU, shall pay the Major Project Transportation Assessment Review fee.

Special Note: If a project is approved by the Department through the subdivision clearance or building permit process and all applicable fees have been paid, future approvals will not require additional fees as long as there have been no substantial changes to the approved portion of the project.

A. **Transportation Review Fee Fund**
Each fee collected pursuant to this section shall include a flat technology support fee to be deposited into Transportation Review Fee Fund No. 50Y. This fund shall be used exclusively by the Department of Transportation to provide funding for the continual enhancement of development review-related information technology systems and for the procurement costs associated with equipment, software, materials, staff training, and, if needed, consultant services. With the exception of the flat technology support fee deposited into Transportation Fee Fund No. 50Y, the remaining fees collected shall be credited to the General Fund. The technology support fee, which is included in the fees listed above, is applied as follows: $100 for Department review services that cost under $1,000; $300 for services between $1,000 and $3,000; and $500 for services that are $3,000 or more.

B. **Engineering Services**
The Department of Transportation shall offer engineering services for unique services that take under 10 hours to complete. These engineering services include, but are not limited to, providing access to signal timing charts, gathering related project lists, performing field engineering work related to a Traffic Control Plan, conducting Short Term Worksite Traffic Control Plan Review (72 hours or less), inspecting sites, etc. A charge of $155 shall be assessed for each hour of services, or a proportional fee for each fractional hour.

C. **Planning Services**
The Department of Transportation shall offer planning services for unique services that take under 10 hours to complete. These planning services include, but are not limited to, providing access to forecasted and empirical travel data and travel diagnostics for a specific defined area. A charge of $145 shall be assessed for each hour of services, or a proportional fee for each fractional hour.

D. **Expedited Services**
The Department of Transportation shall offer expedited services in the review of any of the processes listed above, including transportation assessments, Site TDM Plans, and B-permit design plans. Project applicants can choose to pay a higher review fee to allow Department staff to work overtime hours to expedite their review. The actual review fee to process a transportation assessment, which will be greater than the standard transportation assessment review fee, will be determined by the Department during the preparation of the Transportation Assessment MOU executed between the Department and the applicant's representative. The fee shall be based on the applicant's desired completion date, the availability of staff to work overtime, and the affected division's workload. During times of peak workloads, the expedited review fee may be utilized by the Department to procure an outside firm from the Department's pre-screened list of consultants to conduct the review of the assessment. Similarly, the actual fee to process Long-Term Worksite Traffic Control Plans (over 72 hours) or B-permit design plans shall be established by the Department at the pre-design meeting with the applicant's representative.

E. **Fee Revisions**
The Department of Transportation shall provide an annual review of the fees established pursuant to this *Section (Department Of Transportation Development Fees)*, and shall submit recommendations for changes in these fees for special services to the City Council. The fees shall be revised by the Department of Transportation to account for any staff salary cost of living adjustments. Notice of a revision in fees shall be in accordance with *California Government Code Secs. 66018* and *6062a*.

SEC. 15.9.3. **PARK FEES**

The following fees shall be paid to the Department of Recreation and Parks. Current figures are located in the Department of Recreation and Parks (RAP) Rate and Fee Schedule.

A. **Subdivision (Quimby In-Lieu) Fee**
1. At effective date of ordinance: $7,500, adjusted for inflation pursuant to *Sec. 10.4.5.D. (Indexing)*.
2. First annual RAP rate and fee schedule update after effective date of ordinance: The prior year's fee amount plus $2,500, adjusted for inflation pursuant to *Sec. 10.4.5.D. (Indexing)*.
3. Each subsequent annual RAP rate and fee schedule update: The fee of the previous year, adjusted for inflation pursuant to *Sec. 10.4.5.D. (Indexing)*.

B. **Non-Subdivision (Park Mitigation) Fee**
1. At effective date of ordinance: $2,500, adjusted for inflation pursuant to *Sec. 10.4.5.D. (Indexing)*.
2. First annual RAP rate and fee schedule update after effective date of ordinance: The prior year's fee amount plus $2,500, adjusted for inflation pursuant to *Sec. 10.4.5.D. (Indexing)*.
3. Each subsequent annual RAP rate and fee schedule update: The fee of the previous year, adjusted for inflation pursuant to *Sec. 10.4.5.D. (Indexing)*.

SEC. 15.9.4. **SALE OF CHRISTMAS TREES**

The operator of a sale of Christmas trees shall post a $200 cleanup deposit with the Office of the City Clerk prior to any lot preparation or sales.

Div. 15.10. **PUBLIC BENEFIT FEES**

SEC. 15.10.1. **DOWNTOWN COMMUNITY BENEFITS FEE**

A. **Purpose**
The Downtown Community Benefits Fee (Downtown CBF) is a voluntary fee paid in exchange for development incentives provided in the Community Benefits Program Subarea of the Downtown Community Plan Implementation Overlay (Downtown CPIO) District and collected to fund public amenities, programs, and services that benefit disadvantaged communities within the Downtown Community Plan Area and the areas within its 1.5-mile radius.

B. **Applicability**
A project located in the Downtown CPIO District Community Benefits Subarea (Subarea A) is eligible to pay the fee (Downtown CBF) described in this Subsection (Applicability), provided all applicable requirements in the Downtown CPIO District are met.

C. **Definitions**
Whenever the following terms are used in this Section (Downtown Community Benefits Fee), they shall be construed as defined below. Words or phrases not defined in this Section (Downtown Community Benefits Fee) shall be construed as defined in this Chapter or the Downtown CPIO.

Applicant is defined as any individual, person, firm, partnership, association, joint venture, corporation, limited liability company, entity, combination of any of the above, or an authorized representative of any of the above, who submits a proposal for a *Downtown Community Benefits Project* for consideration to receive funding allocation from the *Downtown Community Benefits Trust Fund*.

Downtown Community Benefits Area is defined as the area within the boundaries of the Downtown Community Plan and the area within its 1.5-mile radius. Any site of contiguous ownership that is partially within a 1.5-mile radius of the Downtown Community Plan Area, shall be considered part of the Downtown Community Benefits Area.

Downtown Community Benefits Fee (Downtown CBF) is defined as the fee calculated pursuant to Subsection D. (Fees) below.

Downtown Community Benefits Project is defined as a public amenity, program, or service, authorized for use of the Downtown CBF monies pursuant to Subsection H. (Eligible Community Benefits Project) below.

Downtown Community Benefits Trust Fund (Downtown CBTF) is defined as the trust fund established in Sec. 5.115.19. (Downtown Community Benefits Trust Fund) of the LAAC.

D. **Fees**
1. **Fee Rate**
The Downtown CBF shall be 50 dollars per square foot of additional floor area incentive granted, up to the project's maximum bonus floor area ratio (FAR), subject to an annual adjustment pursuant to Paragraph 3. (Annual Indexing) below.
2. **Time of Fee Payment**
The Downtown CBF shall be paid prior to the issuance of any CPIO Approval for a project seeking development incentives under Section II-6 (Community Benefits Fund Incentive) of the Downtown CPIO District.
3. **Annual Indexing**
The Downtown CBF rate shall be adjusted as follows:
   a. The fee shall be increased (or decreased) as of July 1 of each year by the amount of the percent increase (or decrease) in the Engineering News-Record ("ENR") Building Cost Index for Los Angeles, or other comparable City Building Cost Index as determined by the Department of City Planning.
   b. If the Department of City Planning determines that the City's Building Cost Index described in Subparagraph a. above, does not adequately reflect the actual increase or decrease in costs, then the Department of City Planning shall recommend to the City Council, based on a written report, that the City Council adopt different cost figures for purposes of this Section (Downtown Community Benefits Fee). Upon receipt of a report, and after public hearing, the City Council may, by resolution, adopt these different cost figures to be used for the annual adjustment of the Downtown CBF.
4. **Community Benefits Trust Fund**
All Downtown CBF monies shall be deposited into the Downtown Community Benefits Trust Fund (Downtown CBTF), established in Sec. 5.115.19. (Downtown Community Benefits Trust Fund) of the LAAC, and shall be used to award Downtown Community Benefits Projects pursuant to this Section (Downtown Community Benefits Fee).

E. **Downtown CBF Oversight Committee**
1. **Establishment**
The Downtown Community Benefit Fund Oversight Committee (Oversight Committee) is hereby established for the purpose of making recommendations for the appropriate disbursement of the monies in the Downtown CBTF consistent with this Section (Downtown Community Benefits Fee).
2. **Membership**
The Oversight Committee shall be composed of members who meet the requirements in the by-laws adopted by the Oversight Committee pursuant to Paragraph 3. (By-laws), below, and the following criteria:
   a. One official or employee, from each of the following City offices or departments:
      i. The *Mayor's Office*, (appointed by the Mayor);
      ii. The Office of the City Administrative Officer (appointed by the City Administrative Officer);
      iii. The Office of the Chief Legislative Analyst (appointed by the Chief Legislative Analyst);
      iv. *Department of City Planning* (appointed by the Director of City Planning);
      v. *LAHD* (appointed by the General Manager of LAHD); and
   b. Public members, to be appointed as follows:
      i. One public member, appointed by each Council District within the Downtown Community Plan area to serve as representative stakeholders from the Downtown Community Plan area;
      ii. One public member, appointed by the *Mayor*'s Office to serve as a representative stakeholder from the Downtown Community Plan area; and
      iii. Three "lived experience" public members who serve as representatives of Downtown's multiple neighborhoods and have been affected by the affordable housing and eviction crisis. These members will apply and be selected by the other members and shall reside in the *Downtown Community Benefits Area*.
3. **By-Laws**
The Oversight Committee, once comprised, shall adopt by-laws to establish criteria and the process for the appointment and selection of the public members of the Oversight Committee consistent with this Section (Downtown Community Benefits Fee); Oversight Committee membership terms; meeting schedules; training program(s); application requirements for seeking Downtown CBTF monies; procedures for use of awarded Downtown CBTF monies; and other roles and responsibilities of the Oversight Committee.
4. **Authority**
The Oversight Committee shall make recommendations to the City Council on the approval, approval with conditions, or disapproval of a proposed Downtown Community Benefit Project with the recommendation to be based solely upon the degree that the project complies with the findings in Subsection G. (Findings) below.
5. **Meetings**
This Chief Legislative Analyst shall convene the Downtown Community Benefit Oversight Committee within six months of receipt of *Downtown CBF* monies into the *Downtown CBTF*. All Oversight Committee meetings shall be open to the public and comply with *California Government Code, Title 5, Sec. 54950 (Ralph M. Brown Act)*.

F. **Procedure For Awarding Downtown CBTF Funds**
1. **Application**
An application for a Downtown CBTF award for a Downtown Community Benefit Project shall be filed with the Department of City Planning. The Director of City Planning shall prepare and make available the application for an award of Downtown CBTF monies, subject to the requirements of the Oversight Committee by-laws, if any.
2. **Oversight Committee Application Review**
The Oversight Committee shall review all applications that comply with any requirements established by the Oversight Committee by-laws.
3. **Oversight Committee Recommendations**
The Oversight Committee may recommend to the City Council to disburse Downtown CBTF monies for any application for which the Oversight Committee has made written findings that meet the requirements of Subsection G. (Findings) below. In prioritizing multiple applications during a disbursement period that seek greater monies than available, the Oversight Committee shall give priority to Downtown Community Benefit Projects within the Downtown Community Plan area over those projects in the Downtown Community Benefits Area but outside of the Downtown Community Plan area.
4. **Council Action**
The City Council shall consider any recommendations of the Oversight Committee to disburse Downtown CBTF monies to a Downtown Community Benefit Project. The City Council shall award Downtown CBTF monies by resolution provided monies are available in the Downtown CBTF and the Oversight Committee has recommended granting the monies to the Downtown Community Benefit Project with written findings that meet the requirements of Subsection G. (Findings) below.

G. **Findings**
Prior to making any recommendation to the City Council for the award of Downtown CBTF monies for a Downtown Community Benefit Project, the Oversight Committee must make all of the following findings, as applicable:
1. The *Downtown Community Benefit Project* is in conformance with the Downtown Community Plan, zoning, and any other relevant guidelines or other policy documents adopted pursuant to the City Charter or this Code.
2. The *Downtown Community Benefit Project* is eligible for Downtown CBTF monies as identified in Subsection H. (Eligible Community Benefits Projects) below;
3. The *Downtown Community Benefit Project* serves a need or service that is not adequately available within 1.5 mile of the site of the Downtown Community Benefit Project;
4. The *Downtown Community Benefit Project* is located in the Downtown Community Benefits Area;
5. The *Downtown Community Benefit Project* is located in an area with a higher "Population Characteristics Percentile" score, as indicated in the "CalEnviroScreen," in comparison to other *Downtown Community Benefit Project* applications. In the event this score is not available, a proposed *Downtown Community Benefit Project* in an area with lower educational attainment, higher housing cost burden, higher linguistic isolation, higher poverty, and higher unemployment scores as identified in the most recent American Community Survey data by the US Census Bureau, shall receive priority over other proposed Community Benefit Projects;
6. The applicant has provided adequate assurances, covenants, and/or documentation, to ensure the Downtown Community Benefit Project will do the following, as applicable:
   a. Funds will be expended within three years of receipt pursuant to any process established in the Oversight Committee by-laws.
   b. If Downtown CBF monies are proposed for at-risk affordable units pursuant to Subsections H. (Eligible Community Benefits Project) below, covenants guaranteeing affordability to acutely low households, extremely low households, very low households, or low-income households will be recorded in a manner consistent with Sec. 9.2.1.D.3. (Records and Agreements). If existing tenants do not meet the income restriction above, the unit shall not be income restricted until the unit is vacant.
   c. If Downtown CBTF is proposed for a Legacy Small Business, the business while still in operation will maintain the physical features or traditions that define the business, including craft, culinary, or art forms, subject to any term and conditions established in the Oversight Committee's by-laws, including length of commitments or exceptions. The legacy small business shall meet at least four of the following standards:
      i. Has been in continuous operation in the Downtown Community Benefits Area for at least 20 years with no break in its operations exceeding two years;
      ii. Has no more than 50 full-time employees and/or shareholders;
      iii. Has contributed to the neighborhood's history or the identity of a particular neighborhood or community;
      iv. Has one or more employees that can serve multi-lingual members of the community;
      v. Accepts government issued assistance such as Electronic Benefits Transfer (EBT); and/or
      vi. Pays employees wages equivalent to or greater than those specified in Article 11 (Living Wage), Sec. 10.37.2. (Payment of Minimum Compensation to Employees) of the LAAC.
   d. If Downtown CBF monies are proposed for public right-of-way improvements, the improvements received approval, as applicable from LADOT, the Department of Public Works, and Metro.
   e. Any other assurances necessary to accomplish the purpose and objectives of the Downtown Community Benefits Program and this Section (Downtown Community Benefits Fee), consistent with the Downtown CPIO and this Section (Downtown Community Benefits Fee), and any Oversight Committee by-laws.

H. **Eligible Community Benefits Projects**
To be eligible to receive funding from the Downtown CBTF, a *Downtown Community Benefits Project* must be one of the following:
1. A program to support affordable housing, for one or more of the following purposes:
   a. Land acquisition for the purposes of establishing permanent, community-controlled affordable housing, by organizations, such as, Community Land Trusts or similar non-profit organizations whose primary mission is to steward land and property for the benefit of lower income community members;
   b. Acquisition of buildings in default or facing expiring affordability covenants in the next 10 years in order to preserve and extend housing affordability, where qualifying applicants include but are not limited to, owners of the said project; developers; non-profit organizations; organized tenant groups; community-based organizations; or LAHD;
   c. Extensions of affordability covenants, set to expire in the next ten years, where qualifying applicants include but are not limited to, non-profit organizations; owners of the project; developers; Organized Tenant Groups; Community Based Organizations; or LAHD;
   d. Construction of new 100 percent affordable housing projects, permanent supportive housing projects, or temporary shelters for people experiencing homelessness; or
   e. Construction of housing projects including accessory dwelling units that serve as restricted affordable units.
2. A program to support one or more legacy small businesses that meet the standards included in Subsection G. (Findings) above, and meets one of the following criteria:
   a. Rent subsidies to a Legacy Small Business, with priority for a business owned by an individual or individuals with annual household incomes equal to or less than the moderate-income category as defined by LAHD;
   b. Grants for low-income micro-entrepreneurs working in the Downtown Community Benefits Area; or
   c. Subsidies for a sidewalk vendor commissary kitchen.
   d. Design and procurement of sidewalk vending carts for donation to sidewalk vendors whose annual household income is equal to or less than the low-income category as defined by LAHD and who work in the Downtown Community Plan area. Vending carts shall comply with the regulations of *Chapter I. (General Provisions and Zoning), Sec. 42.13. (Sidewalk and Park Vending Program) of this Code,* and any regulations for food vending of the Los Angeles County Department of Public Health.
3. Construction of permanent or temporary Resiliency Centers or conversion of existing buildings or structures to serve as Resiliency Centers. A Resiliency Center eligible for Downtown CBTF monies shall meet the following requirements:
   a. Include free internet access, outlets for emergency cell phone and computer charging, free and adequate seating, space to provide disaster relief services and distribute emergency supplies, bathroom facilities, clean potable water, and have a dedicated space that can operate independently from the main electrical system of the larger complex. The independent system must have an onsite power system capable of reliably sustaining operations, defined as emergency heating and cooling capability, refrigeration of temperature-sensitive medicines, and emergency lighting, during an extended outage.
   b. During periods of a non-emergency, Resiliency Centers may serve other uses identified in this Section (Downtown Community Benefits Fee).
4. Amenities to serve people who are experiencing homelessness, including, but not limited to, amenities such as hygiene stations, drinking water fountains, shade structures, free electronic device charging stations, no-fee ATMs, free high-quality wireless internet, and libraries that lend out laptops, tablets, and other internet-ready devices.
5. Mobility and public right-of-way improvements limited to the following:
   a. Projects that enhance safety or connectivity for people walking, bicycling, and accessing transit;
   b. Transit supportive infrastructure, including, access improvements to transit stations (new entrances to above-ground rail stations or portals to underground rail stations, where technically feasible), enhanced bus stops and shelters, protected bike lanes, sidewalks and crosswalk improvements, and other infrastructure that provides key connections to the transit system;
   c. Programs that are or will be identified by any LADOT capital improvement plan for the Downtown Community Plan area; or
   d. Mobility hubs, as specified by LADOT.
6. Parks and open space, limited to the following:
   a. Additions and improvements to existing public parks;
   b. Operations and maintenance of existing public parks; or
   c. Funds towards land acquisition or capital costs for the creation of new public parks, community gardens, play areas, pocket parks, plazas, walkways, or other types of public open spaces.
7. A program approved by the City Council upon a recommendation by the Oversight Committee that meets the intent of this article and the findings in Subsection G. (Findings) above.

I. **Enforcement**
In addition to any other remedy available for a violation of a covenant, binding agreement, or other assurances provided to the City by an applicant to obtain an award of Downtown CBF monies, such a violation is a violation of this Code subject to any and all criminal, civil, and administrative remedies available for a violation of this Code.

Sec. 8. **REFERENCES.** Any references to state or federal statutes or regulations in this ordinance shall be to those statutes or regulations as written and in effect on the date the ordinance adding those references is adopted.

Sec. 9. **SEVERABILITY.** If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 10. **STYLE AND FORMATTING CORRECTIONS.** City Planning prior to publishing the Code shall ensure all of the following style and formatting corrections are made in Chapter 1A of the Los Angeles Municipal Code in consultation with the City Attorney's Office:

A. All numbering of chapters, articles, parts, divisions, sections, subsections, paragraphs, subparagraphs, sub-subparagraphs, and sub-sub-subparagraphs shall match the existing numbering format, style, and hierarchy in Chapter 1A of the Los Angeles Municipal Code (e.g., all numbering ends with a period, except sub-sub-subparagraphs which are punctuated with a parenthetical).

B. Formatting and typeface style for all headings shall match the existing formatting and typeface style in Chapter 1A of the Los Angeles Municipal Code, including the following, paragraph breaks after subsection headers, no periods at the end of headers, headers of divisions and sections in all caps, and headers of subsections or any lower ordinal in title case with the first letter of each word capitalized.

C. All internal citations to the Los Angeles Municipal Code shall match the formatting and style of the existing Chapter 1A of the Los Angeles Municipal Code, including adding periods at the end of the citation number, including the title that matches the cited section in parenthesis after the period (e.g., "Sec. 5A.2.2. (Use Applicability))" or "Paragraph 2. (No Net Loss of Dwelling Units)"), and citations to Chapters of the Los Angeles Municipal Code shall use Roman numerals for the chapter number and include "of this Code" after the parenthetical of the title of the Chapter (e.g., "Chapter I. (General Provisions and Zoning) of this Code").

D. All internal citations within the Los Angeles Municipal Code referring to content modified by this ordinance shall be updated to reflect the latest titles and Section references.

E. All internal citations within the Los Angeles Municipal Code shall be updated to the correct citation where the cited Section number does not exist, but the Section name is stated clearly (e.g., correct "Sec. 13.2.10. (Multiple Approvals)" to "Sec. 13A.2.10. (Multiple Approvals)" because Sec. 13.2.10. does not exist).

F. All citations stating "section" shall be updated to "Sec." and those stating "division" shall be updated to "Div." This does not apply to citations internal to the Division or Section being referenced, in which case the full term of Section or Division shall be used (e.g., "The intent of this Section (Roof Materials) is to…").

G. All citations to State Code shall be updated to first state the name of the Code, followed by the referenced citation and the title of the referenced citation if available (e.g., California Government Code, Title 7. (Planning and Land Use)).

H. Words and phrases that are included in the Glossary in Article 14 of Chapter 1A of the Los Angeles Municipal Code shall not be capitalized unless they are proper nouns, mapped areas under Article 1 of Chapter 1A, district names, or zone string components. Any glossary terms used in Chapter 1A shall be indicated by underline in the published Code and linked to the Glossary term in Article 14 of Chapter 1A of the Los Angeles Municipal Code.

I. All fonts and/or typeface and spacing and layout (including indentations) of text, headings, graphs and tables, and colors shall match that of the existing published Chapter 1A of the Los Angeles Municipal Code.

J. All numbers shall be written in accordance with the following protocol:
   (a) Numbers one through nine shall be written out, unless within a table.
   (b) Numbers written as the first word of sentence shall be written out (e.g. "One hundred percent of all affordable housing…
   (c) Fractions and numbers including fractions shall be displayed as numerals (e.g. "**½"** instead of "one-half," and 1½ instead of "one and ½").
   (d) Ordinance numbers shall be written so that "Ordinance number" is abbreviated and includes a comma after 3 digits, and includes the effective or operative dates (e.g. "…as established by Ord. No. 176,445 (effective 3/9/05)...
   (e) FAR numbers remain per drafting standard.
      i. Example: "... a FAR of **2.5:1** shall be…"
   (f) Zoning District numbers remain as a number.
      i. Example: "...those lots with a Density District **6** or more restrictive…"

K. All instances of the percentage symbol (%) shall be updated to "percent" or "percentage" as appropriate unless the percentage is shown within a table, in which case the percentage symbol (%) shall be used.

Sec. 11. 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 City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality HYDEE FELDSTEIN SOTO, City Attorney
By KIMBERLY A. HUANGFU, Deputy City Attorney
VINCENT P. BERTONI, AICP, Director of Planning
Date: November 17, 2025
File No. 09-0969-S4

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.

Pattrice Y. Lattimore, City Clerk
Ordinance Passed December 10, 2025
Karen Bass, Mayor
Approved December 23,2025

CNSB # 3998725

CITY OF LOS ANGELES

Ordinance No.188790

An ordinance calling a Primary Nominating Election on Tuesday, June 2, 2026, and a General Municipal Election on Tuesday, November 3, 2026, in the City of Los Angeles and the Los Angeles Unified School District, and authorizing consolidation of the elections with the State Primary and General Elections to be held on the same dates.

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

Section 1. A Primary Nominating Election is hereby called for the City of Los Angeles (City) and the Los Angeles Unified School District (LAUSD) to be held on Tuesday, June 2, 2026, for the offices of Mayor, City Attorney, Controller, Member of the City Council for Districts 1, 3, 5, 7, 9, 11, 13, and 15, and Member of the LAUSD Board of Education for Districts 2, 4, and 6, for the full four-year terms commencing December 14, 2026.

Sec. 2. If a candidate receives a majority of the votes cast for an office at the Primary Nominating Election, that candidate shall be elected to the office. In the event that no candidate receives a majority of the votes cast for an office at the Primary Nominating Election, the two candidates receiving the highest number of votes for the office shall be the candidates, and the only candidates, for that office whose names shall appear on the ballots to be used at the General Municipal Election.

Sec. 3. A General Municipal Election is hereby called for the City and the LAUSD to be held on Tuesday, November 3, 2026, for the offices of Mayor, City Attorney, Controller, Member of the City Council for Districts 1, 3, 5, 7, 9, 11, 13, and 15, and Member of the LAUSD Board of Education for Districts 2, 4, and 6, for the full four-year terms commencing December 14, 2026, in each instance in which no candidate was elected to one of those offices at the Primary Nominating Election.

Sec. 4. The Primary Nominating Election shall be, and hereby is ordered to be, consolidated with the State Primary Election to be held on June 2, 2026. The General Municipal Election shall be, and hereby is ordered to be, consolidated with the State General Election to be held on November 3, 2026.

Sec. 5. The qualification and nomination of candidates for the City and LAUSD offices shall be administered by the Los Angeles City Clerk pursuant to the Los Angeles City Charter and Los Angeles City Election Code. The other election procedures shall be administered by the Los Angeles County Registrar-Recorder/County Clerk pursuant to the laws applicable to elections consolidated with the State Primary Election and State General Election. The Board of Supervisors of the County of Los Angeles shall have the authority to canvass the returns of the elections and transmit the certified election results to the City Council.

Sec. 6. The election precincts, polling places, and officers of the Primary Nominating Election and General Municipal Election shall be the same as those provided in the City and LAUSD for the State Primary Election and State General Election. The list or order prepared by the Registrar-Recorder/County Clerk designating election precincts, polling places, and election officers for the State Primary Election and State General Election is hereby approved, incorporated into, and made part of this ordinance. The list will be available for review in the City Clerk's Election Division office.

Sec. 7. The polling places for the Primary Nominating Election and General Municipal Election shall be open at 7:00 a.m. on the election days of June 2, 2026, and November 3, 2026, and shall be kept open until 8:00 p.m. on those same days, when the polls shall close, except as provided in the California Elections Code.

Sec. 8. In order to staff critical election-related assignments on the days of the Primary Nominating Election and General Municipal Election, the City Clerk is authorized to employ persons who are regularly employed in City Departments. The City Clerk shall compensate the employees, in the positions listed by the Clerk as critical to election operations, at rates equal to those specified for their regular Civil Service classifications including overtime, if applicable. These positions shall not include City employees functioning as polling place officers under the City Employee Poll Worker Program.

Sec. 9. In order to staff critical election-related assignments on the days of the Primary Nominating Election and General Municipal Election, the City Clerk is authorized further to employ persons as Emergency Inspector Reservists at a rate of $300 for the day and to employ Emergency Translators at the rate of $105 for the day.

Sec. 10. In order to facilitate communications with field staff on the days of the Primary Nominating Election and General Municipal Election, the City Clerk is authorized to pay a stipend of $5 per day to any staff person required to use their personal cellular telephone in the performance of their election duties.

Sec. 11. The City Council may resolve to request that the Registrar-Recorder/County Clerk provide election services to the City related to the Primary Nominating Election and General Municipal Election.

Sec. 12. 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 City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality
HYDEE FELDSTEIN SOTO, City Attorney
By HARIT U. TRIVEDI, Assistant City Attorney
Date November 26, 2025
File No.26-1100

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.

Patrice Y. Lattimore City Clerk
Ordinance Passed December 5, 2025
Karen Bass, Mayor
Approved December 22,2025
12/30/25

DJ-3998728#

NOTICE OF ESTABLISHMENT OF FEES

NOTICE IS HEREBY GIVEN that the Board of Recreation and Park Commissioners of the City of Los Angeles, at its regularly scheduled meeting on Thursday, January 15, 2026 at 9:00 am which will be conducted in-person and telephonically, unless at that meeting the matter is continued to a subsequent date, time and place, will consider the following subject:

Proposed Changes to the Various Sections of the Department of Recreation and Parks Schedule of Rates and Fees - Statutory Exemption from the Requirements of the California Environmental Quality Act (CEQA) Pursuant to Article 18, Sections 15273(a)(1) [CEQA Does Not Apply to the Establishment, Modification, Structuring, Restructuring, or Approval of Rates, Tolls, Fares, or Other Charges by Public Agencies for the Purpose of Meeting Operating Expenses, Including Employee Wage Rates and Fringe Benefits] and 15273(a)(2) [CEQA Does Not Apply to the Establishment, Modification, 4 Structuring, Restructuring, or Approval of Rates, Tolls, Fares, or Other Charges by Public Agencies for the Purpose of Obtaining Funds for Purchasing or Leasing Supplies, Equipment, or Materials] of California CEQA Guidelines as well as Article II, Section 2, Class (o)(4) of City CEQA Guidelines

Detailed information regarding this item is contained in a Board Report on file in the Board Office, 221 North Figueroa Street, Suite 300, Los Angeles, California 90012. In addition, this Report will be available 72 hours in advance of the meeting on the Department of Recreation and Parks' website at www.laparks.org.

Interested persons are invited to telephonically join this meeting to make oral presentations during the hearing on the proposed establishment of fees. Instructions on joining the telephonic meeting will be provided in the Agenda for the meeting, which will be available 72 hours in advance of the meeting on the Department of Recreation and Parks' website at www.laparks.org. Written presentations may also be made both prior to and during the hearing. Presentations delivered in advance should be addressed to the Board of Recreation and Park Commissioners, 221 North Figueroa Street, Suite 300, Los Angeles, California 90012, faxed to (213) 202-2610, or e-mailed to rap.commissioners@lacity.org. To make a written presentation during the meeting, e-mail it to rap.commissioners@lacity.org.

BOARD OF RECREATION AND
PARK COMMISSIONERS
TAKISHA SARDIN
Commission Executive Assistant II
12/29, 12/30/25

DJ-3997617#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25SMCP00653
PLACEHOLDER : 38444138
Superior Court of California, County of Los Angeles

Petition of: OLIVIA ROSE NAHORAI for Change of Name

TO ALL INTERESTED PERSONS:

Petitioner OLIVIA ROSE NAHORAI filed a petition with this court for a decree changing names as follows:

OLIVIA ROSE NAHORAI to OLIVE NAHORAI

The Court orders that all persons interested 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: 02/06/2026, Time: 8:30 AM, Dept.: K,
The address of the court is 1725 MAIN STREET SANTA MONICA, 90401

(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: LOS ANGELES DAILY JOURNAL

Date: 12/22/2025
LAWRENCE CHO
Judge of the Superior Court
12/30/25, 1/6, 1/13, 1/20/26

DJ-3999029#

SUMMONS
(CITACION JUDICIAL)

CASE NUMBER *(Número del Caso):*
CIVSB2516013

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: DARRYL HAYNES, an individual; VICTORY FREIGHT CORP., a Calfornia Corporation; ASH TRUCKING INC., a California Corporation; TRANS BAY LOGISTICS, INC., a corporation; DOES 1 TO 25

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: RAUL CONTRERAS, an individual

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*), your 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 le entreguen 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 protegen. 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*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es)*: San Bernardino Justice Center 247 West Third St San Bernardino, CA 92415

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: Mohammad M. Hamideh, Esq., SWEET JAMES, LLP, 4220 Von Karman Ave, Suite 200, Newport Beach, CA 92660 (949) 644-1000

DATE *(Fecha)*: 6/13/2025
, Clerk *(Secretario)*, by Sarena Perez, Deputy *(Adjunto)*
(SEAL)
12/30/25, 1/6, 1/13, 1/20/26

DJ-3998904#

LEGAL NOTICES

Continued from Page 15

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP04439

Superior Court of California, County of LOS ANGELES

Petition of: Akiet wang for Change of Name

TO ALL INTERESTED PERSONS:

Petitioner Akiet wang filed a petition with this court for a decree changing names as follows:

Akiet wang to Kiet V Wang

The Court orders that all persons interested 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: 04/03/2026, Time: 8:30am, Dept.: 45, Room: 529

The address of the court is 111 N. HILL ST. LOS ANGELES, CA-90012

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: LOS ANGELES DAILY JOURNAL

Date: 11/18/2025

Virginia Keeny
Judge of the Superior Court

12/30/25, 1/6, 1/13, 1/20/26

DJ-3998835#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25NNCP00903

Superior Court of California, County of LOS ANGELES

Petition of: SEVAN TOROUSSIAN for Change of Name

TO ALL INTERESTED PERSONS:

Petitioner SEVAN TOROUSSIAN filed a petition with this court for a decree changing names as follows:

SEVAN TOROUSSIAN to SEVAK TOROSYAN

The Court orders that all persons interested 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: 2/11/26, Time: 8:30AM , Dept.: D

The address of the court is 600 East Broadway, Glendale, CA 91206

(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: Los Angeles Daily Journal

Date: 12/8/25

Roberto Longoria
Judge of the Superior Court

12/30/25, 1/6, 1/13, 1/20/26

DJ-3998727#

SUMMONS (FAMILY LAW)

CITACIÓN (DERECHO FAMILIAR)

CASE NUMBER *(NÚMERO DE CASO):* 25WHFL00450

NOTICE TO RESPONDENT *(Name) AVISO AL DEMANDADO (Nombre):* ANTHONY JASEN MARTIN

You are being sued. *Lo están demandando.*

Petitioner's name is *Nombre del demandante:* LAUREN MICHELE MARTIN

You have **30 calendar days** after this *Summons* and *Petition* are served on you to file a *Response* (form FL-120 or FL-123) at the court and have a copy served on the petitioner. A letter or phone call will not protect you.

If you do not file your *Response* on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. If you cannot pay the filing fee, ask the clerk for a fee waiver form.

If you want legal advice, contact a lawyer immediately. You can get information about finding lawyers at the California Courts Online Self-Help Center *(www.courtinfo.ca.gov/selfhelp)*, at the California Legal Services Web site *(www.lawhelpcalifornia.org)*, or by contacting your local county bar association.

Tiene ***30 días corridos*** *después de haber recibido la entrega legal de esta* Citación *y* Petición *para presentar una* Respuesta *(formulario FL-120 ó FL-123) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefónica no basta para protegerlo.*

Si no presenta su Respuesta *a tiempo, la corte puede dar órdenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte también le puede ordenar que pague manutención, y honorarios y costos legales. Si no puede pagar la cuota de presentación, pida al secretario un formulario de exención de cuotas.*

Si desea obtener asesoramiento legal, póngase en contacto de inmediato con un abogado. Puede obtener información para encontrar a un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en el sitio Web de los Servicios Legales de California (www.lawhelpcalifornia.org) o poniéndose en contacto con el colegio de abogados de su condado.

NOTICE: The restraining orders on page 2 are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. These orders are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them.

AVISO: *Las órdenes de restricción que figuran en la página 2 valen para ambos cónyuges o pareja de hecho hasta que se despida la petición, se emita un fallo o la corte dé otras órdenes. Cualquier autoridad de la ley que haya recibido o visto una copia de estas órdenes puede hacerlas acatar en cualquier lugar de California.*

NOTE: If a judgment or support order is entered, the court may order you to pay all or part of the fees and costs that the court waived for yourself or for the other party. If this happens, the party ordered to pay fees shall be given notice and an opportunity to request a hearing to set aside the order to pay waived court fees.

AVISO: *Si se emite un fallo u orden de manutención, la corte puede ordenar que usted pague parte de, o todas las cuotas y costos de la corte previamente exentas a petición de usted o de la otra parte. Si esto ocurre, la parte ordenada a pagar estas cuotas debe recibir aviso y la oportunidad de solicitar una audiencia para anular la orden de pagar las cuotas exentas.*

1. The name and address of the court are *(El nombre y dirección de la corte son):*WHITTIER COURTHOUSE 7339 SOUTH PAINTER AVE WHITTIER CA 90602

2. The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, are *(El nombre, dirección y número de teléfono del abogado del demandante, o del demandante si no tiene abogado, son):*JESSE LUCAS ESQ; 310-617-2620; 1315 N. BULLIS RD., STE 16, COMPTON, CA 90221

Date *(Fecha):*04/01/2025

David W. Slayton, Clerk, by *(Secretario, por)* N. Arellano, Deputy *(Asistente)*

(SEAL)

NOTICE TO THE PERSON SERVED: You are served *AVISO A LA PERSONA QUE RECIBIÓ LA ENTREGA: Esta entrega se realizaas an individual. (a usted como individuo.)*

12/30/25, 1/6, 1/13, 1/20/26

DJ-3998560#

SUMMONS

(CITACION JUDICIAL)

CASE NUMBER *(Número del Caso):* 23STLC07511

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: Matthew David Haviland, an Individual; DOES 1 to 10

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: Lilik Pirjan, an Individual

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*), your 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 le entreguen 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 protegen. 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*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es)*: Stanley Mosk Courthouse (Central), 111 North Hill St., Los Angeles, CA 90012

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: Varand Vartanian, Esq., Vartanian Law, 425 E. Colorado St., Ste. #445, Glendale, CA 91205 - (818) 860-1987

DATE *(Fecha)*: 11/22/2023

David W. Slayton, Executive Officer, Clerk *(Secretario)*, by F. Ochoa, Deputy *(Adjunto)*

(SEAL)

NOTICE TO THE PERSON SERVED: You are served as an individual defendant.

12/30/25, 1/6, 1/13, 1/20/26

DJ-3998513#

SUMMONS

(CITACION JUDICIAL)

CASE NUMBER *(Número del Caso):* 25PSCV04203

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: MARCO P. INFANTE ALL PERSONS UNKNOWN, CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD UPON PLAINTIFF'S TITLE THERETO named as DOES 1 through 10, inclusive

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: NEXT DOOR NEIGHBOR HOMES, LLC

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*), your 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 le entreguen 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 protegen. 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*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es)*: Los Angeles Superior Court
Pomona Courthouse South: 400 Civic Center Plaza, Pomona, CA 91766

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: Brandon Trout, Esq.: 2015 Manhattan Beach Blvd., Ste. 100, Redondo Beach, CA 90278; btrout@wedgewood-inc.com; 310 640 3070

DATE *(Fecha)*: 11/21/2025

David W. Slayton, Executive Officer, Clerk *(Secretario)*, by C. Calagna, Deputy *(Adjunto)*

(SEAL)

12/30/25, 1/6, 1/13, 1/20/26

DJ-3998504#

SUMMONS

(CITACION JUDICIAL)

CASE NUMBER *(Número del Caso):* 30-2025-01478026-CU-BC-NJC

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: Joshua Dionisio De Guzman

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: Allen Reyno and John Obligacion

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*), your 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 le entreguen 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 protegen. 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*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es)*: NORTH JUSTICE CENTER 1275 N. BERKELEY AVE. FULLERTON CA 92838

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: Law Offices of Roland Tong, PC, 7700 Irvine Center Dr. Ste 800, Irvine, CA 92618. 949-331-2889

DATE *(Fecha)*: 05/05/2025

David H. Yamasaki Clerk *(Secretario)*, by Athena Burton,Deputy *(Adjunto)*

(SEAL)

NOTICE TO THE PERSON SERVED: You are served as an individual defendant.

12/30/25, 1/6, 1/13, 1/20/26

DJ-3998501#

SUMMONS

(CITACION JUDICIAL)

CASE NUMBER *(Número del Caso):* 25LBCV02559

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: THE HEIRS AND DEVISEES OF ROBERTO A. RUFFO, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, AND UNDER SAID DECEDENT (DOE 1); THE HEIRS AND DEVISEES OF RICHARD V. RUFFO, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, AND UNDER SAID DECEDENT (DOE 2); The Heirs or Devisees of NEIL RASMUSSEN, JR., Deceased, and All Persons Claiming By, Through, and Under Said Decedent (DOE 3); The Heirs or Devisees of GEORGE CARSON RASMUSSEN, Deceased, and All Persons Claiming By, Through, and Under Said Decedent (DOE 4); Trustee of the testamentary trust established under the Will of Thomas Caldwell Cooper and order of the Los Angeles County Superior Court dated March 16, 1977 (DOE 5); Trustee of the testamentary trust established under the Will of Virginia Caldwell, also known as Virginia Carson Caldwell, and the order of the Los Angeles County Superior Court dated December 30, 1970 (DOE 6); The Heirs or Devisees of GRACE C. COOPER, Deceased, and All Persons Claiming By, Through, and Under Said Decedent (DOE 7); Trustee of the Qualified Terminable Interest Trust U/T/W Henriette Carson Werdin, Deceased, under the Will of Henriette Carson Werdin, and by the Order for Final Distribution a certified copy thereof having been recorded February 12, 1990 as Instrument No. 90-235842 (DOE 8); Trustee of the Residuary Trust U/T/W Henriette Carson Werdin, Deceased, under the Will of Henriette Carson Werdin, and by the Order for Final Distribution a certified copy thereof having been recorded February 12, 1990, as Instrument No. 90-235842 (DOE 9); The Heirs or Devisees of ALICE C. CARSON, Deceased, and All Persons Claiming By, Through, and Under Said Decedent (DOE 10); The Heirs or Devisees of SARA CARSON, Deceased, and All Persons Claiming By, Through, and Under Said Decedent (DOE 12); The Heirs or Devisees of VICTOR CARSON, Deceased, and All Persons Claiming By, Through, and Under Said Decedent (DOE 13); The Heirs or Devisees of GLADYS CARSON SCHELLER, Deceased, and All Persons Claiming By, Through, and Under Said Decedent (DOE 14); The Heirs or Devisees of JEAN G. SMYTH, Deceased, and All Persons Claiming By, Through, and Under Said Decedent (DOE 15); The Heirs or Devisees of CARL EWING BRALY (also known as C. E. Braly), Deceased, and All Persons Claiming By, Through, and Under Said Decedent (DOE 16); The Heirs or Devisees of EDGAR J. CRAIGO (also known as E. J. Craigo), Deceased, and All Persons Claiming By, Through, and Under Said Decedent (DOE 17); The Heirs or Devisees of WILLIAM M. CRISSMAN (also known as W. M. Crissman), Deceased, and All Persons Claiming By, Through, and Under Said Decedent (DOE 18); THE HEIRS OR DEVISEES OF VICTORIA COTTON, deceased, their interest being subject to the administration of the estate of said decedent; THE HEIRS OR DEVISEES OF ARTHUR HAMILTON RASMUSSEN, their interest being subject to the administration of the estate of such decedent; THE HEIRS OR DEVISEES OF VALERIE CARSON HANRAHAN, ALSO KNOWN AS VALERIE CARSON HAURAHAN, their interest being subject to the administration of the estate of said decedent; THE HEIRS OR DEVISEES OF GEORGE EARL CARSON, their interests being subject to the administration of the estate of said decedent; THE HEIRS OR DEVISEES OF GLADYS C. BURNS, their interests being subject to the administration of the estate of said decedent; THE HEIRS OR DEVISEES OF GLADYS SCHELLER BURNS, their interest being subject to the administration of the estate of said decedent; THE HEIRS OR DEVISEES OF VALENTINE J. SMYTH, their interest being subject to the administration of the estate of said decedent; CARLOS DRUDIS, an individual; JAVIER DRUDIS, an individual; EARL CARSON, an individual; and ALL PERSONS UNKNOWN, CLAIMING ANY LEGAL TITLE OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: CITY OF LOS ANGELES, by and through its Board of Harbor Commissioners

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*), your 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 le entreguen 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 protegen. 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*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es)*: Los Angeles Superior Court-Governor George Deukmejian Courthouse, 275 Magnolia Ave., Long Beach, CA 90802

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: David Graeler (SBN 197836) Nossaman LLP, 777 S. Figueroa Street, 34th Floor, Los Angeles, CA 90017 Tel:(213)612-7800/ Facsmile (213) 612-7801

DATE *(Fecha)*: 09/12/2025

David W. Slayton, Executive Officer, Clerk *(Secretario)*, by K. Ramirez, Deputy *(Adjunto)*

(SEAL)

Legal Description

For APN/Parcel ID(s): 7440-006-958, 944, 924

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WILMINGTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCKS 6, 7 AND 8, RANGE 2 OF WILMINGTON, FORMERLY NEW SAN PEDRO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 66 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THOSE PORTIONS OF VACATED NEPTUNE AVENUE (FORMERLY F ST.), VACATED BAY VIEW AVENUE (FORMERLY G ST.), VACATED MCDONALD AVENUE (FORMERLY H ST.), AND THE VACATED ALLEYS WITHIN ASSESSOR'S PARCEL NOS. 7740-006-924, 7440-006-944 AND 7440-006-958.

EXCEPT ANY PORTION OF SAID LAND, WHICH AT ANY TIME WAS TIDE LAND, WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

ALSO EXCEPT THEREFROM ALL MINERALS, INCLUDING OIL, GAS AND/OR OTHER HYDROCARBON SUBSTANCES SITUATED AND BEING WITHIN SAID PROPERTY TOGETHER WITH THE RIGHT TO REMOVE THE SAME, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SAID PROPERTY, FOR THE PURPOSE OF TAKING THE SAME THEREFROM, AS RESERVED IN THE DEEDS FROM CARSON ESTATE COMPANY, A CORPORATION, RECORDED FEBRUARY 24, 1941 AS INSTRUMENT NO. 773, IN BOOK 18213, PAGE 75 AND RECORDED MARCH 24, 1941 AS INSTRUMENT NO. 3, IN BOOK 18245, PAGE 315 AND APRIL 10, 1941 AS INSTRUMENT NO. 4, IN BOOK 18286, PAGE 392, ALL OF OFFICIAL RECORDS.

Legal Description

For APN/Parcel ID(s): 7440-006-959

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WILMINGTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: PARCEL 1:

THAT PORTION OF LOT 2 OF TRACT NO. 10225, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 181 PAGE 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES NORTHWESTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO.", AS SHOWN WITHIN THE LINES OF SAID LOT 2 ON THE MAP OF SAID TRACT.

PARCEL 2:

THAT PORTION OF THE EASTERLY HALF OF LAGOON AVENUE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN BOOK 181 PAGE 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED SOUTHERLY BY THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO.", AS SHOWN ON SAID MAP AND BOUNDED NORTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE NORTHWESTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

PARCEL 3:

THAT PORTION OF LOT 2 OF TRACT NO. 10225, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 181 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES SOUTHEASTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO." AS SHOWN WITHIN THE LINES OF SAID LOT 2 ON THE MAP OF SAID TRACT.

PARCEL 4:

THAT PORTION OF THE EASTERLY HALF OF LAGOON AVENUE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN BOOK 181 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED NORTHERLY BY THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO.", AS SHOWN ON SAID MAP AND BOUNDED SOUTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE SOUTHEASTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

PARCEL 5:

THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED IN DEED TO PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED ON JULY 29, 1918 AS INSTRUMENT NO. 140 IN BOOK 6696 PAGE 128 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN ASSESSORS PARCEL NUMBER 7440-006-959, WHICH LIES WESTERLY OF THE EASTERLY LINE OF THE WESTERLY HALF OF LAGOON AVENUE, 66 FEET WIDE, AS SHOWN ON MAP OF TRACT NO. 10225 RECORDED IN BOOK 181 PAGES 3 AND 4 OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER.

EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINES OF THE RANCHO SAN PEDRO, AS SUCH LINES EXISTED AT THE TIME OF ISSUANCE OF SAID PATENT WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

12/30/25, 1/6, 1/13, 1/20/26

DJ-3998392#

SUMMONS

(CITACION JUDICIAL)

CASE NUMBER *(Número del Caso):* 25LBCV02080

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: BRIAN ALEXANDER CANDELARIO, an individual

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: HORACIO DE LA TORRE, an individual

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¡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.*

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*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*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es)*: LONG BEACH-GOVERNOR GEORGE DEUKMEJIAN COURTHOUSE 415 W. OCEAN BLVD. LONG BEACH CA 90802

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: 18818 Teller Ave, Suite 250, Irvine, CA 92612

DATE *(Fecha)*: 07/22/2025

David W. Slayton Clerk *(Secretario)*, by A. Miranda,Deputy *(Adjunto)*

(SEAL)

NOTICE TO THE PERSON SERVED: You are served as an individual defendant.

12/23, 12/30/25, 1/6, 1/13/26

DJ-3997545#

SUMMONS

(CITACION JUDICIAL)

CASE NUMBER *(Número del Caso):* 25CHLC23821

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: ALFRED HERNANDEZ, aka ALFRED A. HERNANDEZ, an individual; and DOES 1 through 10, inclusive,

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: POPA FEDERAL CREDIT UNION

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*), your 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.

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¡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 le entreguen 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 protegen. 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*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es)*: CHATSWORTH COURTHOUSE, 9425 Penfield Ave. Chatsworth, CA 91311 NORTH VALLEY JUDICIAL DISTRICT

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: BARRY A. SMITH, ESQ. SBN 48697 (213) 891-5061
BUCHALTER, APC, 1000 Wilshire Blvd., #1500 Los Angeles, CA 90017-2457

DATE *(Fecha)*: 05/30/2025

David W. Slayton, Executive Officer, Clerk *(Secretario)*, by L. Khalatian, Deputy *(Adjunto)*

(SEAL)

12/23, 12/30/25, 1/6, 1/13/26

DJ-3997485#

FIRST AMENDED SUMMONS

(CITACION JUDICIAL)

CASE NUMBER *(Número del Caso):* 25NWCV03162

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: DINA F. NIMRI, an individual, DEEMARKET LLC, and DOES 1 through 10, inclusive

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: BELL CITY COMMUNITY HOUSING AUTHORITY, a California public body, municipal corporation, and political subdivision

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*), your 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 le entreguen 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 protegen. 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*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es)*: Superior Court of California, County of Los Angeles, Norwalk Courthouse, 12720 Norwalk Blvd., Norwalk, CA 90650

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: John H. Pentecost, Esq., Bar No. 99527, Ryan J. Egan, Esq., Bar No. 281836, Ryan D. Jones, Esq., Bar No. 301138, Megan O. Milne, Esq., Bar No. 351919, James W. Barrett, Esq., Bar No. 350724, Hart Kienle Pentecost A Professional Corporation, 4 Hutton Centre Drive Suite 900, Santa Ana, CA 92707 714.432.8700

DATE *(Fecha)*: 10/17/2025

David W. Slayton, Executive Officer, Clerk *(Secretario)*, by H. Chavez, Deputy *(Adjunto)*

(SEAL)

12/23, 12/30/25, 1/6, 1/13/26

DJ-3997452#

SUMMONS

(CITACION JUDICIAL)

CASE NUMBER *(Número del Caso):* 24STLC04564

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: Halcyon Innovation, LLC a Pennsylvania limited liability company; Bryan Lemster, an individual; and DOES 1 through 100, inclusive

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: Plumeria Accord Holdings LLC, a Delaware limited liability company

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*), your 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 le entreguen 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 protegen. 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*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es)*: Los Angeles Superior Court, 111 N. Hill Street Los Angeles, California 90012

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: George R. Hynick Bar No. 90609-Law Office of George R. Hynick, 5000 N. Parkway Calabasas, Suite 220 Calabasas, CA 91302 (818) 223-8321

DATE *(Fecha)*: 06/25/2024

David W. Slayton, Executive Officer, Clerk *(Secretario)*, by G. Delgado, Deputy *(Adjunto)*

(SEAL)

12/23, 12/30/25, 1/6, 1/13/26

DJ-3997420#

SUMMONS

(CITACION JUDICIAL)

CASE NUMBER *(Número del Caso):* 23STCV26097

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: JESUS ORTEGA and ISABEL ORTEGA TRUSTEES FOR THE ORTEGA FAMILY REVOCABLE TRUST, SUSANA R. ORTEGA, MICHAEL MARTINEZ TRUSTEE OF THE ERIC COLDBURN, YUNUEM COLDBURN, MARIA VALENCIA, MARIO VALENCIA, MARTHA SAEZ AND MARCO SAEZ TRUST, ERIC COLDBURN, YUNUEM COLDBURN, MARIA VALENCIA, MARIO VALENCIA, MARTHA SAEZ, MARCO SAEZ, JOSE ORTEGA, ISABEL ORTEGA, JESUS ORTEGA, JOSE G. DIAZ, JOSE A. DIAZ, SONIA M. CHAVEZ, JESUS ORTEGA, SORBELIO GALINDO, JESUS ORTEGA, CLAUDIA ARREVILLEGA, THE ROBERTO VARGAS CESTUI QUE TRUST, ROBERTO VARGAS, CESTUI QUE, JESUS ORTEGA, RAFAEL GARCIA, and DOES 1 TO 25

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: JESUS ORTEGA AND ISABEL ORTEGA

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*), your 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 le entreguen 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 protegen. 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*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es)*: Superior Court of California, County of L.A. Stanley Mosk Courthouse 111 North Hill Street Los Angeles, CA 90012

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: Marvin L. Benson, ESQ.State Bar No. 044839. 4005 Foothill Blvd, La Crescent, California, 91214 Phone Number: (818) 951-1851

DATE *(Fecha)*: 12/10/2025

David W. Slayton, Clerk *(Secretario)*, by S. Bolden, Deputy *(Adjunto)*

(SEAL)

12/23, 12/30/25, 1/6, 1/13/26

DJ-3995729#

SUMMONS

Cross-Complaint

(CITACION JUDICIAL– CONTRADEMANDA)

SHORT NAME OF CASE *(from Complaint)*: *(Nombre de Caso):*
To et al v. Tu et al

CASE NUMBER *(Número del Caso):*
30-2023-01347925-CU-PN-CJC

NOTICE TO CROSS-DEFENDANT *(AVISO AL CONTRA-DEMANDADO):*HOANG HUY TU, an individual; THE TU FIRM APLC, a California professional law corporation; TIFFANY THI NGUYEN, an individual; ADORE ESCROW, INC., a California Corporation; DARREN NGUYEN, an individual; ADK BANCORP INC., a California Corporation; TUONG MINH NGUYEN a/k/a STEVEN NGUYEN, an individual; VIET IDEAS, LLC, a California limited liability company; PROVIDENT TITLE COMPANY, and Roes 1-50, inclusive

YOU ARE BEING SUED BY CROSS-COMPLAINANT *(LO ESTÁ DEMANDANDO EL CONTRADEMANDANTE):* ADORE ESCROW, INC., a California Corporation

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 cross-complainant. 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)*, your 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

LEGAL NOTICES

Continued from Page 16

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.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por esqrito en esta corte y hacer que se entregue una copia al contrademandante. Una carta o una llamada telefónica no lo protegen. 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)*, en el Centro de Ayuda de las Cortes de California* (www.sucorte.ca.gov)*, o oniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es):* Orange County Supeior Court
Central Justice Center
700 Civic Center Drive West
Santa Ana, CA 92701

The name, address, and telephone number of cross-complainant's attorney, or cross-complainant without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del contrademandante, o del contrademandante que no tiene abogado, es):* Craig Holden SB#174643 213.250.1800 213.250.7900
Lewis Brisbois Bisgaard & Smith LLP
633 West 5th Street, Suite 4000 Los Angeles CA 90071
DATE *(Fecha*: 06/02/2025
DAVID H. YAMASAKI, Clerk of the Court , Clerk, by *(Secretario),* A. Burton, Deputy*(Adjunto)*
[SEAL]
12/16, 12/23, 12/30/25, 1/6/26

DJ-3995183#

SUMMONS

(CITACION JUDICIAL)

CASE NUMBER *(Número del Caso):*
25CMCV00967

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: EDGAR URBINA, an individual; AND DOES 1 TO 10, INCLUSIVE

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: GRASSY SPRAIN GROUP, INC.

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*), your 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.

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***¡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 le entreguen 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 protegen. 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*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es)*: SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, SOUTH CENTRAL DISTRICT- COMPTON COURTHOUSE, 200 W, COMPTON BLVD., COMPTON, CA 90220

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: RON CHOW # 241946, GARDENER, RIECHMANN & CHOW, 438 E. KATELLA AVE., # 202 ORANGE, CA 92867, Telephone: (714) 972-8989, Fax: (714) 972-3928
DATE *(Fecha)*: 06/10/2025
David W. Slayton, Executive Officer, Clerk *(Secretario)*, by D. McKinney, Deputy *(Adjunto)*
(SEAL)

NOTICE TO THE PERSON SERVED: You are served as an individual defendant
12/16, 12/23, 12/30/25, 1/6/26

DJ-3995181#

SUMMONS

(CITACION JUDICIAL)

CASE NUMBER *(Número del Caso):*
30-2024-01420595-CL-CL-CJC

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: John Nguyen

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: UBS Bank USA

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*), your 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.

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***¡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 le entreguen 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 protegen. 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*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es)*: Superior Court of California County of Orange, 700 Civic Center Drive West, Santa Ana, CA 92701

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: James E. Till, Esq., Till Law Group, 120 Newport Center Drive, Newport Beach, CA 92660
DATE *(Fecha)*: 08/19/2024
David H. Yamasaki, Clerk *(Secretario)*, by H. Mitchell, Deputy *(Adjunto)*
(SEAL)

NOTICE TO THE PERSON SERVED: You are served as an individual
12/16, 12/23, 12/30/25, 1/6/26

DJ-3994764#

SUMMONS

(CITACION JUDICIAL)

CASE NUMBER *(Número del Caso):*
30-2025-01494062-CU-BC-CJC

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: 9 SILVER, LLC a California limited liability company, DBA GET REAL RECOVERY; CASEY MAHONEY, an individual; NATHAN YOUNG, an individual; and DOES 1-10 inclusive,

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: WESTPORT MOULTON PARKWAY, LLC, a California limited liability company,

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*), your 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 le entreguen 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 protegen. 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*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es)*: Superior Court of California, County of Orange Central Justice Center, 700 W Civic Center Drive Santa Ana, CA 92702

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: Arman J. Mashoof SBN 358280; Samuel Edgerton SBN 127156 of O'Hagan, Meyer LLP, 2615 Pacific Coast Hwy, Ste 300, Hermosa Beach, CA 90254; (310)807-1100; amashoof@ohaganmeyer.com
DATE *(Fecha)*: 10/29/2025
DAVID H. YAMASAKI, Clerk *(Secretario)*, by A. BURTON, Deputy *(Adjunto)*
(SEAL)
12/16, 12/23, 12/30/25, 1/6/26

DJ-3994152#

SUMMONS

(CITACION JUDICIAL)

CASE NUMBER *(Número del Caso):*
24TRCV03577

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: ENTERPRISE HOLDINGS, LLC; JOHN DOE; and DOES 1 TO 50, inclusive

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: JOSE ESPARZA PEREZ

AMENDMENT TO COMPLAINT
(Fictitious/Incorrect Name)

FICTITIOUS NAME

Upon the filing of the complaint, the plaintiff, being ignorant of the true name of the defendant and having designated the defedant in the complaint by the fictitious name of: JOHN DOE and having discovered the true name of the defendant to be: **CORI VAUGHN** amends the complaint by substituting the true name for the fictitious name wherever it appears in the complaint.

Date: July 31, 2025
S/ Rebecca E. Neubauer

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*), your 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 le entreguen 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 protegen. 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*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es)*: TORRANCE COURTHOUSE, 825 MAPLE AVENUE TORRANCE, CA 90503

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: Rebecca E. Neubauer Esq., Morgan & Morgan Los Angeles LLP 633 W. 5th Street, Suite 2200, Los Angeles, CA 90071 (213)757-6078
DATE *(Fecha)*: 10/25/2024
David W. Slayton, Executive Officer, Clerk *(Secretario)*, by C. Nava, Deputy *(Adjunto)*
(SEAL)
12/16, 12/23, 12/30/25, 1/6/26

DJ-3994151#

SUMMONS

(CITACION JUDICIAL)

CASE NUMBER *(Número del Caso):*
24STCV33048

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: Stanislav Burdaev

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: State Farm Mutual Automobile Insurance Company

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*), your 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 le entreguen 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 protegen. 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*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es)*: CENTRAL-STANLEY MOSK COURTHOUSE 111 N. HILL ST. LOS ANGELES CA 90012

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: Richard L. Mahfouz II Clerkin, Sinclair & Mahfouz, LLP 3333 Camino Del Rio South, Suite 120 San Diego, CA 92108 (619) 308-6550
DATE *(Fecha)*: 12/16/2024
David W. Slayton Clerk *(Secretario)*, by Y. Ayala,Deputy *(Adjunto)*
(SEAL)

NOTICE TO THE PERSON SERVED: You are served as an individual defendant.
12/9, 12/16, 12/23, 12/30/25

DJ-3992939#

SUMMONS

(CITACION JUDICIAL)

CASE NUMBER *(Número del Caso):*
24NWLC52994

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: LINDA C STEGNER, an individual; and DOES 1 to 5, inclusive

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: FIRST NATIONAL BANK OF OMAHA, a National Banking Association

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*), your 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 le entreguen 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 protegen. 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*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es)*: SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 12720 NORWALK BLVD SAME SAME NORWALK CA 90650

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: THE DUNNING LAW FIRM APC (858)974-7600 California DFPI Debt Collector License # 10059-99
Donald T. Dunning (144665) James MacLeod (249145)
9619 Chesapeake Dr., Suite 210, San Diego, CA 92123
DATE *(Fecha)*: 12/02/2024
David W. Slayton Executive Officer, Clerk *(Secretario)*, by C. Nash, Deputy*(Adjunto)*
(SEAL)
12/9, 12/16, 12/23, 12/30/25

DJ-3992821#

SUMMONS

(CITACION JUDICIAL)

CASE NUMBER *(Número del Caso):*
25CMCV01905

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: People's Choice Home Loan, Inc., a Wyoming Corporation; F.C.I., A California Corporation; All Person's Unknown Claiming any Legal or Equitable Right, Title or Any Interest in the Real Property that is Described in Plaintiff's Verified Complaint that is Adverse to the Plaintiff's Title or any Cloud on the Plaintiff's Title Thereto; and DOES 1 through 10 Inclusive

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: April L. Dean;

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*), your 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 le entreguen 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 protegen. 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*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es)*: Los Angeles County Superior Court, 200 West Compton Blvd., Compton, California 90220

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: April L. Dean; 19312 Huggins Drive, Carson, California 90745 (310) 630-0637
DATE *(Fecha)*: November 10, 2025
David W. Slayton, Executive Officer, Clerk *(Secretario)*, by F. Caldera, Deputy *(Adjunto)*
(SEAL)
12/8, 12/15, 12/22, 12/29/25

DJ-3992488#

SUMMONS

(CITACION JUDICIAL)

CASE NUMBER *(Número del Caso):*
25PSCV02798

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: M G REALTORS, AND DOES 1 THROUGH 20 ALL INCLUSIVE

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: MCLP ASSET COMPANY, INC.

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*), your 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 le entreguen 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 protegen. 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*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es)*: SUPERIOR COURT OF CALIFORNIA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: CHARLES A. CORREIA, ALDRIDGE PITE, LLP, 3333 CAMINO DEL RIO SOUTH, SUITE 225, SAN DIEGO, CA 92108 619-326-2407
DATE *(Fecha)*: 11/17/2025
DAVID W. SLAYTON, Clerk *(Secretario)*, by C. CALAGNA, Deputy *(Adjunto)*
(SEAL)
12/9, 12/16, 12/23, 12/30/25

DJ-3991678#

SUMMONS

(CITACION JUDICIAL)

CASE NUMBER *(Número del Caso):*
25NWLC23382

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: MICHAEL E. GOODING, an individual; and DOES 1 through 10, inclusive,

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: KINECTA FEDERAL CREDIT UNION,

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*), your 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 le entreguen 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 protegen. 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*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es)*: Norwalk Courthouse
12720 Norwalk Blvd. Norwalk, CA 90650

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: Cathy K. Robinson, Esq. Wright, Finlay & Zak, LLP; 4665 MacArthur Ct, Ste 200 Newport Beach, CA 92660; 949-411-5050
DATE *(Fecha)*: 05/06/2025
David W. Slayton, Executive Officer/ Clerk of Court, Clerk *(Secretario)*, by D. Gonzales, Deputy *(Adjunto)*
(SEAL)
12/23, 12/30/25, 1/6, 1/13/26

DJ-3985217#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025280881

The following person(s) is (are) doing business as:
SAPPHIRE ARTS, 13814 ERWIN ST, VAN NUYS, CA 91401 County of LOS ANGELES
Registered owner(s):
SAPIR TSEMAH, 13814 ERWIN ST, LOS ANGELES, CA 91401
This business is conducted by an Individual
The registrant(s) started doing business on N/A.

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000)).
S/ SAPIR TSEMAH, Owner

This statement was filed with the County Clerk of Los Angeles County on 12/18/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).
12/30/25, 1/6, 1/13, 1/20/26

DJ-3998393#

GOVERNMENT

REQUEST FOR PROPOSAL
RFP NO. 26-011

Camera Maintenance Contract

Long Beach Transit (LBT) is soliciting bids from qualified bidders for Camera Maintenance Contract.

The RFP, Terms, Conditions Requirements and specifications may be obtained by visiting our eProcurement system PlanetBids (https://vendors.planetbids.com/portal/28908/bo/bo-detail/136811).

All proposals must be submitted in strict compliance with the proposal Instructions as prescribed in the RFP, and must be received at LBT's reception lobby no later than 2:00 pm PST, on or before **1/28/2026.**

LBT hereby notifies potential proposing companies that all firms will be afforded equal opportunity to submit bids in response to this request and will not be discriminated against in consideration for award on the basis of race, religion, color, sex, creed, marital status, ancestry, physical or mental disability, medical condition, sexual orientation, national origin, age, or any other consideration made unlawful by federal, state or local laws.

No contract will be awarded to a proposing company who has not been licensed as necessary. The successful proposing company and their (applicable) subcontractor(s) may be required to possess a business license from the City of Long Beach, California.

Additionally, Bidders must also be compliant with requirements relating to Workers Compensation and conditions of employment.
12/30/25

DJ-3998567#

NOTICE OF INTENTION TO LICENSE LAUSD-OWNED PROPERTY BIDDERS ARE CAUTIONED TO EXAMINE CAREFULLY THE BIDDING DOCUMENTS AND FORMS PRIOR TO BIDDING. The Board of Education of the Los Angeles Unified School District (LAUSD/District) is soliciting bidders to license LAUSD-Owned property. PROPERTY LOCATION: A portion of District owned property located at HOLMES MIDDLE SCHOOL , 9351 Paso Robles Ave, Northridge, CA 91325. DESCRIPTION : The License area consists of the GYMNASIUM for ATHLETIC ACTIVITIES. HOURS OF OPERATION: District shall permit the Licensee the right to access the facilities from January 15, 2026 to December 17, 2026 (excluding holidays and LAUSD blackout dates) during the following hours: Thursday 6:00pm- 10:00pm for uses permitted by zoning and acceptable to District. TERMS : District, in its sole and absolute discretion, may grant a 12 month initial term of this Agreement starting January 15, 2026 to December 17, 2026 (excluding holidays and LAUSD blackout dates) , based on terms and conditions that the DISTRICT and Licensee shall agree upon. For consideration, Applications must submit a bid for a minimum of one timeslot on either a weekday or weekend to be considered. Applicants may submit for more than one time slot if desired and if available. The time slots will be as follows: Weekdays from Slot A: 6:00pm to 10:00pm MONTHLY FEE: The minimum consideration for granting this license $1,862.08 per month time slot. These fees include a LAUSD personnel person required to be on site for the opening and closing of the field facilities. Bidders ARE allowed to submit group bids with other entities if desired . Group bidding entities would need to agree to all legal liability involved with all the members of the group submitting a joint bid including possible termination if applicable. The Group Bidders would also need to agree to submit separate insurance policies for each group member submitting the bids. The successful winning bidder must pay all fees to cover cost of publishing this Notice of Intent. The Successful bidder must pay all costs arising from its use of District property during its agreement term. BASIS OF AWARD: Proposals will be evaluated for meeting the minimum bidding requirements and being the most advantageous in terms of meeting the District's requirements and benefiting the school sites owned by the District. All requests or communications shall be directed to the LAUSD Real Estate & Business Development Department via e-mail at Facilities.use@lausd.net , REF: "LAUSD HOLMES MIDDLE SCHOOL GYM NOI 2025-114" . Verbal inquiries will NOT be accepted. REQUESTING A BID PACKET : In order to submit a bid, Prospective Bidders may request all bidding requirements via e-mail through LAUSD Real Estate & Business Development Department at Facilities-use@lausd.net . Verbal inquiries will not be accepted prior to the bid due date. All communications must be sent via e-mail to Facilitiesuse@lausd.net with the subject line: "LAUSD HOLMES MIDDLE SCHOOL GYM NOI 2025-114" BID NUMBER: NOI – 2025-114 BID SUBMITTAL DUE DATE: Friday, January 09, 2026 no later than 10:30 A.M . at LAUSD, Real Estate & Business Development at 333 South Beaudry Avenue, 1 st Floor, Los Angeles, CA 90017. BID OPENING: Friday, January 09, 2026 at 11:00 A.M. at LAUSD, Real Estate & Business Development at 333 South Beaudry Avenue, Conference Room/Bid Opening Room, Los Angeles, CA 90017 Each bid submittal package envelope shall be sealed and labeled: "LAUSD ", with the Bid Due Date, Bid Number, and shall be made out on a form obtained from the District's website at http://mo.laschools.org/fis/fcs/rfpqm-psc/ or requested via e-mail at Facilities-use@lausd.net ; submitted before the said time and on the date shown above; opened and read aloud in public at or about said time at said address. Any responsible bidder present at said meeting shall be given an opportunity to raise the bids orally, after the sealed bids are opened and announced; First (if any) oral bids shall exceed by at least 10% of the highest of any written bid received. Overbids will proceed at an accelerated increase until the bidding is finalized. The Board of Education reserves the right to reject any or all bids and waive any informality in any bid. DATE: December 22, 2025 BOARD OF EDUCATION LOS ANGELES UNIFIED SCHOOL DISTRICT School Operations
12/26, 12/30/25, 1/6/26

DJ-3997866#

SUMMONS

(CITACION JUDICIAL)

CASE NUMBER: (Numero del Caso)
24STLC04048

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): LINDA GRANADINO, an individual and DOES 1 through 10, inclusive

YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO EL DEMANDANTE): LOS ANGELES UNIFIED SCHOOL DISTRICT, a public entity

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), your 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.

Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion 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 telefonica no lo protegen. Su respuesza 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 mas informacion en el Centro de Ayuda de las Cortes de California (www.courtinfo.ca.gov/selfhelp/espanol/), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumpilmiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia.

Hay otros requisitos legales Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, pueda llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpia 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), en el Centro de Ayuda de las Cortes de California,
(www.courtinfo.ca.gov/selfhelp/espanol/) o poniendose en cantacto con la corte o el colegio de abagados locales

The name and address of the court is: (El nombre y direccion de la corte es):
La County Superior Court
Central District-Stanley Mosk Courthouse (Limited Civil)
111 North Hill Street, Los Angeles, CA 90012

The name, address and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: (El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es):
Sabryna D. Beckles, Esq., LAUSD, 333 S. Beaudry, 20th Flr., L.A., CA 90017; Telephone: (213) 241-7600
Date (Fecha): 06/04/2024
David W. Slayton, Clerk, by (Secretario) G. Delgado, Deputy (Delegado)
SEAL
12/22, 12/29/25, 1/5, 1/12/26

DJ-3996405#

Notice of Intent to Adopt a Resolution

Project Name: Notice of Intent to Adopt a Resolution of Intent Consider Proposals for a Joint-Occupancy Lease

On January 14, 2026 the Board of Trustees for the Los Angeles Community College District will consider a resolution declaring its intention to consider proposals for a Joint-Occupancy Lease to design, build, and finance a student housing development at Los Angeles Pierce College, 6201 Winnetka Avenue, Woodland Hills, CA 91367. The location of the site is the southwest corner of Mason Avenue and Victory Boulevard (approximately three acres). The Board of Trustees will hold a public meeting on or around August 5, 2026, at 1:00 p.m., in the Education Services Center Board Room - First Floor located at 770 Wilshire Boulevard in Los Angeles, California 90017, at which time the Board of Trustees will receive and consider the proposals and Staff's recommendations thereon.

Dated: Los Angeles, California
12/5/2025
By: Dr. Leigh T. Sata
Vice Chancellor/Chief Facilities Executive
BOARD OF TRUSTEES
OF THE LOS ANGELES
COMMUNITY COLLEGE DISTRICT
12/9, 12/16, 12/30/25

DJ-3993091#

PROBATE

NOTICE OF SALE OF REAL PROPERTY AT PUBLIC AUCTION
CASE NO. 25STPB04521

In the Superior Court of the State of California, for the County of Los Angeles
In the Matter of The Estate of Patricia W. Clode aka Patricia Clode aka Patricia Winifred Clode:

Notice is hereby given that the undersigned, through her agent, Larry Weiner, Flans & Weiner, Inc., 16200 Ventura Boulevard, Suite 417, Encino, California 91436; Telephone (818)501-4888, www.flansweiner.com, will sell at public auction, to the highest and best bidder, subject to confirmation of said Superior Court, on the 25th day of January, 2026, at 1:00 P.M. at 18985 Gault Street., Reseda, California 91335, County of Los Angeles, State of California, all the right, title and interest of said deceased at the

LEGAL NOTICES

Continued from Page 17

time of death and all the right, title and interest that the estate of said deceased has acquired by operation of law or otherwise, other than or in addition to that of said deceased, at the time of death, in and to all the certain real property situated in the City of Los Angeles, County of Los Angeles, State of California, particularly described as follows, to wit:
"A CONDOMINIUM COMPRISED OF:
PARCEL 1:
A) AN UNDIVIDED 1/13TH INTEREST IN AND TO LOT 1 OF TRACT NO. 43967, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1109 PAGE(S) 29 AND 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPTING THEREFROM UNITS 1 TO 13 INCLUSIVE AS DEFINED AND DELINEATED ON A CONDOMINIUM PLAN RECORDED FEBRUARY 2, 1990 AS INSTRUMENT NO. 90-188233 OF OFFICIAL RECORDS, AND AS AMENDED BY A CONDOMINIUM PLAN RECORDED JUNE 5, 1990 AS INSTRUMENT NO. 90-1004104 OF OFFICIAL RECORDS.
B) UNIT 9 AS SHOWN AND DELINEATED ON THE ABOVE REFERRED TO CONDOMINIUM PLAN.
PARCEL 2:
AN EXCLUSIVE EASEMENT, APPURTENANT TO PARCEL 1 ABOVE, FOR ALL USES AND PURPOSES OF A PATIO OVER AND ACROSS THAT PORTION OF LOT 1 OF SAID TRACT NO. 43967 DEFINED AND DELINEATED AS THE EXCLUSIVE USE COMMON AREA PATIO ADJACENT TO THE UNIT WHICH BEARS THE SAME NUMBER AS THE UNIT REFERRED TO IN PARCEL 1 ABOVE AND BEARS THE LETTER P, ON THE ABOVE REFERRED TO CONDOMINIUM PLAN.
MORE COMMONLY KNOWN AS: 18985 Gault Street, Reseda, CA 91335
APN: 2129-034-087"
Terms of sale are cash, property is sold in "as is" condition, no contingencies. No termite report. 45 day or sooner escrow. Buyer to comply with all city & state required retrofit certifications. Ten percent of amount bid to be deposited with bid. Total commission not to exceed five percent (5%). May be subject to Court confirmation.
Dated: December 18, 2025
Amonda McKenzie,
Administrator of the Estate of Patricia W. Clode
Attorney(s) at Law:
MarvanLaw, A.P.C.
500 S. Grand Ave., Suite 1490
Los Angeles, CA 90071
12/29, 12/30/25, 1/5/26

DJ-3998177#

NOTICE TO CREDITORS OF MICHAEL DEE MAHLSTEDE
Superior Court of California
County of LOS ANGELES
Case No. 25STPB14161
Notice is hereby given to the creditors and contingent creditors of the above-named decedent, that all persons having claims against the decedent are required to file them with the Superior Court, at 111 N. HILL ST. LOS ANGELES CA 90012, and mail a copy to N/A, as trustee of the trust dated N/A wherein the decedent was the settlor, at N/A, within the later of four months after 12/30/2025 (the date of the first publication of notice to creditors) or, if notice is mailed or personally delivered to you, 60 days after the date this notice is mailed or personally delivered to you. A claim form may be obtained from the court clerk. For your protection, you are encouraged to file your claim by certified mail, with return receipt requested.
Name and Address of Trustee or Attorney
Joseph W. Creed
Law Offices of Joseph W. Creed,
311 W Civic Center Dr, Ste 311A,
Santa Ana, CA 92701
12/30/25, 1/6, 1/13/26

DJ-3998139#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JAMES KELLY TREVILLYAN AKA JAMES K. TREVILLYAN
CASE NO. 25STPB14263
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JAMES KELLY TREVILLYAN AKA JAMES K. TREVILLYAN.
A PETITION FOR PROBATE has been filed by JAN-MAREE TREVILLYAN in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that JAN-MAREE TREVILLYAN be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 01/22/26 at 8:30AM in Dept. 79 located at 111 N. HILL ST., LOS ANGELES, CA 90012
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner
MICHAEL J. PATINELLI - SBN 158825
PATINELLI & CHANG LLP
2355 CRENSHAW BOULEVARD, SUITE 185
TORRANCE CA 90501
Telephone (310) 312-8117
12/29, 12/30/25, 1/5/26

DJ-3998113#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: GEORGE NEWTON LANG
CASE NO. 25STPB14165
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of GEORGE NEWTON LANG.
A PETITION FOR PROBATE has been filed by SCOTT LANG AND BILL LANG in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that SCOTT LANG AND BILL LANG be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 01/21/26 at 8:30AM in Dept. 67 located at 111 N. HILL ST., LOS ANGELES, CA 90012
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner
BRAD N. BAKER - SBN 65106
BAKER, BURTON & LUNDY, P.C.
515 PIER AVENUE
HERMOSA BEACH CA 90254
Telephone (310) 376-9893
12/23, 12/26, 12/30/25

DJ-3997290#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DIRAN STEPHEN TOPJIAN II AKA DIRAN STEPHEN TOPJIAN
CASE NO. 25STPB12880
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DIRAN STEPHEN TOPJIAN II AKA DIRAN STEPHEN TOPJIAN.
A PETITION FOR PROBATE has been filed by STEPHENIE KJONTVEDT in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that STEPHENIE KJONTVEDT be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 03/26/26 at 8:30AM in Dept. 62 located at 111 N. HILL ST., LOS ANGELES, CA 90012
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner
H. JOHN KHOUKAZ, ESQ.- SBN 210847
BEZAIRE, KHOUKAZ & BABAIAN, APC
6928 OWENSMOUTH AVE., STE. 200
WOODLAND HILLS CA 91303
Telephone (818) 264-0604
12/23, 12/26, 12/30/25

DJ-3997247#

PUBLIC AUCTION/ SALES

NOTICE OF LIEN SALE PURSUANT TO CIVIL CODE §798.56a AND COMMERCIAL CODE §§ 7209 AND 7210
To: Richard E. Skofield; Shirley E. Skofield; Michael Skofield, 11101 E. Imperial Hwy., Sp 39, Norwalk, CA 90650; Western Save Loan Assn., C/O SAC PAC Housing Serv Inc.;1640 **Spruce St., Ste 405, Riverside, CA 92507**
YOU ARE HEREBY NOTIFIED that Imperial Village MHP claims a lien against the mobilehome described below in the sum of $20,311.45. This sum represents the storage value of the site where the mobilehome has been stored from 02/01/25 through 12/08/25, plus costs incurred in removing/storing the mobilehome, & other amounts recoverable under CA Civil Code §798.56a. The daily storage rate is $35.39; additional amounts will accrue for utilities, storage, attorney's fees, publication fees and other expenses before the date of sale.
Manufacturer:Jupiter;Tradename:Jupiter; Model: 00; Year Mftred 1960; Decal/License#: AAG6484; Serial #(s).:J543FKS8393;Insignia:87352;Location: 11101 E. Imperial Hwy., Sp 39, Norwalk, CA 90650; Los Angeles County.
You are further notified that the mobilehome and all contents, will be sold at 10:00 a.m. on 01/07/26 at 11101 E. Imperial Hwy., Sp 39, Norwalk, CA 90650. The warehouseman's lien sale is for the mobilehome only; **it does not include the right to keep the mobilehome on-site or any rights to the space**. The warehouseman's lien cannot be used to transfer nor does it transfer the leasehold interest in the land. The property owner reserves the right to require removal of mobilehome from the park upon conclusion of the lien sale. To inquire about the sale, call the Chana Law Firm at (714) 680-4080
12/23, 12/30/25

DJ-3994162#

LEGAL NOTICES

Summons Served by Publication (SMPB)
No. 24-2-01216-13
Superior Court of Washington, County of Grant
In re:
Petitioner/s (person/s who started this case): Maria Del SocorroGarcia
And Respondent/s (other party/parties): Michael J Oremus
To (other party's name/s): Michael J. Oremus
I have started a court case by filing a petition. The name of the Petition is: Maria Del Socorro Garcia
You mush respond in writing if you want the court to consider your side.
Deadline! Your Response must be filed and served within 60 days of the date the summons is published: December 16, 2025. If you do not file and serve your Response or a Notice of Appearance by the deadline:
No one has to notify you about other hearings in this case, and
The court may approve the requests in the Petition without hearing your side (called a default judgment).
Follow these steps:
1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for.
2. Fill out a Response on this form:
Other: Change title owner of a manufacture purchase in 1995.
You can get the Response form and other forms you may need at:
The Washington State Courts' website: www.courts.wa.gov/forms
Washington LawHelp: www.washingtonlawhelp.org, or
The Superior Court Clerk's office or county law library (for a fee).
3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5.
4. File your original Response with the court clerk at this address:
Superior Court Clerk, Grant County, 35 C Street MN #2, Ephrata, NA 98823
5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one.
Person filing this Summons or his/her lawyer fills out below:
/s/ Garcia Maria
Date: 1-7-2025
Maria Del Socorro Garcia
12/16, 12/23, 12/30/25, 1/6, 1/13, 1/20/26

DJ-3993690#