City of Beverly Hills
Planning Division
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Planning Commission Report

Meeting Date: July 17, 2014

Subject: Public Notice Guidelines

Recommendation: Review and provide comments on the Public Notice Guidelines for Planning Applications

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REPORT SUMMARY

On May 20, 2014, the City Council adopted an ordinance expanding the public noticing requirements for planning applications. As part of this effort, staff developed a Public Notice Guidelines document (Guidelines) to supplement the information in the municipal code and provide information on noticing to the public (Attachment 1). As set forth in the Municipal Code, these Guidelines are approved by the Director of Community Development and may be modified as needs arise; however, staff is presenting the Guidelines to the Planning Commission for its review and approval prior to implementation. This report summarizes the contents of the Guidelines.

BACKGROUND

The Fiscal Year 2012/13 Budget included a work plan task to evaluate expanding public noticing. On May 23, 2013 the Planning Commission held a study session on noticing requirements and provided direction to staff. On October 10, 2013, the Planning Commission adopted a resolution recommending that the City Council adopt a draft ordinance that incorporated proposed changes to public noticing requirements. The City Council approved the ordinance on May 20, 2014. In summary, the ordinance included the following changes:

- Consolidating public notice requirements into one section of the Municipal Code
- Expanding the use of on-site posted notices
- Expanding the requirements for mailed notices
- Providing more consistency in noticing requirements

The ordinance approved by the City Council is substantially the same as the ordinance forwarded to the City Council by the Planning Commission in October. The City Council did, however, request that the mailed notice radius for planning commission level projects be expanded from a 300 foot radius plus block-face to a 500 foot radius plus block-face. This change was incorporated into the adopted ordinance.

The public noticing changes in the ordinance took effect on June 20, 2014. Staff began an outreach campaign in May to help applicants prepare for the upcoming changes.

Attachments:
1 Public Notice Guidelines

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310-285-1122

In addition to the code changes, staff also developing a Public Notice Guidelines document, which provides information for applicants about the public noticing requirements for planning applications. Staff is providing the Planning Commission with an opportunity to review the contents of the Public Notice Guidelines document prior to the use of the document by the Planning Division.

DISCUSSION

Purpose of Guidelines

The guidelines are meant to:

1. Provide the public with an easy-to-understand summary of public notice requirements
2. Instruct applicants on how to meet the requirements
3. Outline additional actions, beyond the code requirements, that the City will take to notify residents of applications and projects

Contents of Guidelines

The guidelines are meant to provide the applicant with an understanding of the various public notice requirements for different applications handled by the Planning Division. Whenever possible, information is presented in a visual manner to increase the readability of the document. Information is provided in the following sections:

- Introduction (Pgs. 1 & 2): Provides basic information including definitions and an explanation of the various commissions that review planning applications.
- General Requirements (Pgs. 3 & 4): Includes a table that summarizes the on-site posted notice, newspaper notice and mailed notice requirements for each type of planning application.
- Mailed Notice (Pgs. 5 & 6): Provides applicants with detailed instructions regarding the fulfilment of the mailed notice requirements for planning applications
- On-Site Posted Notice Requirements (Pgs. 7-10): Includes size and dimension requirements for site postings (two different sizes depending on whether the project is residential [larger sign] or commercial [smaller sign]), and provides instruction on how to post signs on property and where signs shall be posted in relation to property line
- Newspaper Notice (Pg. 11): Outlines the applications that require newspaper notices
- Additional Noticing (Pg. 12): Describes actions that the City will take to keep the public informed about planning applications and projects beyond what is required in the code, including providing information on the City's website, and encouraging applicants to reach out to neighbors
- Other Rules and Regulations and Additional Resources (Pgs. 13 & 14): Lists applications with special requirements and provides applicants with lists of mapping and mailing label companies and sign printers

Staff anticipates that the contents of the Guidelines will change periodically as technologies develop and more effective methods of notification are adopted. If there are future substantive changes made to the Public Notice Guidelines document, staff will return to the Planning Commission to ensure that the Commission is aware of the changes.

RECOMMENDATION

Staff recommends that the Planning Commission review and approve the contents of the attached Public Notice Guidelines.

Report Reviewed By:
Jonathan Lait, AICP
City Planner

Attachment 1

Public Notice Guidelines

CITY OF BEVERLY HILLS
COMMUNITY DEVELOPMENT DEPARTMENT

DIRECTOR'S GUIDELINES

PUBLIC NOTICE

REQUIREMENTS FOR PLANNING APPLICATIONS

BEVERLY HILLS

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USING THIS GUIDE

This guide is intended to provide applicants with additional information on public noticing for applications considered by the Community Development Department and the Planning, Architectural, Design Review, and Cultural Heritage Commissions.

Generally, the noticing requirements for projects vary based on the location of the subject property and the type of review required for the application. To determine the general requirements for your application, please consult the map on Page 2 to determine in which area of the City your property is located and the table on Page 6 for the specific noticing requirements. If you are unsure of the type of review that your application will require, please consult your project planner. If you do not yet have a project planner, please contact the Planning Division at 310-285-1141.

Once you have determined what type of noticing is required for your application, you can find specifics on completing the noticing in this document as well as in Beverly Hills Municipal Code (BHMC) Section 10-3-2.5.

Important information for applicants is presented in grey boxes throughout this document.

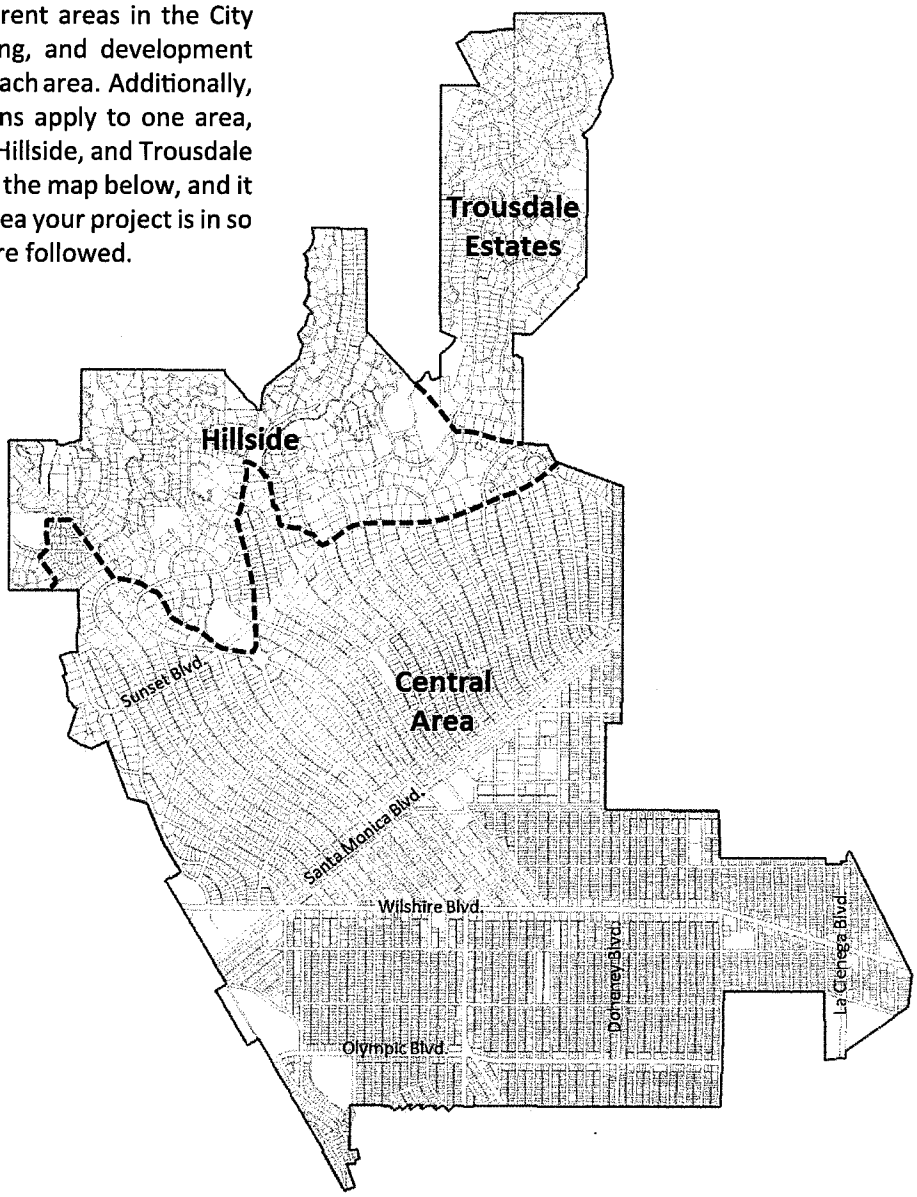
INTRODUCTION

PUBLIC NOTICING REQUIREMENTS

Public noticing helps to ensure that the community is aware of land use applications and development projects, and to encourage more public participation in the planning, development, and decision-making process. Public noticing requirements are outlined in BHMC 10-3-2.5. Please note that several applications have special noticing requirements. These applications are listed on page 13 of this document.

AREAS OF THE CITY

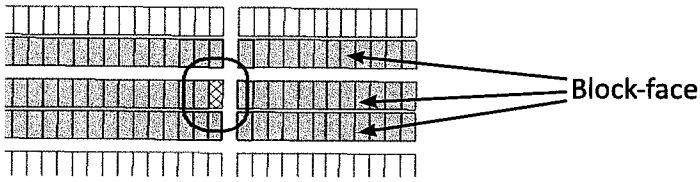
Throughout the Municipal Code and Guidelines there are references to different areas in the City of Beverly Hills. Uses, zoning, and development standards can be different in each area. Additionally, some permits and applications apply to one area, but not others. The Central, Hillside, and Trousdale Estates areas are depicted on the map below, and it is important to know which area your project is in so that the proper procedures are followed.



DEFINITIONS

Throughout the Municipal Code and Guidelines there are references to various terms that are defined below:

BLOCK-FACE The properties along one side of a street between two consecutive intersections.



COMMISSION-LEVEL REVIEW Planning applications reviewed by one of the commissions staffed by the Community Development Department.

DIRECTOR-LEVEL REVIEW Planning applications reviewed and decided on by the Director of Community Development or his/her designee.

PLANNING APPLICATION Applications administered by the Planning Division of the Community Development Department.

RADIUS Measured as a distance from the exterior boundary of a subject property.

TYPES OF REVIEW AND COMMISSIONS

Throughout the Code and Guidelines there are references to different commissions that review applications:

ARCHITECTURAL REVIEW
BHMC 10-3-30
Required for buildings, signs, walls, general exterior modifications, fences and landscaping in zones other than single-family residential in Beverly Hills. The Architectural Review Commission reviews projects that are not able to be reviewed at the Director-Level.

CULTURAL HERITAGE REVIEW
BHMC 10-3-32
Required for the designation of landmarks, historic districts, and determinations of ineligibility. The Cultural Heritage Commission makes recommendations to the City Council on Landmark or Historic Designation nominations and Mills Act Contracts. The Cultural Heritage Commission also acts on Certificates of Appropriateness and Director's Determination of Ineligibility.

DESIGN REVIEW
BHMC 10-3-44
Required for new single family homes and significant remodels of homes in the Central Area of the City. "Track 1" projects are reviewed at the Director-Level. The Design Review Commission reviews "Track 2" projects that cannot be reviewed at the Director-level.

PLANNING REVIEW
BHMC 10-3
Required for the majority of the planning applications that are processed by the Community Development Department. Director-Level review includes applications that can be processed at the staff level. Commission-Level applications are heard by the Planning Commission.

GENERAL REQUIREMENTS

General public notice requirements are outlined below. The table is organized by the type of review (Planning, Design, Architectural, Cultural Heritage) and the level of review (Director-Level or Commission-Level). Please refer to Beverly Hills Municipal Code Section 10-3-2.5 for further clarification.

Public Notice Requirements for Development Applications		On-Site Posted Notice	Newspaper Notice	Mailed Notice
Planning Review				
Director-level review includes applications that can be processed at the staff-level. Commission-level applications will be heard by the Planning Commission at a public hearing. Please note that there are several applications with special noticing requirements that are not included in this table. These special requirements can be found on page 13. All others are listed below: Amendment (General Plan, Streets Master Plan, Specific Plan, Zone Text, Zoning Code) Conditional Use Permit Common Interest Development* Density Bonus Permit Development Plan Review Extended Hours Permit Game Court Fence Game Court Location In-Lieu Parking Large Family Daycare Permit* Lot Line Adjustment Maps: Tentative and Parcel Minor Accommodation Open Air Dining Overnight Stay Permit Planning Development Review Reasonable Accommodation* Resolution of Public Convenience and Necessity* R1 Permits: Hillside, Central and Trousdale R4 Permit Second Unit Use Permit Specific Plan Tree Removal Permit* Variance View Restoration* Underlined Applications are reviewed at the Commission/Council level only *Special noticing requirements apply, See BHMC 10-3-253(B)	**Director-level**	Yes	None	Hillside & Trousdale: 300' radius Central Area: 100' radius + block-face
	Commission-level	Yes	Amendments (General Plan, Streets Master Plan, Specific Plan, Zone Text, Zoning Code) Conditional Use Permits Maps (Tentative and Parcel) Specific Plan Variance	Hillside & Trousdale: 500' radius Central Area: 500' radius + block-face

GENERAL REQUIREMENTS

Public Notice Requirements for Development Applications	On-site Posted Notice	Newspaper Notice	Mailed Notice
Architectural Review			
Director-level Director-level projects can be processed administratively and include: minor landscape approvals, some commercial signs, and minor exterior changes to multi-family and commercial buildings (paint color changes, replacing like-for-like elements). These permits are generally processed at the Development Services public counter.	Nne	None	None
Commission-level Commission-level projects must be reviewed by the City's Architectural Commission (AC) and include: sign accommodations, most commercial signs, facade remodels for commercial and multi-family buildings, new construction of commercial and multi-family buildings, and landscaping for commercial and multifamily projects.	Only projects in Multi-Family Residential Zones	None	None
Cultural Heritage Review			
Director-level Director-level projects can be processed administratively and include Certificate of Review for District Non-Contributor.	None	None	None
Commission-level Commission-level applications include projects that are reviewed by the City's Cultural Heritage Commission (CHC). The CHC recommends to the City Council on Landmark or Historic Designation* nominations and Mills Act Contracts. The CHC acts on Certificates of Appropriateness* and Director's Determination of Ineligibility. *special noticing requirements apply, see Special Noticing Requirements Table found in BHMC 10-3-2.5	None	None	None
Design Review			
Director-level Director level projects can be processed administratively and include single family home remodels and new homes in the Central area of the City that are determined to be "Track 1".	None	None	None
Commission-level Commission level applications include projects that are reviewed by the City's Design Review Commission (DRC) including Single Family Home facade remodels and new homes in the Central Area of the City that are determined to be "Track 2"	Yes	None	Central Area: 100' radius + blockface

MAILED NOTICE

Design Review and certain Planning applications require that mailed notices to be sent to property owners and occupants near the subject site. Please refer to the table on Pages 3 and 4 to determine the planning applications that require a mailed notice.

City staff will write and mail the public notices once the following has been provided by the applicant:

APPLICATION REQUIREMENTS

- ☐ Two (2) copies of a map drawn to scale indicating each parcel of land and land use receiving a mailed notice. This may be prepared by the applicant or by a mapping company; however it is recommended that a mapping company is used to ensure accuracy of the map (see Page 14).
- ☐ Three (3) sets of gummed mailing labels of owners and occupants to receive notice as determined by LA County Assessor's data and visual site inspections.
- ☐ A digital Excel file with the addresses of all owners and occupants to receive notice.
- ☐ Signed affidavit verifying that the mailing list submitted to the City includes all property owners and occupants within the required mailing area. The affadavit is provided as part of the application packet.

WHEN WILL THE NOTICE BE MAILED?

Notices of Application/Pending Action and Notices of Public Hearing will be mailed by City staff at least ten (10) days prior to any action or hearing by the reviewing authority. Notices of Action shall be mailed within five days of the issuance of a decision by the reviewing authority.

WHO WILL RECEIVE A MAILED NOTICE?

Noticing requirements vary based on location and will be mailed to:

- Owners and occupants of the properties that are to receive notice (see table on pages 3 and 4). The owners list must be obtained from the most current LA County Tax Assessor's Roll.
- The applicant(s), owner(s) and occupant(s) of subject property.
- Any person or group who has filed a written request for notice regarding the specific application.

WHAT DOES THE MAILED NOTICE SAY?

Each mailed notice shall contain the following information:

- Address of subject property
- Description of application
- Time/date/location of hearing (if applicable)
- Information on appeal
- Contact information for planner

WHO PREPARES THE NOTICE?

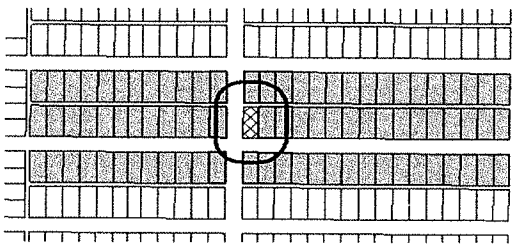
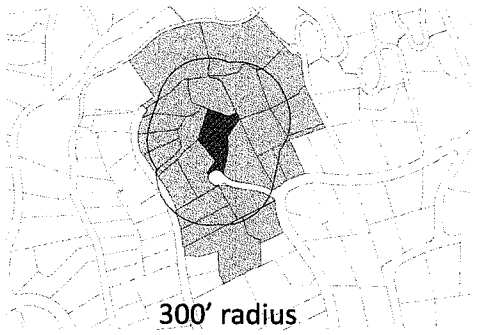
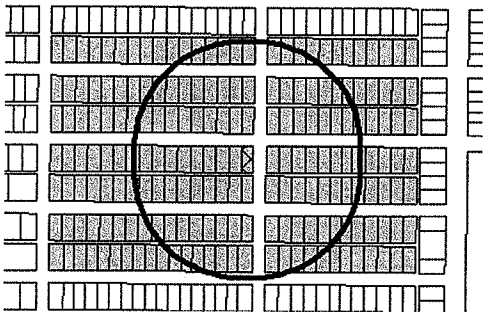
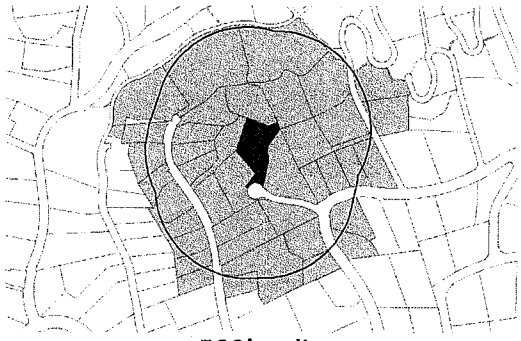
City staff will prepare and mail the notice once the mailing labels have been provided by the applicant.

NOTICING RADIUS

Recipients of mailed notices are determined by measuring a radius from the outer boundary of the applicant's property. In addition to a standard radius, applicants in the Central Area of the City are also required to mail notices to properties located along the block-face if any part of the block falls within the radius. Please see below for requirements:

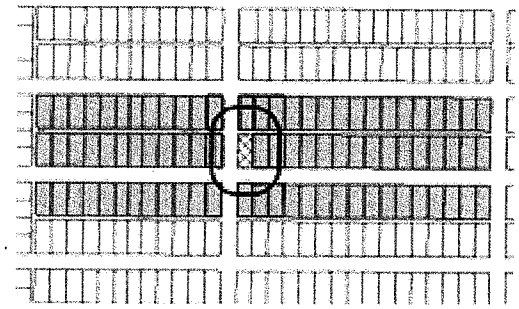
PLANNING REVIEW

If the table on Page 3 indicates that your planning review application requires mailed noticing, use the following information to determine the radius required for mailing.

	CENTRAL AREA	HILLSIDE AND TROUSDALE AREA
DIRECTOR LEVEL	 100' radius + Block-face	 300' radius
COMMISSION LEVEL	 500' radius + Block-face	 500' radius

DESIGN REVIEW

Design Review is only required in the Central Area of the City. Mailed noticing for Design Review is required for Commission-Level Cases only.



The required mailing radius for Design Review cases is 100' radius + Block-face

GENERAL REQUIREMENTS FOR ON-SITE POSTED NOTICES

Many Commission-level applications and some Director-level applications require on-site posted notices. On-site posted notices are placed on the subject property for a required period of time to notify others in the neighborhood of a pending application or upcoming public hearing. The posted notice requirements vary depending on whether the application is for a project on a commercial or residential property, and the process for posting varies based on the type of review required for an application.

Please refer to the following pages for more information regarding on-site posted notices:

- Commercial property: Page 8
- Residential property: Page 9

POSTING REQUIREMENTS

If an application requires on-site posting the following requirements must be met:

☐ **POSTING TIME:** All on-site posted notices must be posted at least ten (10) days prior to a public hearing or decision on the application.

☐ **AFFIDAVIT:** The applicant shall submit an affidavit within five (5) days of posting the sign on the project site to verify that the sign is posted in compliance with City requirements. The affidavit can be found on the City's website at www.beverlyhills.org/publicnotice and is provided with project applications.

☐ **PHOTOGRAPHS:** The applicant shall submit two photographs to the City. One photograph should clearly show the contents of the posted notice. The other shall show the notice posted on the property in manner and location that conforms with all requirements on Page 8 or 9.

☐ **REMOVAL:** The applicant is responsible for the removal of the posted notice. Each notice shall be removed at the end of the appeal period for the application. The appeal period begins after a decision on the application has been rendered. Failure to remove posted notices may result in additional fees.

Failure to comply with the requirements above could result in a delay in application processing.

More detailed requirements for commercial and residential posted notices are presented on Pages 8, 9 and 10 of these guidelines.

COMMERCIAL PROPERTIES

On-site posted notices for commercial properties may be printed on card stock. City staff will create the posted notice and the applicant is responsible for posting the notice on the subject property.

LOCATION: The notice shall be posted in a conspicuous location on the subject property. The preferred location is in a window facing the public right-of-way. If the property is located on a corner, there must be a notice posted on each right-of-way. If this is not possible, the sign may be affixed to the exterior of a building in a professional looking manner.

CONTENT: Contents of the posted notice shall conform to the requirements set forth by State Law and City regulations. Signs are created by the Planning Division.

TIME: Posted at least ten (10) days prior to hearing or decision. Must be removed from site after the appeal period for the application has ended.

MATERIAL: White cardstock

SIZE: 11 inches by 17 inches (11" x 17")

NOTICE

Intent to file for an Open Air Dining Permit

This is to give notice of the intent of the owner of this business to seek an open air dining permit for:

☐ Seating of up to 8 chairs

☐ Seating for more than 8 chairs

☐ Permanent railing enclosure

The application will be submitted to the Department of Community Development – Planning at 455 North Rexford Drive, Room G-40, Beverly Hills, California 90210.

Signature of Applicant _____ Date _____

Name of Applicant (Please Print) _____

For more information: (310) 285-1123, www.beverlyhills.org/planning

EXAMPLE COMMERCIAL ON-SITE NOTICE

PROCEDURE: The following procedures shall be followed for site posting:

Planner will provide on-site notice to applicant for posting → Applicant to post notice on subject property at least ten days prior to hearing or decision → Applicant to provide planner with images of posted sign on property with correct hearing/ decision date within five days of submitting application → Applicant to Remove sign from property after appeal period ends

ON-SITE POSTED NOTICES

RESIDENTIAL PROPERTIES

Residential on-site posted notices are required for Director- and Commission-Level Planning Review and Commission-Level Architectural and Design Review of residential properties.

LOCATION: The sign shall be posted within five (5) feet of the front property line. The bottom edge of the sign shall be no higher than four (4) feet off the ground.

CONTENT: The sign shall include the following information:

- General description of action requested
- Public hearing date and location
- Name and contact information of project planner
- Site address
- Size and height of proposed building/project
- Applicant contact information
- Some projects will also require a color rendering of the proposed project

TIME: Posted at least ten days prior to a hearing or decision

SIZE: 18 inches by 24 inches (18" x 24")

MATERIAL: White Coroplast

POSTING: Signs shall be posted on the property using a heavy duty "H" stake for Coroplast signs. These stakes will be provided by the City. If necessary, and with staff approval, the sign may also be neatly affixed to a construction barricade or fence within five feet of the property line.

PROCEDURE: The process for posting for residential properties varies depending on whether the application is being considered by the Planning Commission,Design Review Commission, or Architectural Commission. Please see below for more information on posting on residential properties.

PLANNING REVIEW OF RESIDENTIAL PROPERTIES

Planner will print sign and provide to applicant → Applicant to post sign on subject property → Applicant to provide planner with affadavit and images of the sign posted on property with correct hearing/ consideration date at least 10 days prior to hearing → Applicant to remove sign from property after appeal period ends

DESIGN AND ARCHITECTURAL COMMISSION REVIEW OF RESIDENTIAL PROPERTIES

At project submittal planner will provide applicant with a digital file of sign → Applicant has sign professionally printed (see Page 14 for printers) → Applicant to post sign on subject property → Applicant to provide photograph of posted notice to planner at least ten days prior to hearing → Applicant to remove sign from property after appeal period ends

SAMPLE ON-SITE POSTED NOTICE FOR RESIDENTIAL PROPERTY

Type of permit being requested

Brief description of project

24"

18"

NOTICE OF PENDING
DESIGN REVIEW PERMIT

The owner of this property intends to seek a Design Review Permit for the construction of a new two-story single-family residence

Public Hearing : October 12, 2014 at 1:30 PM

Location of Hearing: Room 280A
455 N. Rexford Drive,
Beverly Hills, CA 90210

For more information & to submit comments: Jane Smith, Associate Planner
(310) 285-1191
jsmith@beverlyhills.org
www.beverlyhills.org/planning

Scan here with your smartphone:

Proposed Project

Site Address: 123 Rodeo Drive
Height: 30'-8"
Size: 3,952 square feet
Applicant: John Doe

Contact information for project planner

Project specifics

Rendering of proposed project if applicable

The sign shall conform to the example on-site posted notice shown above. It should not contain handwritten information, except for the date of the hearing.

NEWSPAPER NOTICE

Newspaper notices are required for several planning applications including:

- Amendments (General Plan, Streets Master Plan, Specific Plan, Zone Text, Zoning Code),
- Conditional Use Permits,
- Maps (Tentative and Parcel)
- Specific Plan
- Variance

When required, the newspaper notice shall be posted in newspapers of general circulation in the City at least 10 days in advance of a public hearing or decision.

City staff will coordinate with the newspapers to arrange for the publication of the notice; however, the full cost of the publication will be borne by the applicant.

For more information on any of the requirements outlined in this document please contact the Beverly Hills Planning Division at (310) 285-1141

Public notice information is also provided on the City's website at: www.beverlyhills.org/PublicNotice.

DIRECTOR'S STANDARDS

The City is committed to ensuring that public noticing is efficient and effective and that community members are informed of potential decisions and public hearings. In addition to the rules and standards outlined in the code and these guidelines, the Director shall also:

- Provide project information on the City's Website when appropriate
- Provide application and project information to community and neighborhood groups

The Director shall also have the ability to:

- Require an applicant to include additional information beyond what is specified by State law and the zoning code in public notice materials.
- Expand noticing requirements for applications as appropriate. This may include expanding the mailed notice radius/area, requiring more on-site posting, or requiring additional newspaper noticing.
- Require project applicants to hold a community meeting on the application/project.
- Amend or adjust specific requirements outlined in this Public Notice Guidelines Document when they will increase the efficiency and effectiveness of public noticing to the community.

NEIGHBORHOOD OUTREACH

In addition to the mailings, site posting, and newspaper noticing that a project may require, it is recommended that project applicants reach out to neighbors and neighborhood groups as part of the public noticing process. Personally contacting neighboring property owners and occupants may make the application process easier, and ensure that any potential issues are identified before a decision is made on a case.

Applicants may consider conducting outreach via the following methods:

- Sending letters to neighbors and neighborhood groups
- Visiting neighbors and discussing the project in person
- Hosting a small community meeting about the proposed project to answer questions
- Attending a meeting of a local neighborhood group to introduce and discuss project
- Creating a project website

City planning staff will help applicants identify neighborhood groups that may have an interest in an application in order to begin the outreach process, whenever possible.

OTHER RULES AND REGULATIONS

The following general rules and standards apply to public noticing for planning applications:

TIME

All public noticing must be completed within the specified time-frame for the application to be considered complete. If noticing is not completed within the specified time-frame review of the application may be delayed. The time frames for mailed, posted and newspaper notices are described in each section in these guidelines.

MULTIPLE APPLICATIONS

If multiple applications are submitted for the same project or site area, the City may issue a single notice for all related applications. Notification for multiple applications for the same project or site area shall conform to the requirements of the application under review with the most extensive requirements.

SPECIAL REQUIREMENTS

The following applications have special noticing requirements that are outlined in BHMC 10-3-2.5.

- Common Interest Development
- Large Family Daycare Permit
- Reasonable Accommodation
- Tree Removal Permit
- Certificate of Appropriateness
- Landmark and Historic District Designation
- Resolution of Public Convenience and Necessity, and
- View Restoration

These requirements are not addressed in these guidelines. Please refer to BHMC 10-3-253(B) for more information on these applications and consult a planner with any questions.

STATE LAW

In addition to requirements set forth in the Beverly Hills Municipal Code and these guidelines, all planning applications must be noticed in accordance with state law when applicable.

FAILURE OF PERSON OR ENTITY TO RECEIVE NOTICE

The failure of a person or entity to receive a notice given pursuant to the City's noticing requirements shall not constitute grounds for any court to invalidate the actions for which notice was given.

ADDITIONAL RESOURCES

Below is a list of companies in the area that provide services to applicants that may be helpful in completing the public noticing as required by the City of Beverly Hills. Please note that applicants are not required to use vendors included on this list, and this list is not an endorsement of the services of any of the listed companies. The list is provided solely for information purposes. Applicants are encouraged to use a mapping company to ensure the accuracy of mailing labels.

MAPPING AND MAILING LABELS

Quality Maps	263 W. Olive Ave. Suite 161 Burbank, CA	Qualitymapsinc.com qualitymaps@gmail.com	818-588-7588
ARM/Michael Pauls Assoc.	203 Argonne Avenue, Suite 141, Long Beach		562-434-2835
Continental Mapping Service	6325 Van Nuys Blvd. Pacoima	mappingsvc@aol.com	818-787-1663
Data Pro	datapromapping.com	www.datapromapping.com datapromapping@gmail.com	800-568-7104
E.B.E. Associates, Inc.	3125 Andrita Street Los Angeles	ebe@ebeassociates.com	323-550-8335
GC Mapping Service	711 Mission Street, Suite D, South Pasadena	gcmapping@radiusmaps.com	626-441-1080
Harvey Goodman	834 17th Street, Suite #5, Santa Monica		310-829-1037
Herron Maps	20756 Seaboard Road, Malibu		310-317-1515
INTERDESIGN	417 Arden Avenue, Suite #121A, Glendale	edwardabedi@aol.com	818-548-9646
JPL Zoning Services, Inc.	6263 Van Nuys Boulevard, Van Nuys	jplzoning.com	818-781-0016
More Services	12106 Lambert Avenue, El Monte	moreservices@sbcglobal.net	626-350-5944
Nieves and Associates	115 S. Juanita Avenue, Suite A, Redondo Beach		310-375-5925
Notification Maps	23412 Moulton Parkway, Laguna Hills	www.notificationmaps.com	866-plan-com
Quality Mapping Service	14549 Archwood Street, Suite 301, Van Nuys	qmapping@qesqms.com	818-997-7949
Radius Maps	211 South State College Blvd. Ste. 515, Anaheim	radiusmaps@gmail.com	888-272-3487
Susan W. Case, Inc.	917 Glenneyre Street, Suite 7, Laguna Beach	order@susancaseinc.com	949-494-6105
The Trouble Shooter	22225 Leadwell Street, Canoga Park		818-364-4096
T-Square Mapping Services	969 S. Raymond Avenue, Pasadena	ammappingserve@aol.com	626-403-1803

SIGN PRINTING

D'ziner Sign 801 Seward Street, Los Angeles 90038 (323) 467-4467 dzinersign.com	Fed Ex Print & Ship Center 8471 Beverly Blvd. Suite 103, Los Angeles 90048 Ph: (323) 782-6905 local.fedex.com
Fed Ex Print & Ship Center 9334 Wilshire Blvd. Beverly Hills 90212 Ph: (310) 271-1258 local.fedex.com	LA Prints 437 S. Robertson Blvd., Beverly Hills, 90211 (310) 657-7777 laprints.com
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