

LEGAL NOTICES

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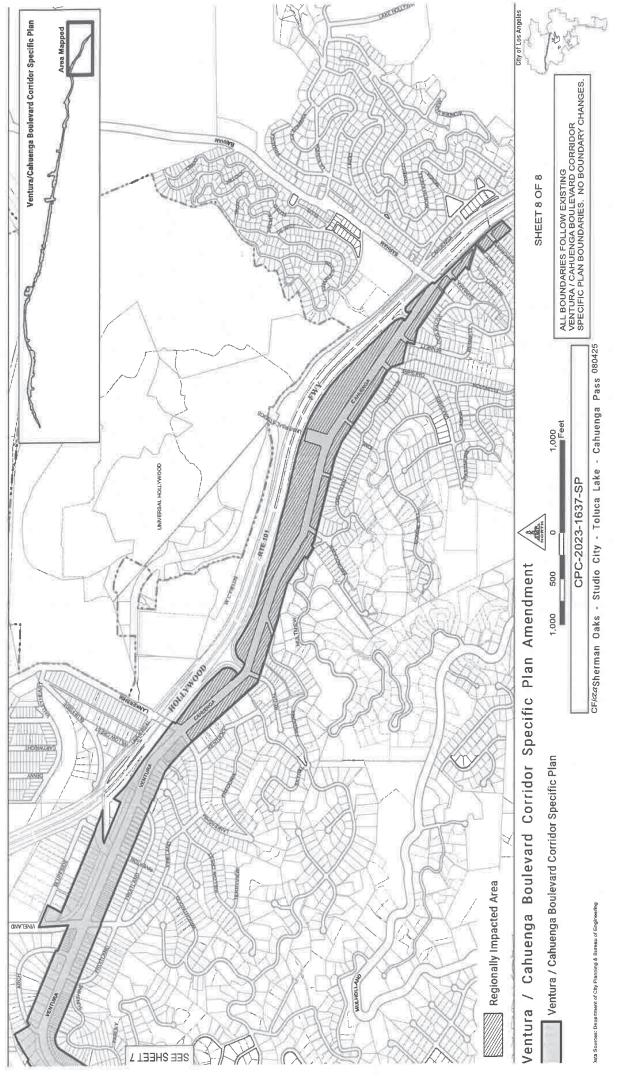
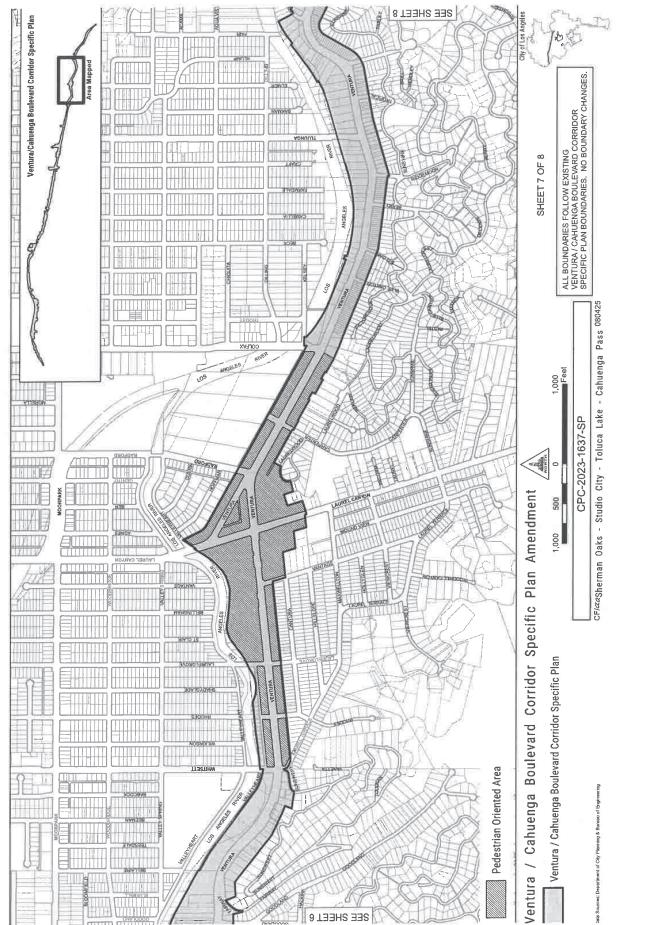
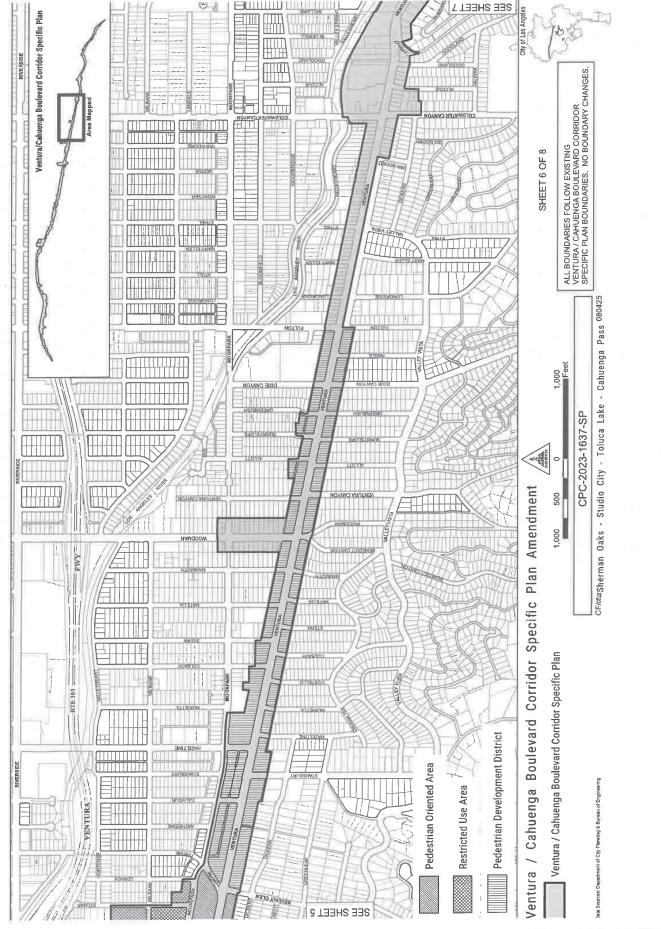
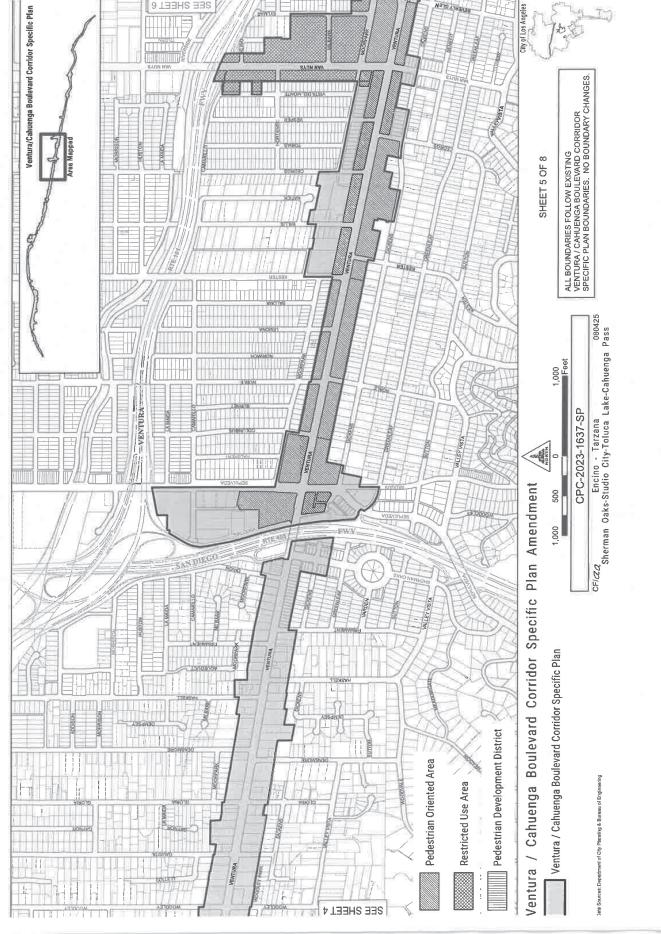
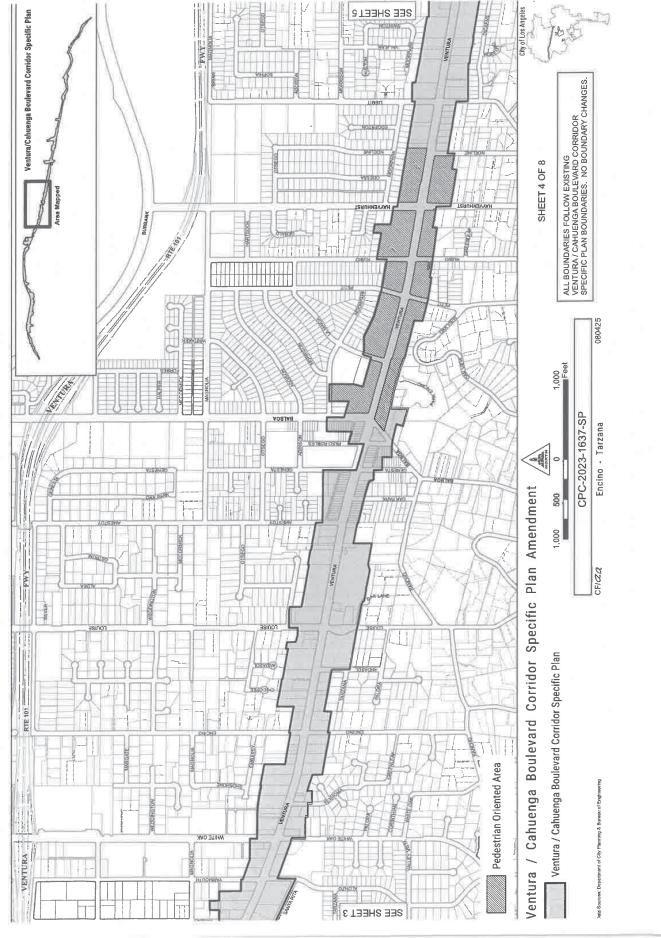
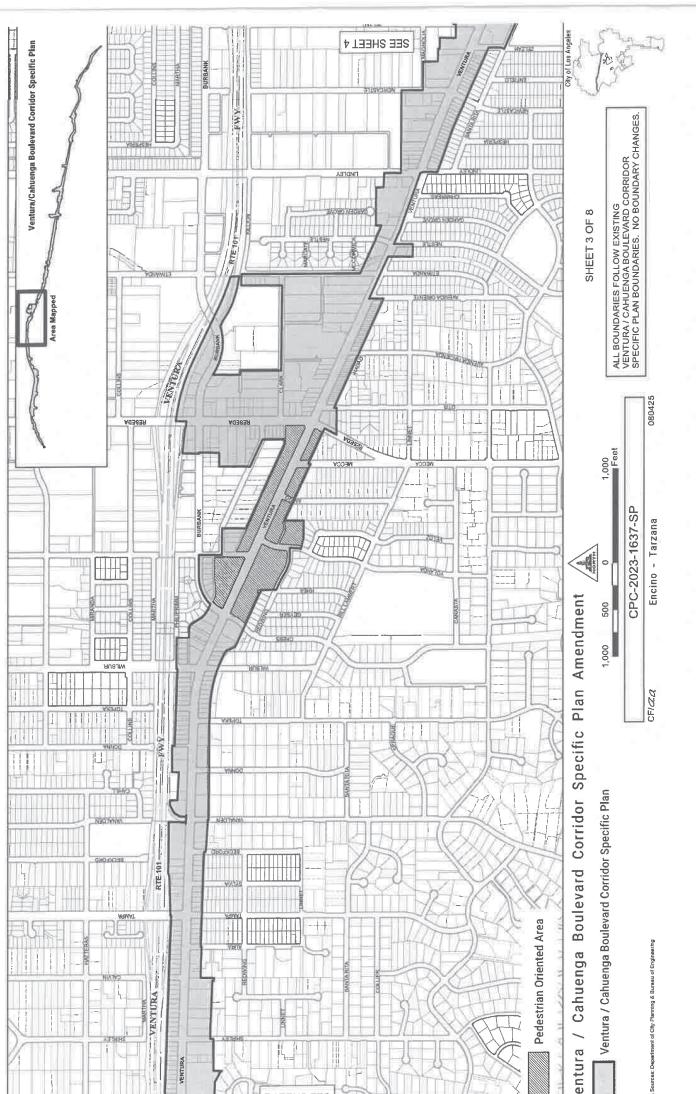
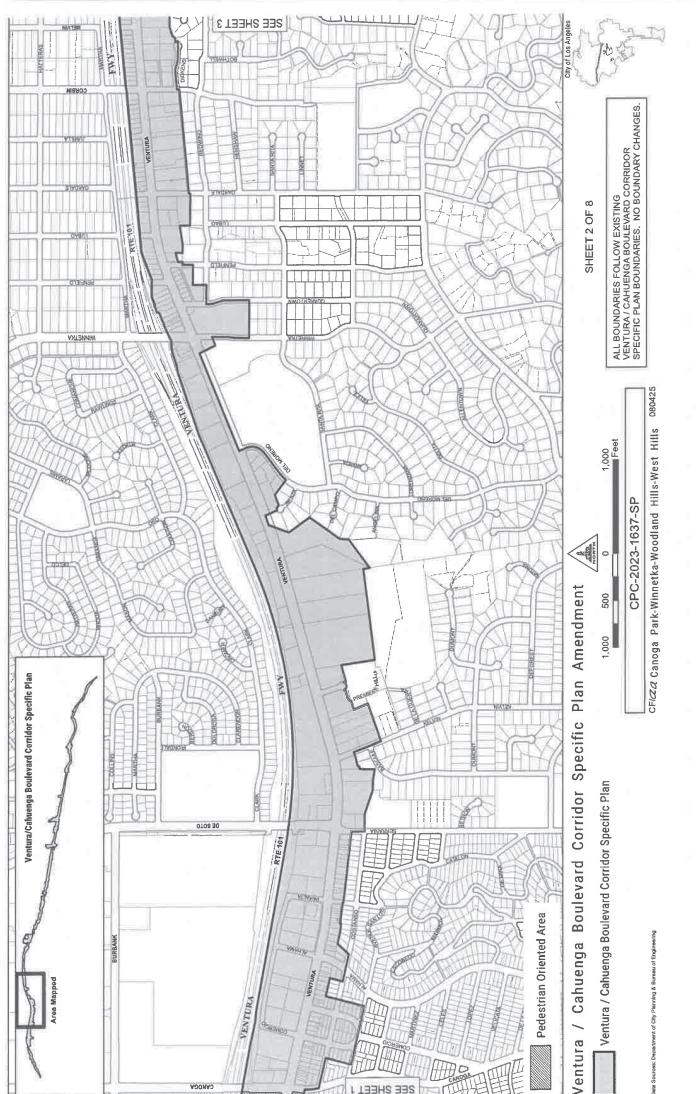
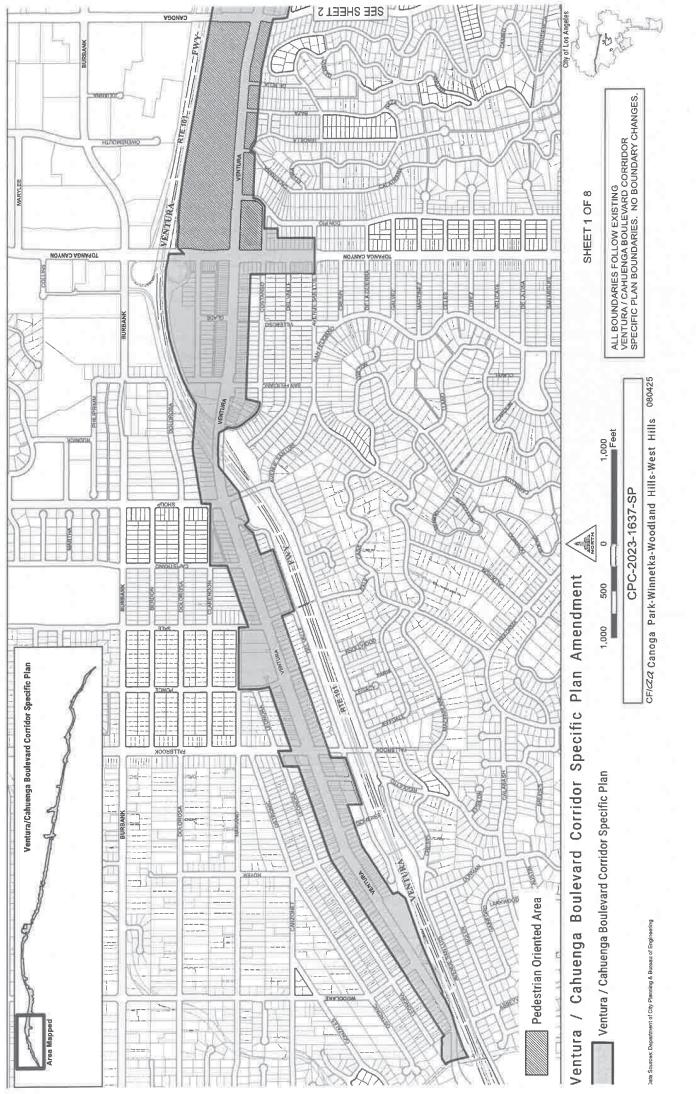
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ORDINANCE NO. 188816

An ordinance amending the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 166,560, as subsequently amended by Ordinance Nos. 166,837, 168,644, 171,240, 174,052, and 185,650), to streamline the review process for signs, interior tenant improvements, and a change of use, and update the appointment process and composition of the Ventura-Cahuenga Boulevard Corridor Specific Plan Review Board.

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

Section 1. Pursuant to Section 13B.1.2 of Chapter 1A of the Los Angeles Municipal Code, the City Council hereby amends the Ventura-Cahuenga Boulevard Corridor Specific Plan (Specific Plan) to read in whole as shown in the attached document. The boundaries for the Specific Plan are shown in Sheets 1-8 attached below:



VENTURA-CAHUENGA BOULEVARD CORRIDOR Specific Plan

City of Los Angeles

Ordinance No. 166,560
Effective February 16, 1991

Amended by Ordinance No. 166,837
Effective March 29, 1991

Amended by Ordinance No. 168,644
Effective April 15, 1993

Amended by Ordinance No. 171,240
Effective September 25, 1996

Amended by Ordinance No. 174,052
Effective August 18, 2001

Amended by Ordinance No. 185,650
Effective August 12, 2018

Specific Plan Procedures amended pursuant
to LAMC Sec. 13B.4. of Ch. 1A in
accordance with Ordinance No. 187,930

Amended by Ordinance No. _____
Effective _____

VENTURA-CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN

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Section 1. ESTABLISHMENT OF THE SPECIFIC PLAN

- A. The City Council hereby establishes the Ventura-Cahuenga Boulevard Corridor Specific Plan (Specific Plan). The Specific Plan applies to the areas of the City of Los Angeles highlighted in Maps 1 through 14 (Specific Plan area or Corridor). The Corridor extends from Dry Canyon-Cabasas Flood Control Channel west of Woodlake Avenue, to four lots east (approximately 209 linear feet) of Oakcrest Drive.
- B. As shown in Maps 1 through 14, the Specific Plan area is divided into six major communities: (1) the Cahuenga Community (four lots – approximately 209 linear feet – east of Oakcrest Drive to Lankershim Boulevard) (2) the Studio City Community (Lankershim Boulevard to Fulton Avenue), (3) the Sherman Oaks Community (Fulton Avenue to Interstate 405), (4) the Encino Community (Interstate 405 to Lindley Avenue), (5) the Tarzana Community (Lindley Avenue to Corbin Avenue), and (6) the Woodland Hills Community (Corbin Avenue to Dry Canyon-Cabasas Flood Control Channel, west of Woodlake Avenue).
- C. The Pedestrian Oriented Areas (POA) in the Specific Plan area are indicated in blue outline on Maps 2, 5, 7 to 12.
- D. The Specific Plan utilizes three plan designations: (1) Regional Commercial, (2) Community Commercial, and (3) Neighborhood and General Commercial.

Section 2. PURPOSES

The purposes of this Specific Plan are as follows:

- A. To assure that equilibrium is maintained between the transportation infrastructure and land use development in the Corridor and within each separate community of the Ventura-Cahuenga Boulevard Corridor Specific Plan area.
- B. To provide for an effective local circulation system of streets and alleys which is minimally impacted by the regional circulation system and reduces conflicts among motorists, pedestrians, and transit riders.
- C. To provide building and site design guidelines to promote attractive and harmonious multi-family and commercial development.
- D. To assure a balance of commercial land uses in the Specific Plan area that will address the needs of the surrounding communities and greater regional area.
- E. To provide a compatible and harmonious relationship between residential and commercial development where commercial areas are contiguous to residential neighborhoods.
- F. To preserve and enhance community aesthetics by establishing coordinated and comprehensive standards for signs, buffering, setbacks, lot coverage, and landscaping.
- G. To enhance the Specific Plan area landscaping by providing guidelines and a process for a coordinated landscaping program of public and private property for the Specific Plan's communities.
- H. To promote an attractive pedestrian environment which will encourage pedestrian activity and reduce traffic congestion.
- I. To promote and enhance the distinct character of each of the six Specific Plan communities by establishing design guidelines and community development limitations.
- J. To establish guidelines and a process for implementing Charter required amendments, regulatory controls, providing incentives, funding mechanisms, and enforcement for the systematic execution of the policies and goals of the General Plan within the Specific Plan area.
- K. To promote a high level of pedestrian activity in the Pedestrian Oriented Areas by regulating the placement of buildings and structures to accommodate outdoor dining and other ground level retail activity, as well as provide for attractive landscaping.
- L. To provide community development limitations based on the community infrastructure's transportation capacity.
- M. To preserve alleys, wherever possible, in the corridor to facilitate traffic flow.
- N. To enhance community streetscape plans by encouraging the undergrounding of utilities.
- O. To provide a business-friendly process to erect business signs, make tenant improvements, and initiate simple changes of use.

Section 3. RELATIONSHIP TO OTHER PROVISIONS OF THE LOS ANGELES MUNICIPAL CODE

A. Relation To Los Angeles Municipal Code.

1. The regulations of the Specific Plan are in addition to those set forth in the planning and zoning provisions of Los Angeles Municipal Code (LAMC or Code) Chapters I and 1A, as they may be amended from time to time, and any other relevant Code provision or other ordinances and do not convey any rights not otherwise granted under the provisions and procedures contained in those chapters and other relevant ordinances, except as specifically provided here.
2. Wherever this Specific Plan contains provisions which require different setbacks, restricted yards, lower densities, lower heights, restricted uses, greater parking requirements or other greater restrictions or limitations on development than would be allowed pursuant to the provisions contained in LAMC Chapters I and 1A, the Specific Plan shall prevail and supersede the applicable provisions of the Code.
 - a. Notwithstanding the above, or any provision of the Los Angeles Municipal Code (LAMC or Code) to the contrary, to the extent that the City's Zoning Ordinance identifies that it is intended to supersede this Specific Plan, the City's Zoning Ordinance shall prevail and supersede the applicable provisions of this Specific Plan.

B. Procedures for Various Approvals Related to this Specific Plan.

The procedures for Administrative Review and Discretionary Review, including Project Exceptions, Project Compliance, Appeals, Modification of Entitlements, Project Adjustments, and Specific Plan Interpretations, are set forth in Section 9 of this Specific Plan, and LAMC Chapter 1A, Part 13B.4.

Section 4. DEFINITIONS

The following words or phrases, whenever used in this Specific Plan, shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in LAMC Chapter I, Section 12.03 and Article 4.4, Chapter 1A Article 14, and Chapter IX, Sections 91.202 and 91.6202.

ADMINISTRATIVE REVIEW. A ministerial approval issued pursuant to Subsection 9.A of this Specific Plan.

A.M. PEAK HOUR. The one-hour period of a weekday with the greatest average on-street traffic volume occurring during the hours of 7:00 A.M. to 10:00 A.M.

APPLICANT. Any person, as defined in LAMC Section 11.01, submitting an application for a Project.

ASSESSMENT DISTRICT. For the purposes of this Specific Plan, an area established within the boundaries of this Specific Plan by the City Council for the purposes of levying assessments on property owners within the identified Specific Plan area to fund certain improvements and activities as identified within this Specific Plan.

AUTO-RELATED USES. Auto-related uses for the purposes of this Specific Plan shall be defined as car washes, motor and/or recreational vehicle sales and/or rentals, maintenance, repair and accessory installation.

CITY BUILDING COST INDEX. An index for tracking the rate of inflation in building costs. For the purposes of this Specific Plan, that component of the index for the Los Angeles Metropolitan Area, published by Marshall and Swift relative to "metal frame and walls" will be used to define the City Building Cost Index. If for any reason, this Index ceases to be published, then a similar building cost index will be utilized.

COMMERCIAL FLOOR AREA. Floor area devoted to non-residential uses. Hotels and motels shall not be considered residential uses for purposes of this definition.

COMMUNITY COMMERCIAL PLAN DESIGNATION. A land use designation in the Specific Plan which is a focal point for surrounding residential neighborhoods and contains a diversity of uses, such as overnight accommodations, cultural facilities, schools, and libraries, in addition to the uses in the Neighborhood and General Commercial Plan Designation.

COMMUNITY PLANS. The adopted community plans for the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan area, the Encino-Tarzana Community Plan area, and the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan area, which plans include all portions of the Ventura-Cahuenga Boulevard Corridor Specific Plan.

CONVENIENCE MARKET. A retail market, which has a floor area of less than 5,000 square feet and which sells an assortment of packaged food and small, non-food carry-out items.

COURT/COURTYARD. A space, open to the sky, located within three feet above or below curb level on a lot and bounded on three or more sides by walls of a building.

DISCRETIONARY REVIEW. A discretionary determination issued pursuant to Subsection 9.B of this Specific Plan.

DRIVE-THROUGH CONVENIENCE PREMIUM. The fixed component of the Project Impact Assessment (PIA) Fee charged when Drive-Through Establishments are included in retail sales/service, restaurant, and bank use regardless of the number of ATM, teller, and service windows; and for gasoline stations regardless of the number of fueling positions. Convenience Markets are always charged this Drive-Through/ Convenience Premium.

DRIVE-THROUGH ESTABLISHMENT. Any establishment which dispenses food or services for consumption or use on or off the premises to an individual in a vehicle. These establishments may include, but are not limited to, restaurants, pharmacies, banks, and dry cleaners.

FLOOR AREA RATIO. A multiplier applied to the buildable area of a commercially or residentially zoned lot in order to determine the maximum allowable floor area of all buildings on a lot. The ratio is a calculation of the maximum allowable buildable floor area of all buildings to the total square footage of the lot.

FRONT YARD. The Front Yard shall be defined as the area of the lot facing Ventura or Cahuenga Boulevard between the front lot line and those portions of the building at ground level, exclusive of over-hangs or extensions. Where there is no established building line on Ventura or Cahuenga Boulevard, then the lot line contiguous with Sepulveda, Van Nuys, Reseda or Laurel Canyon Boulevards shall be deemed the front lot line.

GROUND FLOOR. The lowest story within a building that is accessible to the street, the floor level of which is within three feet above or below curb level, the frontage of which is on or is primarily facing any public street, and the depth of which is at least 50 feet or the total depth of the building, whichever is less.

IN LIEU CREDIT. A credit toward payment of the Project Impact Assessment Fee, pursuant to the provisions of Section 11 of this Specific Plan.

INTERIM CONTROL ORDINANCE (ICO) PROJECTS. Projects for which a covenant and agreement was recorded pursuant to the Ventura-Cahuenga Boulevard Interim Control Ordinance or preceding ordinances (Ordinance Nos. 160,406; 160,514; 162,907; 165,290; 166,313; 166,558; and 166,586).

LEVEL OF SERVICE (LOS). An indicator, designated "A" through "F," of the degree of traffic saturation of a lane segment or intersection. For purposes of this Specific Plan, "LOS" pertains to Level of Service at intersections, which is determined by the ratio of critical lane volume "V" to the intersection's capacity "C" or "V/C" ratio.

MIXED-USE PROJECT. A Project which combines office or other commercial uses with a residential use with at least 25 percent of the total Project floor area as residential and at least 33 percent of the total Project floor area as commercial.

NEIGHBORHOOD AND GENERAL COMMERCIAL PLAN DESIGNATION. A land use designation in the Specific Plan which is a focal point for surrounding residential neighborhoods and contains a diversity of land uses, such as restaurants, retail outlets, grocery stores, childcare facilities, small professional offices, community meeting rooms, pharmacies, religious facilities and other similar services.

PEDESTRIAN DEVELOPMENT DISTRICT (PDD). A Pedestrian Development District is the area identified on Maps 10 and 11 bounded by both sides of Ventura Boulevard between Beverly Glen Boulevard/Tyrone Avenue and Fulton Avenue.

PEDESTRIAN ORIENTED AREA. Areas within the Specific Plan boundaries, shown in the areas outlined in blue on Maps 2, 5, 7 to 12 of this Specific Plan, wherein greater pedestrian activity is encouraged.

PEDESTRIAN SERVING USES - TIER I. Academic tutoring or learning centers; art galleries; barber shops; beauty and nail salons; book stores; cafes; candy shops; cell phone stores; coffee houses; community facilities including chamber of commerce office; computer sales; day spas and tanning salons; dress making and tailoring; dry goods and notions; copying services; carousels (as an accessory use to a retail or Pedestrian Serving Use); financial services without Drive-Through Establishments which provide check cashing, ready cash and money orders; furniture; grocery stores; hardware stores (less than 5,000 square feet); hobby shops; ice cream parlors; martial arts/dance centers; pet shops; pharmacies; photographers; restaurants without Drive-Through Establishments; shoe repair; theaters; toy stores; video or music stores; and stores selling other small consumer items, or providing similar services, as determined by the Director of Planning.

PEDESTRIAN SERVING USES - TIER II. Accountants; architects; day care (short term); doctors; dentists; dry cleaners; chiropractors; insurance companies (with additional parking); interior decorating; law and legal aid; locksmith; mortgage companies; real estate offices (with additional parking).

PERMITTED FLOOR AREA, APPROVED. Commercial Floor Area of a Project which has been granted a Project Permit Compliance/Project Compliance or a clearance from the Department of City Planning and Department of Transportation pursuant to the Ventura-Cahuenga Boulevard Interim Control Ordinance or a Project Permit Compliance/Project Compliance pursuant to the provisions of this Specific Plan.

PHASES OF DEVELOPMENT. A schedule of development for Projects in this Specific Plan area that limits development by correlating incremental increases in the total Approved Permitted Floor Area of all commercial Projects with the implementation of certain transportation objectives and actions, as specified in this Specific Plan.

PHASING PROGRAM. A schedule applicable to Projects for the purpose of dividing into stages the construction of Projects and the construction of related transportation infrastructure.

P.M. PEAK HOUR. The one-hour period of a weekday with the greatest average on-street traffic volume occurring during the hours of 3:00 P.M. to 7:00 P.M.

PORTABLE SIGN. A sign not permanently affixed either to land or to a structure on land.

PRELIMINARY TRAFFIC ASSESSMENT. The Department of Transportation's initial determination of the requirements for review of the Project's compliance with transportation-related Specific Plan provisions, including the necessity for a Traffic Study.

PRIOR SPECIFIC PLAN (PSP) PROJECTS. Projects permitted during the period from February 16, 1991 to the effective date of this Specific Plan amending the Ventura-Cahuenga Boulevard Corridor Specific Plan.

PROJECT. Any activity requiring the issuance of a building, demolition, excavation, foundation, grading, sign, use of land, or change of use permit.

PROJECT COMPLIANCE. An application for Discretionary Review pursuant to Section 9.B.

PROJECT IMPACT ASSESSMENT FEE. The monies required to be paid into the Ventura-Cahuenga Boulevard Corridor Specific Plan Revenue Fund by an Applicant for a Project, based on the Project's floor area and land use, pursuant to the requirements of this Specific Plan.

REGIONAL COMMERCIAL PLAN DESIGNATION. A land use designation in the Specific Plan which is a focal point of regional commerce, identity and activity, and contains a diversity of uses, such as corporate and professional offices, residential, retail commercial malls, government buildings, major health facilities, major entertainment and cultural facilities and supporting services.

REGIONALLY IMPACTED AREA. The area identified on Maps 13 and 14 bounded by both sides of Cahuenga Boulevard West between Lankershim Boulevard on the west and the four lots east of Oakcrest Drive on the east.

RESTRICTED USE AREA. The area identified on Maps 9 and 10 bounded by both sides of Van Nuys Boulevard between Moorpark Street on the south and the Ventura Freeway (U.S. Route 101) on the north.

SANDWICH SIGN. A portable sign consisting of two sign faces which connect at the top and extend outward at the bottom (also known as an "A" frame sign).

SHOPPING CENTER. A building or group of buildings on a lot or lots with 10,000 or more square feet of commercial retail uses and with more than one commercial retail use.

STRETCHERS. Replacement or enhancement of signs that exceed height and/or area of initially permitted sign face by the Department of Building and Safety.

SUPERGRAPHIC DISPLAY. A sign, consisting of an image projected onto a wall or printed on vinyl, mesh or other material with or without written text, supported and attached, to a wall by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods, that does not comply with the provisions in LAMC Chapter I, Article 4.4, and Chapter IX, Article 1, Division 62, relating to Wall Signs, Mural Signs, Off-Site Signs and Temporary Signs.

SUPERMARKET. A retail store with a floor area equal to or greater than 5,000 square feet, which sells an assortment of foods, as well as items for food preparation, household cleaning, and personal care.

TAKE-OUT FOOD ESTABLISHMENT. An establishment dispensing food for off-site consumption that has the following characteristics: (1) contains the space capacity to provide for no more than five seats; (2) provides no table orders or waiter-service; (3) provides no utensils, beverage, condiment, or other foodstuffs, except expressly as part of any order dispensed for off-site consumption; and (4) dispenses all food in disposable containers and/or wrapping.

TENANT FRONTAGE. The linear length of a building's primary frontage of a tenant space, hotel, or lobby or entrance that serves a residential use along a public street or right-of-way, driveway, or pedestrian walkway or plaza. Tenant frontage length shall be calculated separately for each building story.

TRAFFIC ASSESSMENT. The Los Angeles Department of Transportation (DOT)'s written determination of the likely traffic impacts resulting from the Project and its mitigation measures, considering the estimated Project-generated Trips, ambient growth, related developments, and levels of service at adjacent intersections.

TRAFFIC STUDY. A written report prepared at the Applicant's expense and submitted by the Applicant according to DOT's Traffic Study guidelines, discussing the traffic engineering investigation and analysis of Project-related traffic impacts, including recommendations to mitigate the traffic impacts, if any.

TRANSPORTATION DEMAND MANAGEMENT (TDM). A program promoting ridesharing and transit use to reduce Project-related Trips, to be provided by an Applicant or owner, lessee or assignee of an Applicant.

TRIP. An arrival at or a departure from a Project during the A.M. or P.M. peak hours by a motor vehicle as calculated by the Department of Transportation using the Trip generation formulas and/or table provided in technical references published by the Institute of Transportation Engineers and other transportation and traffic engineering industry sources.

Section 5. PROHIBITIONS, VIOLATIONS, ENFORCEMENT, USE LIMITATIONS AND RESTRICTIONS, AND EXEMPTIONS

A. Prohibitions.

1. **Violations and Penalties.** Any violation of this Specific Plan shall be subject to the provisions of LAMC Section 11.00(m) of Chapter I and Subsection 13B.4.1.E of Chapter 1A.
 - a. Existing Violations. No Project Compliance approvals shall be issued for any Project until all cited violations of the Specific Plan regulations are corrected.
 - b. Certificate of Occupancy. Prior to the issuance of a certificate of occupancy, and in addition to all other requirements of the Department of Building and Safety, the property owner shall provide the Director of Planning with a completed Certificate of Landscape Installation application certifying that all required landscape and relevant streetscape elements have been implemented.
2. **Specific Plan Compliance Required for Building, Demolition, Excavation, Foundation, Grading and Sign Permits.** Notwithstanding any provision of the LAMC to the contrary, no permit shall be issued by the Department of Building and Safety for a Project, unless the Project complies with all applicable requirements of this Specific Plan.

B. Enforcement.

1. **Responsible Department.** The Department of Building and Safety shall be responsible for enforcing the provisions of this Specific Plan.
2. **Citations.** Notwithstanding the provisions of Subsection A.1 above, a violation of the provisions of this Specific Plan subsequent to the initial warning, shall be punishable by an administrative citation to the property owner in the amount of \$250.00.
 - a. Repeat Violations. Fines shall be increased for repeat violations of any provision of this Specific Plan and calculated from the date of the initial citation as follows:
 - (i) First violation: Warning to correct violation within 30 days of citation.
 - (ii) Second violation within 60 days: \$250.00
 - (iii) Third violation within 90 days: \$500.00
 - (iv) Fourth violation within 120 days: \$1,000.00 and each subsequent violation.
 - b. Establishment of Fund. The Department of Building and Safety shall establish a Community Enforcement Revenue Fund for each of the following communities: Studio City, Cahuenga Pass, Sherman Oaks, Encino, Tarzana, Woodland Hills.
 - c. Exclusivity of Funds. The monies generated from a citation issued in this Section shall be used exclusively to fund enforcement of the regulations of the Specific Plan.

C. Use Limitations and Restrictions

1. **Use Limitations in Pedestrian Oriented Areas.**
 - a. In addition to the prohibition in Subdivision 5.A.2 above, in the Pedestrian Oriented Areas, no building permit, demolition permit, excavation permit, foundation permit, grading permit, change of use permit, use of land permit, or sign permit shall be issued for any Project unless the Project includes floor area, which is defined as usable space by LADBS, on the Ground Floor of the building along at least 75 percent of the frontage of a building, excluding any frontage along vehicular access to on-site parking, devoted to retail uses, or along any Pedestrian Serving Use - Tier I. Office and retail uses cannot be combined within one tenant space unless a physical, stationary barrier is constructed or installed. Office uses accessory to retail will be combined with the retail square footage for the purposes of determining parking requirements

- accessory installation, or car washes shall be permitted in Pedestrian Oriented Areas.
- c. All businesses in a Pedestrian Oriented Area fronting a street or Courtyard shall maintain direct pedestrian access to the sidewalk or Courtyard.
- d. All businesses located within a Pedestrian Oriented Area shall maintain at least 50 percent of their wall frontage as window space, display case, or public art. Nonreflective glass shall be used to allow maximum visibility from sidewalk or courtyard areas into the interior of buildings. Window displays shall conform with sign requirements of this Specific Plan and the Los Angeles Municipal Code.
- e. Where a Project is located in an existing building or structure that is set back and raised above grade so as not to be readily accessible and/or visible by pedestrian traffic, the Project shall be exempt from Paragraphs C.1.a, C.1.c, and C.1.d above.
- f. Paragraph 5.C.1.a, above, shall not apply to a Project which consists of construction, erection, addition to or structural alteration of a hospital located in the Pedestrian Oriented Area of the Encino community identified on Maps 7 and 8, so long as the Project does not exceed 160,000 square feet of Floor Area and any new uses in the Project within 100 feet of Ventura Boulevard are retail or Pedestrian Serving Uses.
- 2. Use Restrictions in a Regionally Impacted Area, Pedestrian Development District and Restricted Use Area within the Ventura-Cahuenga Boulevard Corridor Specific Plan Area.**
- a. Regionally Impacted Area - Cahuenga Pass. The following uses shall be prohibited in the Regionally Impacted Area as shown on Maps 13 and 14:
- (i) Drive-Through Establishments;
 - (ii) Auto-Related Uses; and
 - (iii) Hotels and motels.
- b. Pedestrian Development District - Sherman Oaks. The following uses shall be prohibited in the Pedestrian Development District as shown on Maps 10 and 11:
- (i) Drive-Through Establishments; and
 - (ii) Auto-Related Uses.
- c. Restricted Use Area - Sherman Oaks. The following uses shall be prohibited in the Restricted Use Area as shown on Maps 9 and 10:
- (i) Drive-Through Establishments; and
 - (ii) Auto-Related Uses.
- 3. Other Limitations within the Specific Plan Area.**
- a. Permanent Cargo Containers. Cargo containers used permanently for incidental storage to an existing commercial use shall be prohibited within the Specific Plan area.
- b. Temporary Permits for Cargo Containers. Only two consecutive temporary permits for cargo containers, for up to six months each, shall be permitted within a three-year period and shall be subject to the following regulations after approval by the Departments of City Planning and Building and Safety:
- (i) Temporary containers shall be located on that portion of a lot where open storage is allowed by the Los Angeles Municipal Code.
 - (ii) The use of a temporary container shall be limited to incidental storage for an existing commercial use.
 - (iii) The use of a temporary container shall not allow human occupancy.
 - (iv) The temporary container shall not be located so as to block, obstruct, or reduce any required parking spaces of the existing buildings on the lot, loading area or required exits, windows or vent shafts.
 - (v) The temporary container shall not be visible from Ventura Boulevard, Cahuenga Boulevard, Reseda Boulevard, Sepulveda Boulevard, Van Nuys Boulevard or Laurel Canyon Boulevard.
 - (vi) A site shall be limited to one temporary container with a maximum 400 square feet of floor area for each 5,000 square feet of lot area (permitted for open storage).
 - (vii) Each temporary container shall not exceed 10 feet in height, 10 feet in width and 40 feet in length and shall have no wall openings except for an access door opening at one end of the unit. Temporary containers shall not be stacked on each other.
 - (viii) Access to a temporary container shall meet Title 24 requirements relating to handicap access.
- D. Total Exemptions from Specific Plan Provisions.** Any permit required to comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition shall be exempt from the provisions of this Specific Plan. This exemption shall not apply to a change of use or an addition of floor area except as the increase in floor area is required to meet Americans with Disabilities Act (ADA) requirements.

Section 6. BUILDING LIMITATIONS

- A. Basic Development Rights.** All Projects which involve new construction, or additions of more than one hundred square feet of floor area to existing buildings shall be limited by the Floor Area Ratios in Subsection 6.B and the Commercial Floor Area buildout limitations in Subsection 6.C. Notwithstanding the limitations in Subsections 6.C, 6.D and 6.E below, each lot shall have development rights of at least a 0.35:1 Floor Area Ratio in the Neighborhood and General Commercial Plan Designation areas and a 0.5:1 Floor Area Ratio in the Regional Commercial and Community Commercial Plan Designation areas.

B. Floor Area Ratio Limitations.

1. The following Floor Area Ratios shall apply to any Project within the Community Commercial Plan Designation, and within the Regional Commercial Plan Designation west of Interstate 405:
 - a. No Project may exceed a maximum Floor Area Ratio of 1.25:1.
 - b. Notwithstanding Paragraph a, above, an additional Floor Area Ratio of 0.25:1 may be granted by the Department of City Planning through a Project Compliance for a Mixed-Use Project, pursuant to Subsection 9.B of this Specific Plan and LAMC Chapter 1A, Section 13B.4.2.
2. The following Floor Area Ratio shall apply to any Project within the Community Commercial Plan Designation on the north and south side of Ventura Boulevard bounded by Radford Avenue on the east and Colfax Avenue on the west:
 - a. No Project may exceed a maximum Floor Area Ratio of 1.0:1.
3. The following Floor Area Ratio shall apply to any Project within the Neighborhood and General Commercial Plan Designations:
 - a. No Project may exceed a maximum Floor Area Ratio of 1.0:1.
4. The following Floor Area Ratio shall apply to any Project within the Regional Commercial Plan Designation east of Interstate 405:
 - a. No Project may exceed a maximum Floor Area Ratio of 1.5:1.

- C. Cumulative Permitted Commercial Floor Area and Existing Floor Area.** The cumulative permitted Commercial Floor Area and the existing floor area since the adoption of Ordinance 166,650 shall not exceed the following cumulative square footage, by Phase of Development:

Phase I - 23,400,000 square feet;

Phase II - 27,898,000 square feet.

- D. Project Limitations Based on Commercial Floor Area for Phase I and Phase II.** In Phase I, no Project shall be permitted which would result in creating more than the cumulative total Commercial Floor Area in any community that exceeds the following limits:

ADDITIONAL FLOOR AREA ALLOCATIONS FOR EACH COMMUNITY AND CUMULATIVE TOTALS FOR EACH PHASE OF DEVELOPMENT

COMMUNITY	PHASE I ADDITIONAL FLOOR AREA (SF)	PHASE II ADDITIONAL FLOOR AREA (SF)
Studio City and Cahuenga Pass	728,351	797,185
Sherman Oaks	398,670	436,323
Encino	614,445	672,395

Tarzana	665,526	728,183
Woodland Hills	1,703,008	1,863,914
Subtotals:	4,110,000	4,498,000
Base Year Developed Floor Area	19,290,000	23,400,000
Cumulative Totals:	23,400,000	27,898,000

- E. Project Limitations Based on Traffic Impact.** When 4,110,000 square feet of additional Commercial Floor Area have been permitted in the entire Specific Plan area during Phase I and twelve (12) of the intersections listed in Subsection 6.F below are operating at the unacceptable Level of Service of E or F, as determined by the Department of Transportation, then each Project shall be limited to the Basic Development Rights as set forth in Subsection 6.A, above.

- F. Critical Intersections.** The following Specific Plan intersections are critical intersections:

Cahuenga Pass

1. Barham Boulevard and Cahuenga Boulevard
2. U.S. Route 101 Ramps, Regal Place and Cahuenga Boulevard
3. Lankershim Boulevard and Ventura Boulevard

Studio City

4. Vineland Avenue and Ventura Boulevard
5. Tujunga Avenue and Ventura Boulevard
6. Colfax Avenue and Ventura Boulevard
7. Laurel Canyon Boulevard and Ventura Boulevard
8. Coldwater Canyon Avenue and Ventura Boulevard

Sherman Oaks

9. Woodman Avenue and Ventura Boulevard
10. Beverly Glen Boulevard and Ventura Boulevard
11. Van Nuys Boulevard and Ventura Boulevard
12. Kester Boulevard (east and west jog) and Ventura Boulevard
13. Sepulveda Boulevard and Ventura Boulevard

Encino

14. U.S. Route 101/Interstate 405 Ramps, Sherman Oaks Avenue and Ventura Boulevard

15. Hayvenhurst Avenue and Ventura Boulevard

16. Balboa Boulevard and Ventura Boulevard

17. White Oak Avenue and Ventura Boulevard

Tarzana

18. Lindley Avenue and Ventura Boulevard

19. Reseda Boulevard and Ventura Boulevard

20. Wilbur Avenue and Ventura Boulevard

21. Van Alen Avenue and Ventura Boulevard

22. Tampa Avenue and Ventura Boulevard

23. Corbin Avenue and Ventura Boulevard

Woodland Hills

24. Winnetka Avenue and Ventura Boulevard

25. Canoga Avenue and Ventura Boulevard

26. DeSoto Avenue and Ventura Boulevard

27. Topanga Canyon Boulevard and Ventura Boulevard

28. U.S. Route 101 Ramps near Shoup Avenue and Ventura Boulevard

29. Shoup Avenue and Ventura Boulevard

30. Fallbrook Avenue and Ventura Boulevard

31. U.S. Route 101 Ramps, Woodlawn Avenue and Ventura Boulevard

- G. General Requirement.** The Department of City Planning shall establish, monitor, and maintain an official record of all cumulative permitted Commercial Floor Area, by Phase of Development, within the Specific Plan area. The floor area record shall be maintained at the parcel and community level.

H. Certification of Compliance with the Phases of Development Requirements.

1. No Project Compliance shall be granted for any Project which would cause the cumulative permitted Commercial Floor Area to be increased from Phase I to Phase II until the City Council has done one of the following: certified that all requirements of the current Phase of Development have been implemented or assured; or, adopted findings to justify the reasons why the requirements are not necessary to mitigate any significant environmental impacts; or, adopted appropriate Specific Plan amendments and accompanying findings.
2. Based upon a report and recommendations from the Department of City Planning, with the assistance of the Department of Transportation and the advice of the Ventura-Cahuenga Boulevard Corridor Plan Review Board (Plan Review Board or PRB), the City Planning Commission shall report to the City Council on whether all the requirements of Phase I have been implemented. The report shall also address any requirements that are unnecessary and should be deleted.

If the City Council determines that the requirements of Phase I are not necessary to mitigate significant environmental impacts, then it shall adopt findings to justify the reasons why the requirements are not necessary. If the City Council determines that not all of the requirements of Phase I have been implemented or assured and that this Specific Plan should be amended or revised based on the review process, then it shall adopt findings accordingly and request staff to report on what appropriate amendments should be adopted.

Section 7. LAND USE REGULATIONS

A Project shall comply with the following land use regulations:

- A. Yards and Setbacks.** An entrance to the business shall provide direct access from the sidewalk without crossing a parking lot or driveway.

1. **General.** Notwithstanding LAMC Sections 12.12.2, 12.13, 12.13.5, 12.14 and 12.16 to the contrary, the following requirements for yards and setbacks shall apply to any Project which consist of construction of a new building or an addition of square footage to an existing building:

- a. If a lot has a coterminous lot line with Ventura or Cahuenga Boulevard, then for purposes of this Specific Plan, the lot shall be deemed to front on Ventura or Cahuenga Boulevard. If a lot has a coterminous lot line with Sepulveda, Van Nuys, Reseda or Laurel Canyon Boulevards, then for purposes of this Specific Plan, the lot shall be deemed to front on Sepulveda, Van Nuys, Reseda or Laurel Canyon Boulevards.

- b. The exceptions in LAMC Section 12.22C.20 shall be applicable to yards and setbacks required pursuant to this Specific Plan.

- c. For purposes of this section, the term setback shall only refer to a setback of floors below the first 15 feet in height of a building.

- d. Owners of all lots which have a coterminous lot line with the Los Angeles County Flood Control District (the Los Angeles River), shall make provisions for public access from the bike path to the building on the lot or to the front lot line when the bike path and any public open space along the river is built. Owners shall also provide a landscaped area of ten feet in width for all rear yards adjacent to the river's edge. Landscaping shall be compatible with riparian plantings.

2. Regional Commercial and Community Commercial Plan Designation Areas.

- a. **Front Yards and Setbacks.** A maximum 10-foot Front Yard shall be permitted for lots in the Regional Commercial and Community Commercial Plan Designation areas. No parking area or driveway shall be placed directly in front of the building except where a driveway is located to provide direct

access through the building to a parking area located in the building or to the rear of the building.

No Project shall be built within 18 inches of the front lot line. This 18-inch setback shall be landscaped to the satisfaction of the Director of Planning.

Alternatives:

- (i) Notwithstanding Paragraph a, above, except for areas required for vehicular access to parking, a Front Yard of between 10 feet and 40 feet in depth for a maximum of 50 percent of the length of the front lot line or a maximum width of 50 feet, whichever is less, may be provided. If this Alternative is utilized, then the Project shall not be subject to the requirements in Paragraphs 7.E.1.f and g.

- (ii) If at least 50 percent of the length of the building frontage is built less than 18 inches from the front lot line, then

1. 25 percent of the length of the building frontage shall be setback 10 feet; and

2. The remaining 25 percent of the length of the building frontage shall be setback between 10 and 20 feet; and if this Alternative is utilized, then the Project shall not be subject to the requirements in Paragraphs 7.E.1.f and g.

3. Lots may have a maximum 25-foot front setback for the Project's first 15 feet in height, so long as the entire setback area is used for outdoor dining with appropriate landscape and hardscape in accordance with the adopted community streetscape plan. Portions of a building over 15 feet need not be setback. If this Alternative is utilized, then the requirements in Paragraph 7.A.2.b shall not apply.

- b. **Side Yards.** No side yard shall be permitted at the Ground Floor, except that an accessway, which may include a maximum 20 foot wide driveway, a maximum 4 foot wide walkway and landscape buffers of 18 inches to 5 feet on either side of the accessway may be provided for vehicular access to parking and pedestrian access to the building, or as specified in Paragraph 7.D.1.c below, or where the Project contains residential uses, in which case, LAMC Sections 12.07, 12.07.01, 12.08, 12.08.1, 12.08.3, 12.08.5, 12.09, 12.09.1, 12.09.5, 12.10, 12.11 and 12.12 shall apply.

If corner lots, the side of the lot facing the side street intersecting with Ventura or Cahuenga Boulevard shall require a minimum 18-inch and maximum 15-foot landscaped setback.

c. Rear Yards.

- (i) Notwithstanding LAMC Section 12.21.C.1(h), if the rear lot line of a lot is adjacent to a street, then there shall be a minimum 15-foot rear yard.

- (ii) If the rear lot line of a lot is adjacent to a residential use, then the lot shall have a minimum 20-foot rear yard, unless more is required by LAMC Section 12.21.1.A.10.

- (iii) If an alley separates a residential use from a commercial rear lot line, and the alley is at least 20 feet wide, then the 20-foot rear yard setback shall be measured from the midpoint of the abutting alley.

- trees of a minimum 30-inch box size, no less than ten feet in height at maturity with a minimum tree canopy of 50 percent of the height of the tree. These trees shall be evenly distributed throughout the parking lot so as to shade the surface parking area.
- c. A ten-foot landscaped buffer shall be provided around any surface parking lots adjacent to any street, alley, residentially zoned lot, existing residential use, or other parking lots. This shall qualify as part of the 15 percent landscape requirement. When surface parking lots are adjacent to other surface parking lots or parking structures, a 10-foot landscaped buffer between the lots or structure shall be required. It shall incorporate walkways between the parking areas. When surface parking lots are adjacent to each other and are tied together to allow a common parking area to serve multiple businesses or multi-tenant shopping centers, landscaping buffer requirements for the coterminous lot line shall not be required.
- d. Exception: If a Project involves an existing building that has no more than the minimum required number of parking spaces and the Project does not generate additional requirements for parking, only the landscaping and walkways that will not cause a reduction in the existing number of parking spaces are required.
- e. For portions of parking lots not facing a street, alley, residentially zoned lot, existing residential use, or other parking lot or structure, a minimum buffer zone of 30 inches shall be provided.
- 2. Parking Structures.**
- a. Parking structures or that portion of a building which is used for parking shall be designed to substantially screen automobiles contained in the garage from view by pedestrians and from adjacent buildings, except as may be recommended by the Los Angeles Police Department for purposes of safety. The facade of any parking building shall be designed so that it is similar in color, material, and architectural detail with the building(s) for which it serves for parking.
- b. Parking structures shall have a landscaped buffer of ten feet around the surface perimeter, except where immediately adjacent to another structure.
- c. Parking structures shall be designed to include planting of trees, shrubs, flowers, or vines for a minimum total of 4 percent of the roof area, located principally around the perimeter of the roof level parking, in order to provide additional screening and exterior landscaping.
- d. Parking structures installed with air circulation vents and/or fans shall not have the vents and fans adjacent to or facing a residential area in order to avoid any adverse noise impact.
- 3. Yards, Setbacks, and Building Frontages.**
- a. At least 60 percent of all Front Yards or front setbacks in excess of 18 inches, shall be landscaped and the remainder shall be finished to City standards for sidewalks, or finished with other paving materials, including concrete pavers, brick masonry pavers.
- Alternative:
- Notwithstanding the above, where sidewalk dining or a water feature is provided, at least 30 percent of all Front Yards or front setbacks in excess of 18 inches, shall be landscaped and the remainder shall be finished to City standards for sidewalks, or finished with other paving materials, including concrete pavers, brick masonry pavers or tile or covered in gravel.
- b. The Applicant shall install an automatic irrigation system to maintain all required landscaping.
- 4. Gas Station Buffers.** For any gas station, at least 10 percent of the exterior site area not covered by the footprint of any building shall be used as a landscape buffer adjacent to the street. Within the landscaped area there shall be one tree for every 250 square feet of landscaped area. A Project involving a gas station shall provide the following landscaped buffers:
- a. A buffer of three feet in depth between the gas station and a lot on which there is a commercial use;
- b. A buffer of seven feet in depth between the gas station and a lot on which there is a residential use;
- c. a buffer of five feet in depth between the gas station and an alley; and
- d. a buffer of five feet in depth between the gas station and a street.
- 5. Auto Repair.** In addition to requirements set forth in LAMC Section 12.26F and any conditions imposed pursuant to LAMC Chapter 1A Section 13B.10.4 auto repair uses, as defined in LAMC Section 12.03, shall be subject to the following requirements:
- a. Buffers: Buffers shall be required as set forth in Subdivision 7.D.4 and shall include a wall, fence, berm or a combination of those elements, except across necessary driveways or walkways. Any wall or fence shall be planted with vines.
- b. Outdoor Seating Area: Any outdoor seating area provided as a customer waiting area shall be landscaped with a minimum of five percent of the outdoor waiting area.
- 6. Vacant Lots.** If any lot becomes vacant, the owner shall maintain a solid, living, green ground cover of landscaping on the entire vacant lot. This requirement shall apply whether the lot is vacant by the owner's choice or because no Project is permitted by the Department of Building and Safety within 180 days of the issuance of a demolition permit.
- E. Height Limit.**
1. Notwithstanding Subdivisions 2 and 3 of LAMC Section 12.21.1B, no building or structure shall exceed the following heights:
- a. Studio City and Cahuenga Pass.
- (i) From the easternmost portion of the four lots east (approximately 209 linear feet) of Oakcrest Drive and Cahuenga Boulevard to the intersection of Carpenter Avenue and Ventura Boulevard:
1. On the north sides of Cahuenga and Ventura Boulevards - 45 feet.
2. On the south sides of Cahuenga and Ventura Boulevards - 30 feet.
- (ii) From the intersection of Carpenter Avenue and Ventura Boulevard to the intersection of Laurel Canyon Boulevard and Ventura Boulevard:
1. On both sides of Ventura Boulevard - 45 feet.
- (iii) From the intersection of Laurel Canyon Boulevard and Ventura Boulevard to the intersection of Whitsett Avenue and Ventura Boulevard:
1. On the north side of Ventura Boulevard - 45 feet.
2. On the south side of Ventura Boulevard - 30 feet.
- (iv) From the intersection of Whitsett Avenue and Ventura Boulevard to the intersection of Fulton Avenue and Ventura Boulevard:
1. On both sides of Ventura Boulevard - 30 feet.
- b. Sherman Oaks.
- (i) From the intersection of Fulton Avenue and Ventura Boulevard to the intersection of Tyrone/Beverly Glen Boulevard and Ventura Boulevard:
1. On both sides of Ventura Boulevard - 30 feet.
- (ii) From the intersection of Van Nuys Boulevard and Moorpark Avenue to the intersection of the Ventura Freeway (U.S. Route 101) overpass at Van Nuys Boulevard:
1. On both sides of Van Nuys Boulevard - 30 feet.
- (iii) From the intersection of Tyrone/Beverly Glen Boulevard and Ventura Boulevard to the intersection of Columbus Avenue and Ventura Boulevard:
1. On the north side of Ventura Boulevard to 135 feet west of Columbus Avenue - 30 feet.
2. On the south side of Ventura Boulevard - 30 feet.
3. On the west side of Ventura Boulevard - 30 feet.
- (iv) In the area bounded by Dickens Street on the south to Interstate 405 and Specific Plan boundary on the west, the Specific Plan boundary on the north, Sepulveda Boulevard on the east to Moorpark Street and Moorpark Street on the north to 135 feet west of Columbus Avenue south to Ventura Boulevard, then east to the lot line which would be a continuation of Columbus - 75 feet.
- (v) In the area bounded by Dickens Street on the north, Greenleaf Street on the south, Interstate 405 on the west and the Specific Plan boundary on the east - 30 feet.
- c. Encino.
- (i) From the intersection of Interstate 405 overpass and Ventura Boulevard to the intersection of Balboa Boulevard and Ventura Boulevard:
1. On both sides of Ventura Boulevard - 45 feet.
- (ii) From the intersection of Balboa Boulevard and Ventura Boulevard to the intersection of Lindley Avenue and Ventura Boulevard:
1. On both sides of Ventura Boulevard - 30 feet.
- d. Tarzana.
- (i) From the intersection of Lindley Avenue and Ventura Boulevard to the intersection of Etiwanda Avenue and Ventura Boulevard:
1. On both sides of Ventura Boulevard - 30 feet.
- (ii) From the intersection of Etiwanda Avenue and Ventura Boulevard to the intersection of Wilbur Avenue and Ventura Boulevard:
1. On the north side of Ventura Boulevard - 45 feet.
2. On the south side of Ventura Boulevard - 30 feet.
- (iii) From the intersection of Wilbur Avenue and Ventura Boulevard to the intersection of Corbin Avenue and Ventura Boulevard:
1. On both sides of Ventura Boulevard - 30 feet.
- e. Woodland Hills.
- (i) From the intersection of Corbin Avenue and Ventura Boulevard to the intersection of Winnetka Avenue and Ventura Boulevard:
1. On both sides of Ventura Boulevard - 30 feet.
- (ii) From the intersection of Winnetka Avenue and Ventura Boulevard to the intersection of De Soto Avenue and Ventura Boulevard:
1. On both sides of Ventura Boulevard - 30 feet.
- (iii) From the intersection of De Soto Avenue and Ventura Boulevard to the intersection of the Ventura Freeway (U.S. Route 101) overpass and Ventura Boulevard:
1. On both sides of Ventura Boulevard - 45 feet.
- (iv) From the intersection of Ventura Boulevard and the Ventura Freeway (U.S. Route 101) overpass to the western end of Leonora Drive:
1. On the north sides of Ventura Boulevard and Leonora Drive - 30 feet.
2. On the south side of Ventura Boulevard and Leonora Drive - 45 feet.
- f. In addition, in the Community Commercial and Neighborhood and General Commercial Plan Designation areas, buildings abutting a street designated as an Avenue or a Boulevard per the Mobility Plan 2035 may only exceed 30 feet in height, if, for each 15-foot increment, or portion of that increment, above 25 feet, at least a 10-foot setback from the roof perimeter is provided.
- g. In addition, in the Regional Commercial Plan Designation area, buildings abutting a street designated as an Avenue or a Boulevard per the Mobility Plan 2035 may exceed 45 feet in height, if, for each 10-foot increment above 45 feet, at least a 10-foot setback from the roof perimeter is provided.
- 2. Exemptions for Mixed-Use Projects in the Regional Commercial Plan Designation Area East of Interstate 405.**
- a. If at least 25 percent of the floor area of a Mixed-Use Project in the Regional Commercial Plan Designation area east of Interstate 405 is devoted to non-hotel residential uses, then the Applicant may request a Project Adjustment to exceed the height limitation in the underlying height district regulations and in this Specific Plan. However, in no case, shall the height of a Mixed-Use Project in the Regional Commercial Plan Designation area east of Interstate 405 exceed 82 feet. The procedures for granting relief from the height limitations shall be as set forth in LAMC Chapter 1A Section 13B.4.4. Any Project Adjustment application to exceed the height should be filed at the same time as an application for a Project Compliance. The filing fee for a Project Adjustment is as set forth in LAMC Section 19.01.
- b. In order to grant relief from the height limitation, the Director or the Area Planning Commission, depending on who has jurisdiction, shall make the following findings in addition to those required under LAMC Chapter 1A Subsection 13B.4.4.E:
- (i) The proposed Project is consistent with the scale and character of the existing neighborhood in terms of height, location, and orientation of buildings to adjacent residentially zoned parcels and rear yard setbacks.
- (ii) The proposed Project will not have a substantial adverse impact on any residence which is within 600 feet from the site of the proposed Project.
- F. Parking.** Notwithstanding any less restrictive provisions of LAMC Section 12.21A.4(c) to the contrary, the following parking provisions shall apply in the Specific Plan area:
1. **Parking Requirements.**
- a. For commercial uses, other than offices, at least one parking space for each 250 square feet of floor area.
- b. For general offices, at least one parking space for each 300 square feet of floor area.
- (i) For real estate and/or insurance uses approved pursuant to Subparagraph 5.C.1(a)(1), at least one parking space for every 200 square feet of floor area.
- c. For restaurants, Take-Out Food Establishments, banquet rooms and related uses, at least one parking space for each 100 square feet of floor area.
- d. For hotels and motels, at least one parking space for each guest room plus one additional employee parking space for every ten guest rooms.
- e. For hospitals, at least 2.5 parking spaces for each bed.
- f. For auditoriums, convention facilities, theaters, churches, stadiums, or other similar places of assembly, at least one parking space for every two seats. Where there are no fixed seats, there shall be at least one parking space for each 21 square feet of floor area, exclusive of the stage.
- g. For childcare facilities, preschools, elementary schools, and secondary schools, at least one parking space for each 300 square feet of floor area.
- h. In addition to the requirements of LAMC Section 12.23C.2, if a Project consists of a change of use or an addition to an existing building or structure, then the parking requirements of this paragraph shall apply only to:
- (i) The square footage of floor area devoted to the change of use;
- (ii) The square footage of floor area contained within the addition to the existing building or structure; and
- (iii) The square footage of any remodeling if, over a five-year period it cumulatively involves an area in excess of 50 percent of the building area.
- i. Where a commercial Project consists of a combination of uses, parking requirements shall be calculated for each individual use.
- 2. Public Parking Facilities.** If there is a municipal off-street parking facility within 1500 feet of a Project or within a Pedestrian Oriented Area which can be shown by the Applicant as providing parking for a Project, then the Applicant may apply to the City for relief from the parking requirements in Paragraph 1, above. The application will be reviewed by the Departments of City Planning and Transportation to determine if the Project is eligible pursuant to the requirements of LAMC Section 12.26C.5 for a reduction of the required number of parking spaces.
- If a reduction in the number of parking spaces is approved for the Project, then the Applicant shall pay a one-time fee equal to \$14,000 per parking space reduced, sufficient to pay for the new construction of parking spaces in a comparable municipal parking facility in the Specific Plan area. This fee shall be calculated and adjusted annually by the Department of Transportation to reflect the cost of providing replacement parking. The fees shall be added to the Ventura-Cahuenga Boulevard Corridor Specific Plan Revenue Fund (Specific Plan Revenue Fund).
- No more than one-third of the municipal off-street parking facility or lot shall be used for the cumulative relief from the parking requirements in Paragraph 1, above, unless shared parking is approved pursuant to Subdivision 7.F.4 of this Specific Plan.
- Alternative For Parking.** For Projects where a change of use or a new addition of less than 1,000 square feet require additional parking requirements of up to ten parking spaces that cannot be met on-site or through existing public parking facilities, the Applicant shall enter into a covenant and agreement with the Department of Transportation to pay one hundred dollars per month, per deficient parking space, into the Specific Plan Revenue Fund for as long as the Project parking deficiency continues to exist.
- 3. Off-Site Parking.** Off-site parking may be approved to meet the parking requirements of LAMC Section 12.21A and/or this subsection, provided the Project meets the requirements of LAMC Sections 12.21A.4(g) and 12.26C.1(b).
- Prior to the approval of off-site parking, the off-site parking plan, including the accompanying map, shall be recorded as a covenant and agreement. The covenant and agreement shall run with the land. It shall be binding on future owners, successors, heirs, or assignees of the owners. It shall be executed by all fee owners of the property, approved by the Department of City Planning and then recorded with the County Recorder and a certified copy delivered to the Departments of City Planning, Building and Safety, and Transportation prior to the issuance of any building permit, demolition permit, excavation permit, foundation permit, grading permit, or sign permit. Off-site parking lots shall comply with all applicable LAMC provisions.
- 4. Shared Parking Agreements.** The Director may permit shared parking as part of a Project Compliance determination if the Project meets all of the requirements of LAMC Section 12.24X.20(a).
- Section 8. SIGN REGULATIONS**
- The Department of Building and Safety shall not issue a permit for a sign unless the sign complies with this Section. All signs shall comply with the provisions of LAMC Chapter I, Article 4.4, Chapter II, Article 8, Section 28.00, et seq., Chapter VI, Article 7, Section 67.00, et seq.; and Chapter IX, Article 1, Division 62.
- A. Prohibited Signs.** In addition to the signs otherwise prohibited in the LAMC, the following signs are prohibited:
1. Portable Signs and Sandwich Signs, other than sidewalk valet signs approved and permitted by the Department of Public Works that do not exceed two feet by three feet.
2. Signs on free-standing walls, except directional signs for parking and signs required pursuant to the Americans with Disabilities Act.
3. Off-site commercial signs (i.e., Billboards), except that existing legally installed off-site commercial signs may be replaced on the same site at the option of the property owner by a sign that is neither larger in area or greater in total height, provided that the location and sign otherwise meet all current requirements of LAMC Chapter I, Article 4.4, Sections 14.4.4, and 14.4.18, and Chapter IX, Article 1, Division 62, Section 91.6205.
4. Window signs may not, in aggregate, occupy more than ten percent of any window in area.
5. Pole signs in the Regional and Community Commercial Plan Designation areas and on any corner lot in the Neighborhood and General Commercial Plan Designation area.
6. Windblown devices, such as pennants, flags, banners (that are not temporary signs) and balloons/inflatables.
7. Signs located in the public-right-of-way, except for signs installed by a governmental entity for the purpose of ensuring public safety or managing traffic flow.
8. Stretchers.
9. Signs having flashing, mechanical, strobe or blinking lights or moving parts, including a Digital Display defined in Section 14.4.2 of the Code.
10. Supergraphic Displays.
- B. Additional Sign Regulations.**
- 1. Regional and Community Commercial Areas.**
- a. **Wall Signs.**
- (i) **Number of Signs.** A maximum of one wall sign per tenant is permitted on a building's Tenant Frontage.
- (ii) In addition to the one wall sign permitted above, a second wall sign is permitted on a secondary frontage for the building (not necessarily part of the tenant space) that faces an alley or street other than the Tenant Frontage, or faces a parking lot.
- (iii) **Area.** Notwithstanding LAMC Chapter I Section 14.4.10.D. and Chapter IX, Article 1, Division 62, Section 91.6211 to the contrary, the sign area of all wall signs on the building for the tenant, shall not exceed two square feet for each one foot of primary Tenant Frontage.
- (iv) **Projections.** Notwithstanding LAMC Chapter I, Section 14.4.10.D. and Chapter IX, Article 1, Division 62, Section 91.6211 to the contrary, no wall sign may project from a building face more than 12 inches, or above the lowest elevation of the roof eave visible from the street.
- (v) **New or remodeled parapet walls to be used for signage above the roofline shall be limited to no more than 50 percent of the height of the first floor.**
- b. **Monument Signs.**
- (i) **Number of Signs.** Notwithstanding LAMC Chapter I, Section 14.4.8 to the contrary, no more than one monument sign shall be permitted per 200 feet of primary street frontage.
- (ii) **Landscaping.** Monument signs shall be located in maintained landscaped areas which are equal to or greater in area than the dimensions of the face of the sign.
- (iii) **Height.** Notwithstanding LAMC Chapter I, Section 14.4.8 to the contrary, no monument sign may exceed six feet in height measured from grade.
- (iv) **Total Area.** The total area of each side of the monument structure shall not exceed 60 square feet.
- c. **Projecting Signs.**
- (i) **Number of Signs.** No more than one projecting sign shall be permitted for each building.
- (ii) **Area.** Notwithstanding LAMC Chapter I, Section 14.4.9 and Chapter IX, Article 1, Division 62, Section 91.6212 to the contrary, the sign area of a projecting sign shall be limited to 16 square feet.
- (iii) **Location.** Projecting signs may only be placed at a public entrance to a building where the entrance fronts on a public street, private walkway, plaza, or alley.
- (iv) **Height.** No projecting sign shall extend above the lowest point of the roof eave visible from the street.
- (v) **Projections.** Notwithstanding LAMC Chapter I, Section 14.4.9 and Chapter IX, Article 1, Division 62, Section 91.6213 to the contrary, no projection shall extend above the lowest point of the roof eave visible from the street.

Section 91.6212 to the contrary, no projecting sign shall project more than 48 inches from the building face or a distance from the building face equal to one-half of the width of the adjacent public sidewalk or walkway, whichever is less.

d. Temporary Signs.

(i) Construction Signs.

1. Number of Signs. No more than one non-illuminated construction sign (*i.e.*, a temporary sign announcing and identifying a future use or Project under construction) shall be permitted for each lot frontage for which a building permit has been issued for a Project on the lot.

Construction signs are permitted on a temporary basis only and notwithstanding LAMC Chapter I, Section 14.4.17 and Chapter IX, Article 1, Division 62, Section 91.6201 to the contrary, shall be removed prior to the issuance of a certificate of occupancy or within 30 days of completion of the Project, whichever is sooner.

2. Area and Height. Construction signs shall not exceed 25 square feet in sign area and 15 feet in height.

(ii) Banners. A maximum of one banner of no more than 100 square feet shall be permitted to announce events, provided they are not installed more than 30 days preceding the event and are removed ten days following the event. No more than two banners per year per site shall be permitted.

(iii) Small Signs in Store Fronts. Small signs in store fronts, that can display store hours or other noncommercial content, shall be permitted so long as they are placed in the front door or window closest to the front door and do not exceed three square feet in area.

e. Other Signs. A sign, which can display time or temperature or other noncommercial content, that is not placed on a building roof, shall be permitted, provided it has no blinking lights, includes no advertising, the face of the sign is no larger than 16 square feet in area, and the sign conforms to the requirements for projecting signs.

2. Neighborhood and General Commercial Plan Designation Areas.

a. The regulations in Subdivision 8.B.1 above are applicable in Neighborhood and General Commercial Plan Designation areas. However, pole signs shall be permitted as described below.

b. Pole Signs.

(i) Number of Signs. No more than one pole sign for each lot shall be permitted. For Shopping Centers, only one pole sign per lot frontage shall be permitted, regardless of the number of individual lots in the Shopping Center.

(ii) Area. Notwithstanding LAMC Chapter I, Section 14.4.12 to the contrary, no pole sign shall exceed 35 square feet in sign area, for each face of the sign.

(iii) Location. No pole sign shall be permitted on corner lots.

(iv) Height. Notwithstanding LAMC Chapter I, Section 14.4.12 to the contrary, no pole sign shall be greater than 20 feet in height.

(v) Landscaping. Pole signs shall be located in maintained landscaped areas which are equal to or greater in square footage than the total surface area of the face(s) of the sign.

C. Multiple Tenant Shopping Centers. In addition to Subsections 8.A and 8.B above, the provisions in this subsection apply to multiple tenant shopping centers, for which the Applicant has requested a sign permit.

The type of sign (*e.g.*, channel, cabinet, illuminated), the sign's overall design, and the color of the sign or signs, shall be consistent with other signage on the buildings(s) within the shopping center, as determined by the Director of Planning.

D. Exceptions. The provisions of this Section shall not apply to any sign required by law or by a governmental agency.

E. Amortization of Signs.

1. All signs rendered nonconforming by this Section shall be completely removed from the Specific Plan area within five years from the effective date of this Specific Plan; provided, however, that a funding source is established for the purpose of paying just compensation to the owner of the sign. This provision shall not apply to a sign which qualifies as an "advertising display" as defined in Section 5202 of the State of California Business and Professions Code.

2. If a nonconforming sign has been damaged or partially destroyed by fire, flood, earthquake or other natural disaster, to the extent of more than 50 percent of its replacement value at the time of the damage or destruction, the damage or destruction is other than facial copy replacement, and the sign cannot be repaired within 30 days of the date of the damage or destruction, then the sign shall be totally removed within 45 days of the date of the damage or destruction.

3. Ninety days after the cessation of a business activity, service, or product, whose sign was lawfully installed, any related signs shall be removed, or the face of the sign shall be removed and replaced with blank panels or shall be painted out. This provision shall not apply to a sign which qualifies as an "advertising display" as defined in Section 5202 of the State of California Business and Professions Code.

4. Existing, non-conforming pole signs serving current businesses may be refaced or remodeled provided they are no greater in height, nor of greater area than the original pole sign, the sign remains in the same location, and the refacing or remodeling is compatible with the Ventura-Cahuenga Boulevard Corridor Specific Plan Procedures Manual and done pursuant to a sign permit.

Section 9. REVIEW PROCEDURES

These review procedures apply to all Projects within the Specific Plan boundaries.

A. Administrative Review.

1. **Applicability.** The following Projects shall be eligible for Administrative Review and are exempt from the Project Compliance procedures contained in LAMC Chapter 1A, Section 13B.4.4:

- Signs that comply with Section 8 of this Specific Plan and do not require an adjustment, modification, exception, or a Certificate of Appropriateness.
- Interior construction, change of use, or use of land that does not do any of the following: (a) increase the floor area; (b) increase the number of Trips; (c) increase parking requirements pursuant to Subsection 7.F of this Specific Plan; or (d) include a change of use or use of land which is inconsistent with uses permitted by Subsection 5.C of this Specific Plan.

2. **Criteria for Administrative Review.** An Administrative Review shall be approved if the Director of Planning determines that the project complies with all applicable regulations and standards of the Specific Plan and the Code, including the zone standards, established development standards, and any supplemental use regulations.

3. **Non-Appealable Ministerial Approval.** The approval of an Administrative Review is not subject to appeal and is not discretionary for purposes of CEQA Guidelines Sections 15060(c)(1) and 15268.

4. **Scope of Review.** In reviewing a Project for Administrative Review, the Director of Planning shall review the Project for compliance with those regulations that are applicable to the proposed scope of construction or use. For example, a Project that involves only signage improvements shall comply with applicable signage standards but need not comply with parking standards.

B. Discretionary Review.

1. **Applicability.** All Projects not eligible for Administrative Review, pursuant to Subdivision 9.A.1 shall be subject to Discretionary Review. Any project subject to Discretionary Review shall require a Project Compliance, Project Adjustment, or Project Exception pursuant to LAMC Chapter 1A, Section 13B.4.

Where applicable, the Department of Transportation will determine in writing whether the Project is in conformance with the transportation provisions of this Specific Plan.

2. **Discretionary Review.** A determination for a Project Compliance, Project Adjustment, or Project Exception under this Specific Plan is considered discretionary for purposes of CEQA Guidelines Section 15060(c)(1).

C. Filing requirements shall be provided in online filing forms provided on the Department of City Planning website.

D. Filing Requirements for Projects Requiring Multiple Approvals. When an applicant applies for any discretionary approval under the LAMC zoning regulations for a property located in whole or in part within the Specific Plan boundaries, the applicant shall also apply for a Specific Plan approval pursuant to this Section. Discretionary Review for a Project Compliance, and any other discretionary approval shall be processed pursuant to the procedures in LAMC Chapter 1A, Section 13A.2.10, if applicable. Projects subject to LAMC Chapter 1A, Section 13A.2.10 do not qualify for Administrative Review.

E. Modifications and Appeals:

1. Project modifications are processed under LAMC Chapter 1A, Section 13B.5.4

2. Appeals may be taken on any decision of the Director of Planning or any determination of the General Manager of the Department of Transportation made under this Specific Plan. Appeals are processed as described in LAMC Chapter 1A, Section 13A.2.8.

F. Design Guidelines. For Discretionary Review of Projects, the City Planning Commission shall adopt by resolution permanent design guidelines for the Ventura-Cahuenga Boulevard Corridor Specific Plan to address the matters provided below:

1. Compatibility between the proposed Project, the adopted Community Streetscape Plan and existing development in the Specific Plan area.

2. Flexibility in implementing guidelines to avoid excessive architectural uniformity.

3. Detail and Ornamentation.

4. Decorative Roofs.

5. Compatibility of Colors.

6. Compatibility of Materials.

7. Application of Glass.

8. Walls.

9. Landscaping.

10. Signs.

11. Compatibility with Streetscape.

Unless and until the City Planning Commission adopts permanent design guidelines for the Ventura-Cahuenga Boulevard Corridor Specific Plan area, the Director shall utilize the Citywide Design Guidelines for Discretionary Reviews pursuant to Subsections 9.B, 9.D, or 9.E.

G. Fees. The filing fees for a Project Compliance, Modification of Entitlement, Project Adjustment, Project Exception, Specific Plan Amendment, and Specific Plan Interpretation shall be in accordance with LAMC Section 19.01.

Section 10. TRANSPORTATION MITIGATION STANDARDS AND PROCEDURES

A. Limitations and Exemptions.

1. **Limitations.** Unless any required environmental review concludes that the mitigation measures proposed by the Applicant are sufficient to reduce the traffic impacts to a level of insignificance, no building permit, demolition permit, excavation permit, foundation permit or grading permit shall be issued for:

- Any Project with a floor area of 10,000 square feet or more; or
- Any Project which includes a Convenience Market, fast food restaurant or gas station; or
- Any Project which includes a retail or service establishment which has a Drive-Through or external automatic teller machine (ATM) facility.

If the Department of Transportation, as part of the environmental review process, determines that the Project's proposed mitigation measures are not adequate to reduce the impacts to a level of insignificance, then the Department may recommend an increase in mitigation measures and/or a reduction in size of the Project and/or a limitation on the proposed land uses to the Applicant.

2. **Exemptions.** The following Projects are exempt from the requirements of this Section:

- Single-family dwellings.
- Interior remodeling or tenant improvement within a Shopping Center provided that no Drive-Through or ATM addition is involved.

B. Project Trip Calculation. The Department of Transportation shall establish the number of Trips for a Project. Project Trips shall be calculated based on Trip Generation Formulas and/or Table provided in technical references published by the Institute of Transportation Engineers (ITE) and other transportation and traffic engineering industry sources. Where a Project has more than one use, the Trips shall be calculated by adding together the Trips generated by each use. When a Project includes a use that is not in the Trip generation publications defined above, the Department shall use reasonable methods to establish the appropriate number of Trips for that use.

C. Review of The Transportation Impacts. The Department of Transportation shall issue a Preliminary Traffic Assessment for each Project which either has a floor area of 10,000 square feet or more; or is a Convenience Market, fast food restaurant or gas station; or is a retail or service establishment use which has a Drive-Through or external automatic teller machine (ATM) facility. Prior to the issuance of a building permit, demolition permit, excavation permit, foundation permit, grading permit, or sign permit for a Project, the Applicant shall comply with the following requirements to the satisfaction of the Department of Transportation.

1. **Project Application Fee.** Applicant shall submit an application including Project plans to the Department of Transportation for its review of the number of Trips to be generated by the Project and pay the application fee to cover the cost for review of the Project according to the following fee schedule:

- For Projects with 42 or fewer Trips where a Traffic Assessment is not required and where no street dedications or improvements or PIA Fee is required, the fee for review shall be \$200.
- 42 or Fewer Trips. For Projects with 42 or fewer Trips where a Traffic Assessment is not required and where street dedications or improvements or a PIA Fee are required, the application fee shall be \$400.
- 43 or More Trips. For Projects with 43 or more Trips where a Traffic Assessment is required and where street dedications or improvements or a PIA Fee may be required, the application fee shall be \$500.
- 43 or More Trips and Traffic Study. For Projects with 43 or more Trips and where the required Traffic Assessment indicates significant transportation impacts and where review of mitigation measure designs is required and where street dedications or improvements or PIA Fee may be required, the Applicant shall pay for a review of the Traffic Study to the Department of Transportation. This fee shall be \$2,100 plus \$50 for each 1,000 square feet of floor area, with the fee not to exceed \$25,000. Payment of the fee in Paragraph (c) above shall be credited to the fee required in this subdivision. For purposes of this regulation, significant transportation impacts means the transportation impact, measured either as an increase in volume to capacity (V/C) ratio at an intersection, or an increase in the number of average daily vehicle trips (ADT) on a local residential street, which equals or exceeds the following significant thresholds, as determined by the Department of Transportation.

(i) At an intersection:

If Final V/C is	Significance Threshold
0.701 - 0.800	0.04
0.801 - 0.900	0.02
0.901 or greater	0.01

(ii) On a residential street:

If Final ADT is	Significance Threshold
1,000 or greater	12.5% of Final ADT

2. **Highway Dedication and Improvement.** The Applicant shall make street and highway dedications and improvements to the satisfaction of the Department of Transportation and the Bureau of

Engineering if the Project is located within 370 feet, as measured from the lot line, after dedications, of any intersection identified in Subdivision 12.C.3. For the purposes of this paragraph, the procedures in LAMC Section 12.37 shall be followed. Notwithstanding LAMC Section 12.37.H, the street improvement standards in the Mobility Plan 2035 shall be utilized, to the extent feasible, for any improvements of streets. The appeal procedure described in LAMC Section 12.37.I may also be used for review of improvements required pursuant to this section on the basis of claims that the requirements pose an unreasonable hardship or violate any person's constitutional rights.

3. **Traffic Study.** The Applicant shall submit a Traffic Study for the Project, if required by the Department of Transportation based upon its Traffic Assessment of the Project, according to current Department of Transportation Traffic Study guidelines.

D. Mitigation of Project-Related Traffic Impacts. Prior to the issuance of a building permit, foundation permit, excavation permit or grading permit for a Project with significant traffic impacts as determined by the Department of Transportation, the Applicant, at his, her or its own expense, shall comply with the following regulations:

1. **Physical Transportation Improvements.** The Applicant shall implement or otherwise establish suitable guarantees to implement traffic and parking mitigation measures at adjacent intersections and streets, as determined by the Departments of Transportation and City Planning, including those street dedications as may be required.

2. **Transportation Demand Management Program.** The Applicant shall implement or otherwise establish suitable guarantees to implement a Transportation Demand Management (TDM) Program to reduce Project Trips as determined by the Departments of Transportation and City Planning according to the following requirements:

a. **Preliminary TDM Plan.** Prior to the issuance of any building permit, demolition permit, excavation permit, foundation permit, grading permit, or sign permit, the Applicant shall submit a preliminary TDM Plan to the Department of Transportation. This TDM Plan shall address the Project's unique characteristics and provide detailed measures to achieve and maintain an Average Vehicle Ridership (AVR) goal of at least 1.5, for all uses, except Shopping Centers and retail businesses, as defined in SCAQMD's Regulations within five years of the issuance of any temporary or permanent certificate of occupancy. The preliminary TDM Plan shall include the following elements:

(i) Building and site design to facilitate trip reduction such as convenient loading/unloading for high occupancy vehicles (HOV), on-site transit stops and bicycle rider facilities and preferential parking for car/vanpoolers.

(ii) Consideration of establishment and participation in a Transportation Management Organization (TMO) that shall develop and implement ridesharing and Transportation Demand Management related activities within the Specific Plan area.

(iii) Establish a rideshare coordinator and develop methods to provide ridesharing information and services to employees.

(iv) Trip reduction incentives.

(v) Measures to enforce TDM Plans on tenants, such as lease terms and conditions.

(vi) Cooperative TDM Plan among tenants as alternative to individual tenant TDM Plans.

(vii) Parking cash-out option.

(viii) TDM Plan monitoring reports.

b. **Final TDM Plan.** At least 60 days prior to the issuance of any certificate of occupancy, the Applicant shall submit a final TDM Plan to the Department of Transportation for its approval. The final TDM Plan shall include:

(i) Changes requested by the Departments of Transportation and City Planning;

(ii) Changes, if any, in incentives proposed by Applicant;

(iii) Tenant TDM Plans; and

(iv) Cooperative TDM Plan among tenants, if any, with letters of commitment.

c. **TDM Plan Enforcement.** The Applicant or successor in interest must submit an annual TDM status report for at least five years. The reports and any TDM Plan revisions shall be submitted within 30 days of the due date. Failure to do so shall constitute non-compliance which will subject the Applicant to sanctions, after due notice and

- b. Annual Specific Plan Report. Prior to the completion of the annual report, the Plan Review Board will meet with the appointing authorities for presentation and review of the staff's proposed annual Specific Plan report.
- c. Mobility and Intersection Improvements. The Plan Review Board shall make recommendations to the appointing authorities regarding the priorities and timing of intersection improvements and mobility improvements in the Specific Plan area. To assist in this process, the Director of Planning and the General Manager of the Department of Transportation, or their designees, shall meet with the Plan Review Board. The Department of Transportation staff shall maintain records of any motions regarding transportation fund expenditures. The Department of Transportation shall also provide accounting statements of the Specific Plan Revenue Fund as appropriate for the Plan Review Board meetings. If required, the Department of Transportation staff shall draft findings with assistance from City Planning staff to Subsection 12.B of the Specific Plan as needed pursuant to the Specific Plan.
- d. Community Streetscape Plans - Design Guidelines. The Plan Review Board shall make recommendations to the appointing authorities on the implementation and amendment of community design guidelines and community streetscape plans for each community to encourage pedestrian activity.
- e. Exceptions or Amendments to the Specific Plan. When an application is made for a Project Exception or when any proposal to amend the Specific Plan is initiated, the Department of City Planning shall send the Plan Review Board Chair a copy of the proposed amendment or application within seven calendar days of the Department's receipt, and the Plan Review Board shall have 30 calendar days running concurrently with the City's process to review the matter. The Plan Review Board, at its option, may provide the appointing authorities with written recommendations and comments regarding the matter under discussion.

2. Number of Members and Composition of Membership.

- a. Appointment of Members. One member shall be appointed for each community within the Specific Plan area, as shown in Maps 1 to 14, and as defined in Subsection 1.B of the Specific Plan. Members shall be appointed by the Councilmember who represents the majority of land within the Specific Plan of each respective community. One member at-large shall also be appointed by each Councilmember whose district is within the Specific Plan area. One member at-large shall be appointed by the Mayor. The Councilmembers of the Districts in which the Specific Plan located and the Mayor shall be considered appointing authorities for purposes of this Section. The Department of City Planning shall retain a record of members' start dates and terms.
- b. Composition of Membership. Members should live in, work in, own property in, attend school in, or be involved in organizations that serve the community within the Specific Plan they represent, such as non-profit or civic organizations. The composition of the Plan Review Board should include individuals who represent the varied interests of the immediate community (e.g., business, residential, environmental, etc.). To achieve this goal, there should be at least one member who is employed in the Specific Plan area, one member who lives in the Specific Plan area, one member who owns property or a business in the Specific Plan area, one member who uses alternative modes of transportation and/or represents a non-profit that supports alternative transportation modes, one member who is a

person with a disability and/or represents a non-profit that advocate for accessibility improvements for people with disabilities, and one member who serves the community (i.e. volunteers or serves on the board of a community organization) within the Specific Plan area. Any replacement member should maintain this composition.

3. **Quorum/Action.** The presence of one-half plus one of the total voting members shall constitute a quorum. An approval of any Board action shall require a majority of those present after a quorum has been declared. No member may vote by proxy.
4. **Terms.** Members of the Plan Review Board shall be appointed for terms of four years, with only one four-year extension permitted, if the Councilmember or the Mayor who appointed the member, so choose. Members may serve non-consecutive terms but may not serve more than a cumulative total of eight years.
5. **Expiration of Term.** Upon expiration of the term of any member of the Plan Review Board, the appointment for the next succeeding term shall be made by the appointing authority, ensuring compliance with Paragraph 2.b., above. No member of the Board shall serve more than two consecutive four-year terms. The Department of City Planning shall notify, in writing, the appointing Councilmember, board member, and neighborhood council for the board member's corresponding community of the upcoming expiration of term prior to the end of the member's term limit. Members of the Plan Review Board whose terms have expired shall remain members until their replacements have been appointed.
6. **Vacancies.** In the event a vacancy occurs during the term of a member of the Plan Review Board, the appointing Councilmember or the Mayor who appointed the member, shall make an appointment of a person to serve the unexpired term of that member, ensuring compliance with Paragraph 2.b., above.
7. **Meeting Schedule.** The Plan Review Board meetings shall be set by the Plan Review Board in consultation with participating City Departments. The meeting schedule should include definite dates and times for the meetings, with a minimum of one meeting per month.
8. **Elections.** The Plan Review Board shall elect a chair, and a first and second vice-chair at the December meeting to take office on January 1 of each year. The chair and two vice-chairs shall serve no longer than two consecutive one-year terms.
9. **Meeting Records.** Plan Review Board meeting discussions shall be documented, archived, and maintained by the Department of City Planning.

B. Periodic Review of the Specific Plan.

1. **Annual Review of the Specific Plan.** The Department of City Planning and Department of Transportation shall jointly prepare an annual review of the Specific Plan addressing issues of Specific Plan implementation, including the transit program and Specific Plan Revenue Fund.
2. **Specific Plan Restudy.** When Phase I as described in this Specific Plan has been reached, a restudy of all aspects of the Specific Plan shall be jointly undertaken by the Departments of City Planning and Transportation. The costs of administering and implementing the infrastructure improvements of the Specific Plan, as well as a recalculation of the remaining commercial square footage which can be absorbed by the Boulevard with extensive mitigation, shall be included in the restudy.

Section 16. ALLEY VACATIONS

Vacation of any alley within the Specific Plan area shall be in accordance with LAMC Chapter 1A, Section 13B.1.6.

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 26STC00448
Superior Court of California, County of LOS ANGELES
Petition of: Shawn Alan Payne for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Shawn Alan Payne filed a petition with this court for a decree changing names as follows:
Shawn Alan Payne to Shawn Alan Dallo
The court orders that all persons interested in the 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 10 court days before the matter is scheduled to be heard. No person shall 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: 06/01/2026, Time: 8:30a, Dept: 45, Room: 525
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 of the petition in the following newspaper of general circulation, printed in this county: LOS ANGELES DAILY NEWS
Date: 1/30/26
Virginia Keeny
Judge of the Superior Court
2/11, 2/18, 2/25, 3/4/26

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 25NWCVA01411

NOTICE TO DEFENDANT (AVISO AL DEMANDADO):SUSAN SHAKIB, a natural person NESTOR SOLUTIONS, LLC, a Florida limited liability company, d/b/a NESTOR TRUSTEE SERVICES, LLC, FREDOMER MORTGAGE CORPORATION, a Florida limited liability company; FERNANDO DE JESUS ESPARZA, a natural person; and DOES 1 through 20, inclusive.

YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO EL DEMANDANTE):CATAMOUNT PROPS, INC., 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 DIAS 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.suerte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le queda 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), (www.suerte.ca.gov), en el Centro de Ayuda de las Cortes de California (www.suerte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le queda 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.

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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.

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LEGAL NOTICES

Continued from Page 17

business relationships, and a loss of capital in excess of \$9 million dollars taken from their accounts.

26. Due to the Defendant's conduct, the Plaintiffs demand judgment against Defendant for compensatory damages in the amount taken plus special damages due to the loss of business.

SECOND CAUSE OF ACTION (Civil Code §496(a) and (c))

27. Plaintiffs reallege and incorporate paragraphs 1 through 26, inclusive, as though fully set forth herein.

28. Defendant Nigina Izrailbekova was the United States director for each of the Plaintiffs.

29. Defendant had access to the Plaintiffs' bank accounts.

30. Defendant was aware that the money in the various bank accounts belonged to the Plaintiffs and was not her money.

31. Defendant took money that did not belong to her, closed the Plaintiffs' bank accounts without their knowledge, and withheld the bank statements that showed her actions from the Plaintiffs.

32. The Plaintiffs were removed from their bank accounts by the Plaintiffs and transferred and/or moved into an account run by Defendant Nigina Izrailbekova's husband, Defendant Alexander Semerdjian without the Plaintiff's consent.

33. The luxury vehicles paid for with these funds did not belong to Defendant and were taken by Defendant and concealed the true value.

34. The false representations made by defendant Galina Izrailbekova to the Plaintiffs about the FBI defaming Nigina Izrailbekova and not allowing her to communicate with the Plaintiffs was an effort to conceal the theft.

35. The Defendants acted together to knowingly take money that did not belong to them and effectively shut down Plaintiffs' businesses and conceal these actions for months, entitling Plaintiffs to treble damages pursuant to CCP section 496(c).

THIRD CAUSE OF ACTION (Negligent Misrepresentation – CCP §1710(2))

36. Plaintiffs reallege and incorporate paragraphs 1 through 26, inclusive, as though fully set forth herein.

37. Defendant Nigina Izrailbekova falsely represented to Plaintiffs that her access to the Plaintiffs account was restricted because they had been frozen and/or restricted by the bank and she needed more information from them for the bank to unfreeze it. Nigina Izrailbekova reasonably knew that the statement was false and that the Plaintiffs would rely on it and wait for the bank statements and send the requested information.

38. After this false representation, Defendant Nigina Izrailbekova completely stopped sending the bank statements of the Plaintiff's account.

40. When the Plaintiffs tried to communicate with Defendant Nigina Izrailbekova, she refused to speak with them and instead had her mother, Defendant Galina Izrailbekova, falsely represent to the Plaintiffs that Defendant Nigina Izrailbekova had been questioned by the FBI and told not to speak with the Plaintiff's again, reasoning knowing that the Plaintiff's reliance on this false statement would cause the Plaintiffs not to act immediately.

41. Plaintiffs reasonably relied on Defendants' false representations to their detriment by continuing to entrust Defendant Nigina Izrailbekova with financial and access.

42. Then shortly thereafter, Defendant Nigina Izrailbekova transferred funds from the Plaintiffs' accounts without their consent or authorization into her own accounts and that of her husband, Defendant Alexander Semerdjian.

43. The conduct of the Defendants was willful, malicious, and fraudulent, entitling Plaintiffs to punitive damages pursuant to CCP § 3294.

FOURTH CAUSE OF ACTION (Intentional Misrepresentation – CCP §1710(1))

44. Plaintiffs reallege and incorporate paragraphs 1 through 43, inclusive, as though fully set forth herein.

45. Defendant Nigina Izrailbekova falsely represented to Plaintiffs that her access to the Plaintiffs account was restricted because they had been frozen and/or restricted by the bank and she needed more information from them for the bank.

46. Defendant Nigina Izrailbekova knew that the statement was false and that the Plaintiff's could rely on it and wait for the bank statements and send the requested information.

47. Shortly after this false representation, Defendant Nigina Izrailbekova stopped sending the bank statements of the Plaintiff's bank accounts to them.

48. When the Plaintiffs tried to communicate with Defendant Nigina Izrailbekova, she refused to speak with them and instead had her mother, Defendant Galina Izrailbekova, falsely represent to the Plaintiffs that Defendant Nigina Izrailbekova had been questioned by the FBI and told not to speak with the Plaintiff's again, reasoning knowing that the Plaintiff's reliance on this false statement would cause the Plaintiffs not to act immediately.

49. Plaintiffs reasonably relied on Defendants' false representations to their detriment by continuing to entrust Defendant Nigina Izrailbekova with financial and access.

50. That shortly after Defendant Nigina Izrailbekova's false representation, before the internal investigation began, Defendant Nigina Izrailbekova transferred funds from the Plaintiffs accounts without their consent or authorization, into the account of her husband, Defendant Alexander Semerdjian.

51. The conduct of the Defendants was willful, malicious, and fraudulent, entitling Plaintiff to punitive damages pursuant to CCP § 3294.

FIFTH CAUSE OF ACTION (Conversion)

52. Plaintiffs reallege and incorporate by reference paragraphs 1 through 51 as though fully set forth herein.

53. Plaintiffs had the right to possess and control their funds and property misappropriated.

54. Defendants wrongfully took, used, and have retained control of Plaintiffs' funds and property for their own benefit without the Plaintiffs' consent.

55. Presently, the Defendants have purchased Plaintiff's business interest but not limited to a 2023 Range Rover and a 2025 Mercedes Benz 53 GLE AMG registered to Alexander Semerdjian.

56. As a direct and proximate result of Defendants' conversion, Plaintiffs business has halted and they have suffered damages in excess of \$9,000,000.

57. Defendant's conduct was willful, malicious, and fraudulent, entitling Plaintiff to punitive damages pursuant to Civil Code § 3294.

SIXTH CAUSE OF ACTION (Fraud/Embezzlement)

58. Plaintiffs reallege and incorporate by reference paragraphs 1 through 57 as though fully set forth herein.

59. Defendants knowingly made false representations to Plaintiffs, including but not limited to falsely discussing the bank accounts and commitment to the Plaintiffs.

60. Plaintiffs reasonably relied on Defendants' false representations to their detriment by continuing to entrust Defendant Nigina Izrailbekova with financial duties and access.

61. While in a position of trust, Defendant Nigina Izrailbekova, took funds that belonged to the Plaintiffs which she was not entitled to and has kept them for her own profit.

62. As a direct result, Plaintiffs have suffered a financial loss in excess of \$9 million dollars.

63. Defendant acted with intent to defraud, and Plaintiff is therefore entitled to punitive damages pursuant to Civil Code § 3294.

SEVENTH CAUSE OF ACTION (Misappropriation of Name / Business Identity)

64. Plaintiff Alfa Prosmatech PTE. LTD reallege and incorporates by reference paragraphs 1 through 63 as though fully set forth herein.

65. Without Plaintiff's consent or authorization, Defendant Nigina Izrailbekova used Plaintiff's business name to misrepresent herself as the Chief Executive Officer, Secretary, and Chief Financial Officer of the company in an initial filing in California in August 2025.

66. When Plaintiff had the Statement of Information changed to reflect the true CEO in April 2025, Defendant Nigina Izrailbekova had it changed back and named herself again as CEO in the June 2025 in filing BA2025218457.

67. It is believed that the name is being fraudulently used in Plaintiff's name and obtain credit in Plaintiff's name.

68. This unauthorized use of Plaintiff's name and business identity has caused confusion in the marketplace and reputational harm to Plaintiff.

69. Plaintiff is entitled to injunctive relief, restitution, and damages, including attorney's fees and costs.

PRAYER FOR RELIEF

WHEREFORE, Plaintiff prays for judgment against Defendant as follows:

a. For compensatory damages in an amount of not less than 9 million dollars (\$9,000,000).

b. For special damages, such as lost earnings, in an amount to be determined at trial.

c. For a constructive trust over any assets purchased using embezzled funds;

d. For attorney's fees and costs;

e. For punitive or exemplary damages;

f. For such other and further relief as the court deems just and proper.

VI. DEMAND FOR JURY TRIAL

Plaintiff hereby demands a trial by jury on

de California, (www.suocerte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o 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 deschar el caso.

The name and address of the court is (El nombre y dirección de la corte es): Los Angeles Superior Court.

12720 Nopal Blvd, North, CA 90650

Tel: 310.853.0629

Fax: 310.243.2044

Email: sharon@appelbaumlaw.com

2/11, 2/18, 2/25, 3/4/26

DJ-4011602#

**SUMMONS
(CITACION JUDICIAL)**

CASE NUMBER (Número del Caso): 25STC06070

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): DAVID ALEXANDER RODRIGUEZ GARCIA, DAVID TORRES VELASQUEZ, ERICK AMEZCUA, FERNANDO RIOS, AND DOES 1 TO 25, INCLUSIVE

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 que no tiene abogado, es): Nicole Lahmani, Esq. Lahmani Law APC, 153 E. Fourth Street, Santa Ana, CA 92701

(949) 202-1111

DATE (Fecha): 12/13/2024

David W. Slayton, Clerk (Secretario), by W. Slayton, Deputy (Adjunto)

(SEAL)

2/4, 2/11, 2/18, 2/25/26

DJ-4009436#

**SUMMONS
(CITACION JUDICIAL)**

CASE NUMBER (Número del Caso): 25STC01910

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): RANDY MENDEZ, an individual; and DOES 1 TO 5, inclusive

THE DUNNING LAW FIRM APC (858) 974-7600 California DFPI Debt Collector License #10059-99

James MacLeod (249145) Christina MacLeod (283945) 9619 Chesapeake Dr., Suite 210, San Diego, CA 92123

DATE (Fecha): 10/25/2024

David W. Slayton, Clerk (Secretario), by M. Ceballos, Deputy (Adjunto)

(SEAL)

1/28, 2/4, 2/11, 2/18/26

guitar su sueldo, dinero y bienes sin más 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 para presentar una respuesta por escrito en esta corte o a un abogado en contacto con la corte o el colegio de abogados locales. AVISO: Por la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o 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 deschar 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 NORMALK BLVD

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 que no tiene abogado, es):

THE DUNNING LAW FIRM APC (858) 974-7600 California DFPI Debt Collector License #10059-99

James MacLeod (249145) Christina MacLeod (283945) 9619 Chesapeake Dr., Suite 210, San Diego, CA 92123

DATE (Fecha): 01/24/2024

David W. Slayton, Clerk (Secretario), by M. Ceballos, Deputy (Adjunto)

(SEAL)

1/28, 2/4, 2/11, 2/18/26

DJ-4007325#

**SUMMONS
(CITACION JUDICIAL)**

CASE NUMBER (Número del Caso): 24WNLW44704

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): ANA GRISELDA MEXICAN, an individual; and MARCO D. GOMEZ, an individual; and DOES 1 to 5, inclusive

THE DUNNING LAW FIRM APC (858) 974-7600 California DFPI Debt Collector License #10059-99

James MacLeod (249145) Christina MacLeod (283945) 9619 Chesapeake Dr., Suite 210, San Diego, CA 92123

DATE (Fecha): 01/24/2024

David W. Slayton, Clerk (Secretario), by M. Ceballos, Deputy (Adjunto)

(SEAL)

1/28, 2/4, 2/11, 2/18/26

después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte o a un abogado en contacto con la corte o el colegio de abogados. AVISO: Por la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o 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 deschar 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 NORMALK BLVD

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 que no tiene abogado, es):

THE DUNNING LAW FIRM APC (858) 974-7600 California DFPI Debt Collector License #10059-99

James MacLeod (249145) Christina MacLeod (283945) 9619 Chesapeake Dr., Suite 210, San Diego, CA 92123

LEGAL NOTICES

Continued from Page 19

A PETITION FOR PROBATE has been filed by LAFRANCE THERIOT in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that LAFRANCE THERIOT 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: 03/11/26 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: NICOLE A. DERDERIAN, ESQ. - SBN 358006

THE PACELLA LAW GROUP, APC 5000 N. PARKWAY CALABASAS, SUITE 219 CALABASAS CA 91302 Telephone: (818) 614-9245 2/11, 2/12, 2/18/26

DJ-4012134#

interested in the estate, you may file with the court a Request for Special Notice (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.

Petitioner In Pro Per: Jensen Kirk Backstrom 44 Saint James Park C201 Los Angeles, Ca 90007 Telephone: (323) 509-7469 2/11, 2/12, 2/18/26

DJ-4012033#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROBERT P. GIAMMONA CASE NO. 25STPB05883

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ROBERT P. GIAMMONA.

A PETITION FOR PROBATE has been filed by LINDA OROCHA CHRISTAL BLUEMICHELL in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that LINDA OROCHA CHRISTAL BLUEMICHELL be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.

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: 03/01/26 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: NICHOLAS A. DERDERIAN, ESQ. - SBN 358006

THE PACELLA LAW GROUP, APC 5000 N. PARKWAY CALABASAS, SUITE 219 CALABASAS CA 91302 Telephone: (818) 614-9245 2/11, 2/12, 2/18/26

DJ-4012134#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: HALL, DAHNA STEPHENL CASE NO. 25STPB09712

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Hall, Dahna Stephel

A PETITION FOR PROBATE has been filed by Appointment as administrator of the estate of Hall, Dahna Stephel in the Superior Court of California, County of Los Angeles.

THE PETITION FOR PROBATE requests that Jensen Kirk Backstrom 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 with full authority. (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: 05/02/26 at 8:30AM in Dept. 9 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: ROBERT W. HOWELL - SBN 241568 LAW OFFICE OF ROBERT W. HOWELL, PC 6355 TOPANGA CANYON BLVD., SUITE 500 WOODLAND HILLS CA 91367 Telephone (818) 888-0504 2/10, 2/11, 2/17/26

DJ-4011515#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MICHAEL MARTIN CASE NO. 25STPB01300

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MICHAEL MARTIN.

A PETITION FOR PROBATE has been filed by JESSYE MARTIN in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that JESSYE MARTIN 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: 03/09/26 at 8:30AM in Dept. 99

DJ-4011488#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: LILLIAN MAXINE BAKER AKA LILLIAN M. BAKER CASE NO. 26STPB01201

To all heirs, beneficiaries, creditors, contingent creditors, and persons

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.

THE PETITION FOR PROBATE has been filed by DONNA RAE BRUINS in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that DONNA RAE BRUINS be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.

THE PETITION FOR PROBATE has been filed by YONA CONZEOY - SBN 233055 LAW OFFICES OF YONA CONZEOY, P.C. 9100 WILSHIRE BLVD., STE. 725 E. BEVERLY HILLS CA 90212 Telephone (323) 813-8223 2/10, 2/11, 2/17/26

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.

THE PETITION FOR PROBATE has been filed by YONA CONZEOY - SBN 233055 LAW OFFICES OF YONA CONZEOY, P.C. 9100 WILSHIRE BLVD., STE. 725 E. BEVERLY HILLS CA 90212 Telephone (323) 813-8223 2/10, 2/11, 2/17/26

DJ-4010990#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: BEVERLY ANDERSON CASE NO. 26STPB01205

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of BEVERLY ANDERSON.

A PETITION FOR PROBATE has been filed by PRINCESS WILSON in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that PRINCESS WILSON be appointed as Special Administrator with general powers 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: 03/13/26 at 8:30AM in Dept. 5 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: THOMAS K. MURRAY, 4920 TWAIN AVE., SAN DIEGO, CA 92120, Telephone: 619-471-6775 2/4, 2/5, 2/11/26

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.

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A HEARING on the petition will be held in this court as follows: 03/13/26 at 8:30AM in Dept. 5 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.

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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: ANNA C. HOWARD, ESO., 2725 JEFFERSON STREET, STE. 2A, CARLSBAD, CA 92008, Telephone: (658) 800-2532 2/4, 2/5, 2/11/26

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 on 2/27/26 at 8:30 AM in Dept. 20 located at 111 North Hill Street, Los Angeles, CA 90012, Stanley Mosk Courthouse Probate.

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.

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