









# LEGAL NOTICES

Continued From Page 11

**PUBLIC HEARING NOTICE**  
**Hearing:** Associate Zoning Administrator  
**Date:** February 24, 2026  
**Time:** 9:30 a.m.  
**Place:** This public hearing will be conducted entirely virtually and will allow for remote public comment.  
<https://planning-lacity.org.zoom.us/j/8272771855>  
**Meeting ID:** 827 2771 8555  
**Passcode:** 077715  
Participants may also dial by phone: (669) 900-9126 or (213) 338-8477  
When prompted, enter the Meeting ID of: 827 2771 8555#  
**Case No.:** ZA-2025-1914-CUZ-F-WDI  
**CEQA No.:** ENV-2025-1915-CE  
**Council No.:** 11  
**Plan Area:** Westchester - Playa del Rey  
**Zone:** R1-1  
**Applicant:** Sister M. Annacaria Costello, S.N.D.  
**Representative:** Matthew Marcote, Craig Fry and Associates  
**Project Site:** 8631 South Stanmoor Drive, 90045  
**PROPOSED PROJECT:**  
The project proposes the maintenance, operation and use of a Child Care Facility (preschool) with a maximum enrollment of 30 children under the age of five (5) (2 classrooms), and two (2) teachers with proposed hours of operation from 8 a.m. through 5 p.m. Monday through Friday and closed on weekends, in conjunction with the continued operation of an existing school. The project includes the construction of a new one-story, 17,000-sq-ft, 1.61 to 5.25 square foot building with two classrooms, a teacher's office, supply room/kitchenette, restrooms, and ancillary spaces. The project includes a new rolling automobile gate, pedestrian gate, and a 2-foot tall addition to an existing 6-foot tall wall resulting in an 8-foot tall wall within the required front yard setback.  
**PROPOSED ACTION(S):**  
The Associate Zoning Administrator will consider:  
1. 1) An Exemption from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and Class 2 (Minor Modifications).  
2. 2) 3 (New Construction or Conversion of Small Structures), and Section 15332, Class 32 (In-Fill Development).  
3. 3) Projects, and that there is no substantial evidence demonstrating that an exception to a categorical  
4. 4) exemption pursuant to CEQA Guidelines Section 15300.2 applies.  
5. 5) 2) Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.24 W.51 of Chapter 1 and Section 13B.2.2 of 6. 6) Chapter 1A, a Class 2 Conditional Use Permit to permit a Child Care Facility (preschool) in the R1 Zone with  
7. 7) proposed hours of operation from 8 a.m. through 5 p.m. Monday through Friday.  
8. 8) 3) Pursuant to LAMC 12.37, a Waiver of Dedication and/or Improvements to allow the following:  
11. a. A five (5) foot dedication along Manchester Avenue and to maintain a half-right-of-way of 50 feet, in lieu of  
12. the 54-foot half right-of-way as otherwise required;  
13. b. A three (3) foot dedication along Stanmoor Drive and maintain a half-right-of-way of 30 feet, in lieu of the  
14. 33-foot half right-of-way as otherwise required;  
15. c. A five (5) foot dedication along 87th Place and maintain a half-right-of-way of 25 feet, in lieu of the  
16. 30-foot half right-of-way as otherwise required;  
17. d. Provide a 20-foot radius or a 15-foot by 15-foot corner cut property line at the intersection of Manchester  
18. Avenue and Park Hill Road;  
19. e. Provide a 15-foot radius or a 10-foot by 10-foot corner cut property line at the intersection of Stanmoor  
20. Drive and 87th Place;  
21. f. Widen and improve the existing 37-foot half roadway along Manchester Avenue to 40 feet with  
22. construction of new asphalt pavement, new integral concrete curb and 2-ft gutter, and full width construction;  
23. sidewalk (ADA) to abut the new property line;  
24. g. Widen and improve the existing 18-foot half roadway along Stanmoor Drive to 20 feet with construction  
25. of new asphalt pavement, new integral concrete curb and 2-ft gutter, and full width concrete sidewalk;  
26. (ADA) to abut the new property line;  
27. h. Widen and improve the existing 13-foot half roadway along 87th Place to 18 feet with construction of  
28. new asphalt pavement, new integral concrete curb and 2-ft gutter, and full width concrete sidewalk (ADA)  
29. to abut the new property line;  
30. i. Construct a pedestrian access ramp at the intersection of Manchester Avenue and Park Hill Drive to  
31. current ADA standards;  
32. j. Construct a pedestrian access ramp at the intersection of Stanmoor Drive and 87th Place to current ADA  
33. standards;  
34. k. Construct a pedestrian access ramp at the intersection of Manchester Avenue and Stanmoor Drive to  
35. current ADA standards;  
36. l. Repair and/or replace any broken or off-grade asphalt, sidewalk (to ADA standards) or curb and gutter;  
37. m. Extend the existing sewer lateral to abut the new property line under a Sewer Permit;  
38. n. Remove all nonstandard landscaping;  
39. o. Close all unused driveways with full width sidewalk, new integral concrete curb and 2-foot gutter.  
**Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300**  
**GENERAL INFORMATION**  
**FILE REVIEW** - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. **Files are not available for review the day of or day before the hearing.**  
**TESTIMONY AND CORRESPONDENCE** - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.  
**REQUIREMENTS FOR SUBMISSION OF MATERIALS** - Written materials may be submitted prior to or during the hearing via email or by U.S. mail to the staff identified on the front of this page. The case number must be written on all communications, plans and exhibits.  
**EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW** - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agnized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There are other time limits which also affect your ability to seek judicial review.  
**ACCOMMODATIONS** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.  
**Notice to Paid Representatives**  
If you are compensated to monitor, attend, or speak at this meeting, City law may require you to file a disclosure statement and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](mailto:ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)/13026  
**DJ-4006170#**

**Design/Build Opportunity with LACCD**  
For future bidding opportunities please register with the District's Online Vendor Portal which can be accessed by visiting the website [www.build-laccd.org](http://www.build-laccd.org) then clicking the Plan/Bids link.  
**NOTICE IS HEREBY GIVEN** that the Los Angeles Community College District ("District") invites Design Build Entities to submit Statements of Qualification (SOQ) for the following procurement:  
**Request for Qualifications (RFQ)**

**from Design Build Entities for Los Angeles Pierce College, New Baseball Field, Softball Field, and Field House/Restroom**  
Los Angeles Pierce College proposes to develop the existing baseball field and practice field area into a comprehensive new athletics facility. The new facility will host NCAA competition fields for Baseball and Softball. The project also includes press boxes, bleachers, field lighting, scoreboards, and a new +/-3,500 GSF Field House building. The purpose of the Project is to:  
- New NCAA regulation size artificial turf Baseball Field  
- New NCAA regulation size artificial turf Softball Field  
- New Field House/ Concession Building to provide athlete, staff, and spectator support for game day and night events and site development.  
These project objectives seek to provide LA Pierce College with a safe and competitive field to further the campus' commitment for academic and athletic excellence.  
**How the Procurement Process for this Project will take place:**  
This procurement process will take place in two steps. Step 1 is the instant Request for Qualifications process ("RFQ"); to be followed by Step 2, a Request for Proposal process to pre-qualified firms ("RFP"). Upon receipt and evaluation of the Statements of Qualifications ("SOQ's") submitted in response to this RFQ, the SOQ's will be scored, evaluated and ranked by the District using the following pre-qualified Applicant firms, designated as "Finalists", to receive the RFP. The Finalists' proposals (including cost component) submitted in response to the RFP will then be scored, evaluated, and the successful Design Build Entity ("DBE") will be identified for award of a Design Build Contract using a "Best Value" (qualitative) method of selection.  
All Statement of Qualifications (SOQ) must be uploaded to the Online Vendor Portal per instructions contained in the RFQ. RFP Documents, including instructions to Applicants, will be available to Applicants **January 21, 2026 at the Online Vendor Portal**.  
Details regarding the virtual **Non-Mandatory Pre SOQ Meeting** can be found on the Plan/Bids information tab. All questions shall be directed through the Online Vendor Portal.  
1/23, 1/30/26  
**DJ-4006005#**

GDM Smith seeks certified DBE and MBE design firms, construction subcontractors and equipment suppliers to join our team for the Eastern Municipal Water District's - Construction Management Support and Inspections Services (CMS/IS) for the proposed water replacement project in San Jacinto Valley Advanced Water Purification Facility and Conveyance Pipelines Project(s) Request for Proposal (RFP). RFP will be posted on the District's procurement portal for more information about the project: <https://vendors.planetbids.com/portal/25577/portal-home>.  
Interested bidders should send qualifications to Resend@elliottatelliottgdmsmith.com, by 1/28/2026, using the subject line "EMWD CMS-IS Subcontractor." Please specify which service(s) your firm performs and include the following information: (1) brief firm or company history; (2) summary of relevant experience, and (3) resume(s) for proposed staff. We will respond to verify interest in scope items and the project and will evaluate firm qualifications, availability of resources, and other selection criteria included in the RFP. Firms that are selected will be contacted directly and will be required to provide more detailed information.  
1/23, 1/26, 1/27, 1/28, 1/29, 2/30, 2/2, 2/3, 2/4, 2/5, 2/6/26  
**DJ-4005977#**

**NOTICE OF PUBLIC HEARINGS FOR THE CONTINUED OPERATION OF STREETLIGHTS**  
The City of Los Angeles, Department of Public Works, for street lighting within the following Lighting Districts:  
**ID NO. 5641 - WESTERN OUR WAY**  
CITY HALL, 200 N. SPRING ST., LOS ANGELES, CA 90012, FOR PAV. FOR LLAME AL (213) 847-1455  
New street lighting is being proposed for installation near your property. The proposed installation is financed by a private developer as a City required condition of the development. This is your Notice of Proceedings necessary to file the proposed project with the Department of Public Works for review of specified lighting near your property. Since 1935, Los Angeles City Policy has been that all benefiting property owners pay for the maintenance of street lighting near their property, which includes energy, lamp changing fixture cleaning and repairs, and eventual replacement of deteriorated, obsolete lighting. To date, **maintenance assessments have not been collected for the specified lights.** The recently approved Proposition 218 requires that new and increased assessments be paid to the property owners.  
**ASSESSMENT - AMOUNT AND BASIS**  
Only those properties with nearby streetlights have special benefit, and pay an assessment. The amount assessed is based on the size, frontage(s) and zoning of the property, the lighting level, street classification and the type of street lighting equipment. About 490,000 parcels, or 2/3 of the parcels in the City, are assessed for streetlights and are assessed (in accordance with City Policy) annually for street lighting maintenance.  
Your property, being near the specified street lighting, has special benefit, and is proposed to pay a street lighting maintenance assessment consistent with Council Policy. Assessments for maintenance of street lighting are collected through the County Property Tax Bill. This is an annual assessment, which covers a 12-month operation period from July 1 to June 30 of this fiscal year. If the proposed maintenance assessments are confirmed and adopted, then the assessments indicated below will be collected for this fiscal year, as well as for each following fiscal year.  
**For information, please call (213) 847-1500, Bureau of Street Lighting, 1149 S. Broadway, 2nd Floor, Los Angeles, CA 90015.**  
**PROTEST PROCEDURE**  
There is a protest procedure provided by State and City law (2 and 3 referenced below). Protests presented for consideration of the Council are not binding, regardless of their number. The Council may accept or deny the protest at their discretion. Only a majority weighted vote against the assessment, of those voting, is binding.  
Any person may file a written protest or appeal with the City Clerk at any time PRIOR TO OR ON THE DAY OF THE Final Public Hearing by the City Council on this matter. Written protests shall specify the ground or grounds upon which the protest is based, the name and mailing address of the person protesting, a description sufficient to identify the property for which the protest is being filed, and be delivered to the City Clerk, Room 395, Los Angeles City Hall, 200 N. Spring St., Los Angeles, CA 90012.  
**TIME AND PLACE OF PUBLIC HEARINGS**  
Proposition 218, and other State and City laws, require a hearing at the Board of Public Works, a hearing at the Council, and a mailed Notice of the hearings and proceedings accompanied by a ballot.  
**Public Hearing.** At 10:00 a.m. on 02/25/2026 **IN THE THIRD FLOOR HEARING ROOM, 200 N. SPRING ST.**, the Board of Public Works will hold a public hearing at which time property owners or other interested persons may discuss any errors, omissions, or irregularities in the proceedings or assessments for this new street lighting district.  
**Final Public Hearing.** At 10:00 a.m. on 03/03/2026 the Los Angeles City Council will hold a public hearing in the COUNCIL CHAMBERS, ON THE THIRD FLOOR IN CITY HALL. This is also the final day for ballots to be received by the City Clerk. The City Clerk will count the ballots received by this date and report the results to the City Council at a later meeting, at which time the Council may confirm and levy the assessments.  
**BALLOT RESULTS MAY BE VIEWED BY VISITING THE FOLLOWING INTERNET SITE: <http://www.lacity.org/BSL/prop218.htm>**  
**REFERENCES**  
City Council duly adopted Ordinance of Intention and the report of the Board of Public Works which includes the Engineer's Report, copies of which are available from the City Clerk (C.F. 25-0900-553).  
1. Sections 6.95 - 6.127 of the Los Angeles Administrative Code  
2. Section 53753 of the California Government Code  
3. Proposition 218, Articles XIII C and XIII D of the California State Constitution  
4. Street Lighting Policy, Council File 97-0843, Regarding majority protests.  
1/29, 1/30/26  
**DJ-4004892#**

**CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING**  
**NOTICE OF PUBLIC HEARING**  
This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the materials considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**  
**Project Site:** 19333 West Ventura Boulevard  
**Case No.:** CPC-2025-625-DB-SPPC-Vltw  
**Related Cases:** CPC-2025-625-DB-SPPC-VHCA & ENV-2025-626-CE  
**Plan Area:** Encino - Tarzana  
**Zone:** C2-VLVD  
**Project:** 19333 West Ventura - Cahuenga Boulevard Corridor Specific Plan  
**Land Use:** Community Commercial  
**Applicant:** Nasser Matloob  
**Representative:** Gary Benjamin  
**PROPOSED PROJECT:** The Proposed Project will consist of the removal of all existing improvement from the project site and the construction, use, and maintenance of approximately 80,007 square feet of mixed-use development comprised of 46 residential units, six (6) of which are to be reserved for Very Low Income households. The building will be a six-story, 365,553 square foot of residential and 2,454 square feet of commercial floor area with a maximum floor area ratio of 3.13:1. The unit mix will be comprised of eight (8) studios, 25 one-bedroom, 12 two-bedroom, and one (1) three-bedroom units. The project's residential portion will provide 12 automobile parking spaces, 40 long-term bicycle parking stalls, and four (4) short-term bicycle parking stalls. The commercial portion of the project will provide two (2) automobile parking spaces, two (2) long-term bicycle parking stalls, and two (2) short-term bicycle parking stalls. The project will provide a total of 880 square feet of open space located on the third floor and courtyard, public art, playground, and indoor recreational room. The project proposes the removal of one (1) non-Protected tree from the project site and one (1) non-Protected tree from public right-of-way. The project proposes grading of up to 2,380 cubic yards of earth.  
**REQUESTED ACTION(S):**  
On behalf of the City Planning Commission, the Hearing Officer will consider:  
4. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 15301, Class 1 (Existing Facilities), and Class 2 (Minor Modifications).  
5. Pursuant to LAMC Section 12.22 A.25, of the Los Angeles Municipal Code (LAMC), a Density Bonus pursuant to CEQA Guidelines, Section 15301, Class 2 (Minor Modifications).  
6. Pursuant to LAMC Section 12.22 A.25, of the Los Angeles Municipal Code (LAMC), a Density Bonus pursuant to CEQA Guidelines, Section 15301, Class 2 (Minor Modifications).  
7. Pursuant to LAMC Section 12.22 A.25, of the Los Angeles Municipal Code (LAMC), a Density Bonus pursuant to CEQA Guidelines, Section 15301, Class 2 (Minor Modifications).  
8. Off-Menu Incentive to allow up to 83 percent reduction in the required open space for allowing 880 square feet in lieu of 4,975 square feet otherwise required per LAMC Section 12.21.G.2.  
9. Off-Menu Incentive to allow up to 83 percent reduction in the required open space for allowing zero in lieu of 18 inches otherwise required per the Ventura - Cahuenga Boulevard Corridor Specific Plan Section 7.A.3.a.1.i.  
10. Off-Menu Incentive to allow up to 100 percent reduction in the required lot area for allowing zero in lieu of 600 square feet otherwise required per LAMC Section 12.21.C.6(d); and,  
11. Off-Menu Incentive to allow up to 100 percent increase in lot coverage for allowing 94.4 percent in lieu of the maximum 60 percent permitted in the Ventura - Cahuenga Boulevard Corridor Specific Plan Neighborhood and General Commercial Landuse designation Section 7.B.2.  
**Waivers of Development Standards**  
10. Waiver of Development Standard to allow a Floor Area Ratio of 3.13 in lieu of the otherwise permitted 1.0:1 per the Ventura/Cahuenga Boulevard Corridor Specific Plan Section 6.B.3;  
11. Waiver of Development Standard to allow a height of 19 feet 2 inches in lieu of the otherwise permitted 30 feet per the Ventura/Cahuenga Boulevard Corridor Specific Plan Section 7.E.1.f;  
12. Waiver of Development Standard to allow 12 residential parking spaces in lieu of the otherwise required 71 spaces per the LAMC Section 12.21.A.4;  
13. Waiver of Development Standard to allow 2 commercial parking spaces in lieu of the otherwise required 25 spaces per the Ventura-Cahuenga Boulevard Corridor Specific Plan Section 7.F.1.c;  
14. Waiver of Development Standard to allow 6 stories in lieu of the otherwise permitted 3 stories per LAMC Section 12.21.A.1;  
15. Waiver of Development Standard to allow up to 100 percent reduction in the required east side yard setback for allowing zero in lieu of 9 feet otherwise required per 12.14.C.2;  
16. Waiver of Development Standard to allow up to 100 percent reduction in the required west side yard setback for allowing zero in lieu of 9 feet otherwise required per 12.14.C.2; and,  
17. Waiver of Development Standards from the Ventura-Cahuenga Boulevard Corridor Specific Plan Setback from the parameter of the roof line requirements of the specific plan Section 7.E.g; and,  
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