



CITATIONS

MARCH - TWO THOUSAND TWENTY THREE

Juan Lagunas Soria

S H O O L



ASK IS ON THE MOVE!

by Vanessa Frank

Page 9

Vanessa Frank, Kristine Tijam, Efan Wu

BRIAN C. ISRAEL
WENDY C. LASCHER

IAN ELSENHEIMER

PRESIDENT'S MESSAGE	3
IT'S YOUR TURN	5
HAVE YOU HEARD?	7
BARRISTERS' CORNER: ADUS VS. "HIGH FIRE HAZARD ZONE" RESTRICTIONS	12
CLASSIFIEDS	15

We dominate the conversation

Sotheby's International Realty is the most profiled real estate brand in the world. In just the first half of 2022 over 30% of all real estate press mentions internationally were about Sotheby's International Realty. That's almost twice the share of voice as the next most publicized real estate company.

We don't just get it on the market. We get it the attention it deserves.

**Source: Meltwater, January 1, 2022 – June 30, 2022*

Experienced, Full-Service Professionals Specializing in...

• **TRUSTS** • **PROBATE** • **DIVORCE**

CALIFORNIA

VENTURA COUNTY



DEBORAH DOWNEY

Bachelors Degree in Business

Cal DRE 01436738

ddowney@livsothebysrealty.com

805.320.2832



SCAN TO
CONTACT
DEBORAH

bit.ly/DDowneyLIV



LARRY KROGH

Broker, ABR, GRI, Green

Cal DRE 01305510

lkrogh@livsothebysrealty.com

805.312.0512



SCAN TO
CONTACT
LARRY

bit.ly/LKroghLIV

PRESIDENT'S MESSAGE

by Brian C. Israel

As an estate planning and probate attorney here at Norman Dowler, LLP in Ventura, I have been blessed to be a member of the Estate Planning and Probate Section of the Ventura County Bar Association. The programming, events and overall camaraderie of the section is what Bar sections should strive to be.

Amber Rodriguez, the Law Office of Amber Rodriguez, has been instrumental in its success as chair of the section for over a decade. There is not enough space in this section to truly thank Amber's contributions, but a "mic drop" and "Amber was here," are well deserved. It harkens back to Kobe Bryant's last game, "Mamba out."

Amber, in true form, was gracious in reflecting on her time as chair of the section. "I am grateful for the time our section allowed me to serve them; for the things I learned and experienced; I am grateful for being given the time to return a small portion of the kindness and support our legal community has given me."

It is a great reminder that volunteering your time can and should be rewarding. Amber

has now handed the reins down to a dynamic duo. A Kobe/Shaq partnership could be in the works.

Katie Becker, partner at Lester, Schuck, Becker, Dehesa & Hirschberg, LLP, and **Sasha Collins**, partner at Myers, Widders, Gibson, Jones & Feingold, LLP, are the new co-chairs of the Estate Planning and Probate Section of the VCBA and it is my pleasure to introduce them in their new roles. They hope to assist the Probate Bar in myriad of ways and to continue to provide the high caliber MCLE presentations that local attorneys have come to expect from the section.

Sasha also emphasized that, "as the probate court moves to electronic filing and more modern systems, Katie and I hope to best serve all of our section members by connecting the bench and bar so as to best serve the needs of the community."

The Estate Planning and Probate Section is in good hands, and we look forward to moving from E-delivery to E-filing and beyond. Thank you, Katie and Sasha, for volunteering your time as co-chairs of the section.

We are lucky to have so many great estate planning attorneys here in Ventura County. As you may know, estate planning sets families up for success and provides some peace of mind. There is the old adage for doctors that "Doctors make the worst patients." I'm not sure if there is a similar saying for attorneys, but consider this a gentle nudge to make sure your affairs are in order.

Lastly, we are past the all-star break in the NBA and the Lakers are taking it down to the wire on whether they will make the playoffs. Fingers crossed! We also welcome March Madness this month and I can only wish you luck in your brackets.



Brian C. Israel is an associate attorney at Norman Dowler, LLP in Ventura. His practice focuses on estate planning, probate and trust administration. He can be reached at

bisrael@normandowler.com or 805-654-0911.



**Affordable, Reliable
& Convenient**

**VENTURA
MEDIATION
CENTER**

805.643.1052

www.arc4adr.com

***Neutrals Available
In Person and
Statewide Via Zoom***

Ventura Mediation Center



HON. FREDERICK H. BYSSHE (RET.)

Personal injury, construction, business/contracts, real estate, product liability, HOA disputes, employment, intellectual property, government & regulatory agencies.



HON. FRANK J. OCHOA (RET.)

Complex state and federal cases involving business/contract, civil rights, construction defect, education, employment, personal injury, property and eminent domain; family, probate and domestic relations.



HON. VINCENT J. O'NEILL, JR. (RET.)

Civil litigation including law and motion, personal injury, wrongful death, medical/legal malpractice, product liability, real property, landlord-tenant, HOA disputes, employment, business/contract, governmental liability, probate, and family law.



PHILIP BARBARO, JR., ESQ.

Probate, trust, conservatorships, elder abuse, undue influence, will and trust contests, estate planning and real estate, and business-related matters.



LORI M. DOBRIN, ESQ.

Civil disputes including personal injury, products and premises liability, real estate, landlord/tenant disputes, unlawful detainer, business, insurance subrogation, medical malpractice.

2023 VCBA BOARD OF DIRECTORS

OFFICERS

President
Brian C. Israel

President-Elect
Joshua S. Hopstone

Secretary-Treasurer
Guillermo Partida

Past President
Jacquelyn D. Ruffin

Executive Director
Sandra D. Rubio

Rachel Coleman	Sam Mojabi
Margaret J. Coyle	Sara Peters
Vanessa M. Frank	Kala Sarvaiya
Valarie C. Grossman	H. Frederick Seigenfeld
Damon L. Jenkins	Kristine A. Tijam
Louis H. Kreuzer	

CITATIONS EDITORIAL BOARD

Co-Managing Editor
Cari Ann Potts

Co-Managing Editor
Wendy C. Lascher

Publisher
Sandra D. Rubio

Creative
J.P. McWaters

Ademola Adamolekun	Panda L. Kroll
Ted Andrews	Carol Mack
Miriam Arichea	Michael McQueen
Ben Baumer	Rabiah A. Rahman
Rachel Coleman	Mari K. Rockenstein
Karen B. Darnall	Lauren E. Sims
Jennifer Detisch	Kathleen J. Smith
Kimberly Fisher-Rivers	Shandra Todd
Massimo Genovese	Richard Walton
Melinda Khachaturian	

CITATIONS is published monthly by the Ventura County Bar Association. The articles in **CITATIONS** are the views of the authors, and should not be construed as legal advice. Every situation is different. Consult a lawyer if you need legal advice.

Submit all advertising, classified and calendar matters to:

VCBA
4475 Market St.
Suite B
Ventura, CA 93003
t: 805.650.7599
f: 805.650.8059
e: vcba@vcba.org
www.vcba.org

Submit all editorial matters to:

CITATIONS
5425 Everglades St.
Ventura, CA 93003
t: 805.644-7188
f: 805.644-7390
e: capotts@mwiglaw.com



CISLO & THOMAS LLP®

Patent, Copyright and Trademark
IP Attorneys and IP Expert Witnesses



Super Lawyers

Successfully Won or Settled 98% of Our Cases

"We have the best Intellectual Property Attorneys in Southern California, who litigate and protect IP."

Daniel M. Cislo, Esq.
Managing Partner

Serving Businesses in California Since 1979

With Office Locations in
West Los Angeles/Santa Monica, Westlake Village,
Santa Barbara, Pasadena and San Diego

www.cisloandthomas.com | (805) 496-1164

CARRINGTON LINDENAUER

ALTERNATIVE DISPUTE RESOLUTION PROFESSIONALS

Mr. Carrington and Ms. Lindenauer have conducted over 4,000 mediations, 300 arbitrations and have been discovery referees in multiple complex matters. Mr. Carrington (ABOTA Member) has been a full-time mediator since 1999 and Ms. Lindenauer has been mediating since 2011. Their professional association as of 2017 reflects their jointly held commitment to the values of tenacity, creativity, and the highest ethical standards applied to the resolution of every dispute.

Any County, Any State



**MEDIATIONS AND ARBITRATIONS
BY VIDEO CONFERENCING
VIRTUAL PRIVATE CAUCUSES AND
COMPLETE CONFIDENTIALITY**

CARRINGTONLINDENAUER.COM

R.A. CARRINGTON
805-565-1487

RA@carringtonlindenauer.com

VICTORIA LINDENAUER
805-730-1959

Victoria@carringtonlindenauer.com



ARNOLD LAROCHELLE MATHEWS
VANCONAS & ZIRBEL LLP

A to Z Law is pleased to announce that Dennis P. McNulty and Mischa N. Barteau have joined the firm.

Welcome Dennis and Mischa!

Dennis P. McNulty has joined the firm as partner, focusing on real estate, commercial, business, and corporate transactions, as well as administrative law and the representation of special districts and agencies. A lifelong Ventura County resident, Dennis started his career with A to Z Law as an associate. His 25 years' experience and background in litigation give Dennis a valuable perspective and talent for managing inherent risks, resolving disputes and moving transactions forward.



Dennis may be reached at dmcnulty@atozlaw.com / 805.988.9886



Mischa N. Barteau has joined the firm as an associate specializing in civil litigation, mediation, and negotiation. Mischa received her JD from Pepperdine University School of Law where she was a member of the Pepperdine Law Review and received her Master of Dispute Resolution from Pepperdine's Straus Institute for Dispute Resolution. Mischa's experience encompasses all aspects of civil litigation in state and federal courts, at the trial and appellate levels.

Mischa may be reached at mbarteau@atozlaw.com / 805.988.9886

www.atozlaw.com

It's Your Turn

By Wendy Lascher

It's been a long time that I've edited CITATIONS. The last several years **Cari Potts** has done a wonderful job



relieving me of much of the burden. I am exceedingly grateful to her and to the Editorial Board, as well as to VCBA for the recognition at the Annual Dinner last fall.

Before I became editor for this last round (fifteen or twenty years ago), there used to be a different editor every year or two. Cari and I think it's time to resume that tradition, or to find another way to address the job. We are both running short of creative energy. Term limits are good for everyone.

We are not planning to dump the editorial work onto someone without helping them transition, but we would love to find volunteers to join the Editorial Board and help us and the VCBA Board of Directors come up with a process for finding our successors and keeping CITATIONS going.



Wendy Lascher had been an appellate lawyer for 49+ years. She is a partner at Ferguson Case Orr Paterson LLP and longtime co-editor of CITATIONS. wlascher@fcoplaw.com or 805-659-6800.



Need a Referral?

Call VCBA today!
at **(805) 650-7599**

BAR LEADERSHIP

ADR SECTION

David Karen 498-1212
Lori Dobrin 698-8602

ANIMAL LAW

Emily Robinson 497-7474

BANKRUPTCY

Michael Sment 654-0311

BARRISTERS

Kristine Tijam 278-0920

BENCH-BAR RELATIONS COMMITTEE

Hon. Matt Guasco 256-4972

BLACK LAWYERS ASSOCIATION

Damon Jenkins 662-6541

BUSINESS LITIGATION SECTION

Vacant

CITATIONS

Cari Potts 644-7188
Wendy Lascher 659-6800

CLIENT RELATIONS

Michael Christiano *attorney@michaelchristiano@gmail.com*

COURT TOUR PROGRAM

Brenda Bodie 390-4035

CRIMINAL DEFENSE BAR ASSOCIATION

Doug Ridley 208-1866

EAST COUNTY BAR

Vacant

EMPLOYMENT LAW

Rabiah A. Rahman 626-8337

ESTATE PLANNING & PROBATE SECTION

Sasha Collins 644-7188

Katherine Becker 525-7104

FAMILY LAW BAR

Cynthia Gonzales 535-0496

IMMIGRATION LAW

Vanessa Frank *info@vanessafranklaw.com*

INTELLECTUAL PROPERTY

Peter Veregge & Rebecca Makitalo 496-1164

J.H.B. INN OF COURT

Panda Kroll 551-0773

JUDICIAL EVALUATION COMMITTEE

Jodi Prior *Jodi.Prior@ventura.courts.ca.gov*

LAW LIBRARY COMMITTEE

Eileen Walker 444-6308

SOGI ALLIANCE

Mickye Coyle 662-1716

NATURAL RESOURCES SECTION

Vacant

REAL PROPERTY

Vacant

VCLA, INC.

Louis Vigorita 656-8111

VC ASIAN AMERICAN BAR ASSOCIATION

Jessica Wan 659-6800

VC DIVERSITY BAR ALLIANCE

Karen Oakman 273-4200

Vanessa Valdez 644-4222

VC TRIAL LAWYERS ASSOCIATION

Stephanie Johnson 988-3661

VC WOMEN LAWYERS

Lauren Nicholson 535-4149

VCBA STAFF

Sandra Rubio - Executive Director 650-7599

Nadia Gray - Associate Executive Director

Deborah Tovar - Member Relations Assistant

Mediation

Where common sense
and the law intersect.

Business / Contract
Employment
Real Property

Personal Injury
Oil & Gas
Other

Gisele Goetz, Esq., Mediator
Hollister & Brace, a professional corporation

Serving Ventura and Santa Barbara Counties
Member: State Bar of California, VCBA, SBCBA

(805) 963-6711

GMGoetz@hbsb.com



Your Real Estate Advisor

TEAM DEMBOWSKI

Bankruptcy Sales • Court-Ordered Sales • Divorce Sales
Investment Properties • Probate Sales • Trust Sales

Ellyn Dembowski is a graduate of the Pepperdine
Mediation Program with more than 27 years of
experience in mediation.

VALUATIONS PROVIDED WITHIN 24 HOURS



Team Dembowski
Ellyn Dembowski / Kellye Patterson
Top Producer 2007-2018
805.320.1206, 805.415.4419
team@teamdembowski.com
DRE 01441424 / 01914558



BERKSHIRE HATHAWAY
HomeServices
California Properties

LUXURY
COLLECTION



Central Pacific Valuation Business Valuation Services

Independent

Central Pacific Valuation provides independent business valuations

Professional

We have the credentials of leading global valuation practices

Experienced

Thousands of significant valuation engagements completed



Kevin Lowther
AM-ASA, ABV, FMVA

Kevin has over 25 years of international financial services experience including banking, wealth management and business valuation.

Shannon Lowther
CFA, ASA, ABV

Shannon has over 20 years of business valuation experience serving California, national and global clients.



Valuations for:

- Gift & Estate Tax Reporting
- Buy-Side and Sell-Side Transaction Analysis
- Buy-Sell Agreements
- Shareholder Transactions
- Business Transition Planning

Central Pacific Valuation, 5401 Business Park South, Suite 209, Bakersfield, CA 93309

info@centralpacval.com

661 527 9080

<https://centralpacval.com/>

**THERE ARE LAWYERS
AND THERE ARE
GREAT LAWYERS.
AND THEN THERE ARE
LAWYERS' LAWYERS.**

nemecek-cole.com
818.788.9500

**NC Nemecek
Cole Law Firm**

Advisement and Representation for
Lawyers and other professionals.

HAVE YOU HEARD?



Congratulations to Ventura Superior Court **Judge Tari Cody**, nominated to fill the seat of retired **Justice Steven Perren** on Division Six of the Second District Court of Appeal.



David J. Olivas has been elected as the new president of the Latinx Bar Association of Ventura County and also as co-chair of Ventura County's Public Safety & Racial Equity Advisory Group. UCLA Law graduate Olivas clerked for a federal judge and has since spent 37 years practicing municipal and water law. davidjolivas@aol.com.



Myers, Widders, Gibson, Jones & Feingold welcomed **Monique Fierro** as an associate in January. Fierro, who graduated from Stanford Law School in 2014, is a civil litigator.

Vanessa Valdez and family are pleased to share the birth of their daughter Evie Valdez born on Feb. 22 at 3:50 a.m. She weighed 7 lbs. 3 oz. Congratulations!

Opening for a Court Attorney in the Family law Self-Help Center. Here is the link to the job bulletin for more information: <https://www.governmentjobs.com/careers/venturasc/jobs/3913526/court-attorney-family-law-self-help-center>.

Please save the date of Wednesday, May 3rd in your calendars as The Colleges of Law bids farewell to The Great Barbara Doyle. They will host an Open House from 5pm-7pm at the Ventura Campus in the Community Room, with a recognition at 6pm for her 43 years of service. Feel free to stop by anytime between 5-7 to wish Barbara farewell.

E-Filing & E-Recording *Made E-Z.*

Ready to save time, trees, and money by using e-filing and e-recording services? The CPS e-filing portal is user friendly, cost efficient, and accepted at California mandated e-filing courts. As a family-owned company, our local team of experts are here to help you every step of the way. Make the jump into e-services today.



Certified
Electronic
Filing Service
Provider
(EFSP)

HIPAA
Compliant

Centralized
Dashboard

Integrated
Billing

24/7 Access
to Reporting
& Documents



COMMERCIAL PROCESS SERVING, INC.

Your Complete Legal Service Solution Since 1993

Process Serving | E-Recording | E-Filing | Court Filing | Skip Tracing
On-Site/Off-Site Scanning | Subpoena Preparation | Depo Officer | Messenger Services

comproserve.net | 805.650.9291

ASK is on the move!

By Vanessa Frank



Sometimes as lawyers, it's easy to feel as though everyone we know is a lawyer or somehow law-involved: paralegals, clerks, experts, judges. It can be too easy to forget that for a lot of kids, being a lawyer or having any kind of career in the legal field is something completely remote and abstract. Connecting the dots to get from middle school to being the first in your family to graduate high school, college, or secure a professional degree can be overwhelming and hard to know where to start. This is why programs such as Attorneys Sharing Knowledge ("ASK"), as initiated by recent Past President **Jacquelyn Ruffin**, are so important. And this is why it was such a great time recently to be part of the team of four who presented to Ms. Christine Simonson's 7th and 8th grade AVID classes on being a lawyer and other careers in the law. I was so happy to be on the panel with **Efan Wu**, defense attorney at the Ventura County Public Defender's Office, **Kristine Tijam**, of Procter, Shyer & Winter, LLP, and our own wonderful Sandra Rubio, Executive Director of the Ventura County Bar Association.

Extemporaneously we each spoke about the work we do, how we came to the work and opportunities for the students to get involved. We encouraged them to join Mock Trial and to volunteer at Swap Meet Justice, and to reach for the best possible colleges and universities they could, so that as many doors would be open to them as possible. The students themselves asked a wide range of questions, everything from clarifying questions about Breaking Bad and Better Call Saul to how much the bar exam costs.

I think we may have even surprised one another with the broad range of experience – Sandra as a mediator and director of a non-profit professional association, Efan as a government employee and criminal trial attorney, Kristine as a litigation assistant and claims adjuster, graduate of Colleges of Law and now civil litigator, and me as the owner of a small, community-based firm representing immigrant families

and survivors of violence and advising local policy advocates and individuals on advocating for their rights. Over the two short class periods, we felt the students become inspired and more clear-eyed regarding the range of law-related jobs they might aspire to. We look forward to seeing them apply for internships with various firms and agencies, volunteer at events such as Swap Meet Justice and participate in extracurriculars such as Mock Trial or Speech and Debate. Our group agreed, we look forward to being able to work with students in this way again many times in the future, as well as working with our other colleagues at the Bar, sharing our experiences and tips for success with the next generation.



Vanessa Frank serves the Central Coast of California as an attorney and advocate for immigrant justice through the Law Office of Vanessa Frank. Please reach her at info@vanessafranklaw.com.

**JUDICATE
WEST**
Alternative Dispute Resolution

Results Beyond DisputeSM

**THE GOLD
STANDARD**

– in Private Dispute Resolution –



David M. Karen, Esq.

What Attorneys Have to Say:

"We appreciate David Karen's professionalism, knowledge, creativity, and tenacity in settling such a complex case. He made the parties feel comfortable, and built trust and rapport throughout the process."

Business/Contractual • Construction Defect
Employment • Government Liability
Personal Injury • Professional Negligence
Real Estate

Learn More About
David Karen



JudicateWest.com
(800) 488-8805



Barry A. Cane

Disability Income Insurance
Business Overhead Expense

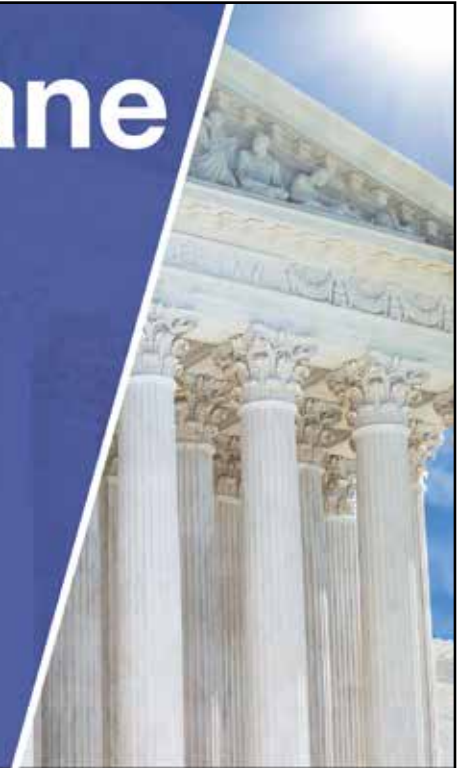
(805) 496-5537

email: barry_cane@glic.com

1390 Morrow Circle, Thousand Oaks, CA 91362

Registered Representative of Park Avenue Securities (PAS) 510 W. Sixth St., Suite 815, Los Angeles, CA 90014
Field Representative, The Guardian Life Insurance Company of America (Guardian), New York, NY.
Securities products and services offered through PAS, 1-888-600-4667.
PAS is a wholly owned subsidiary of The Guardian Life Insurance Company of America.
Charles Bogue Insurance Agency is not an affiliate or subsidiary of Guardian.
PAS is a member FINRA, SIPC. 2021-118453 exp. 3/23

California Insurance License #0740274



PROBATE, TRUST & DIVORCE REALTOR

JOSE LUIZ MORALES

#1 IN VENTURA COUNTY*

Serving Ventura, Santa Barbara and Los Angeles Counties



RESULTS MATTER

The largest asset in your case deserves a proven expert

DAYS ON
MARKET | **23**

Market average: 70 days

5 STAR
REVIEWS | **100+**

**Yelp, Zillow, Google & Facebook

CASES
SERVED IN | **100+**

Market Average >5

805 387 9333

DRE #01891119

*Based on listings sold in 2017. ** Source VCCAR 2017

MORALES GROUP
REAL ESTATE ADVISORS

POWERED BY
exp
REALTY



BUILT WITH YOU IN MIND, INTRODUCING OUR LAWYERS' INSURANCE DEFENSE PROGRAM

Lawyers' Mutual is excited to share our values, services and member benefits with an ever expanding pool of California attorneys.

Built with you in mind, Lawyers' Mutual has redesigned our Lawyers' Insurance Defense Program for firms of six attorneys or more who practice 90% insurance defense work or greater.

Key program features:

- Limits from \$1,000,000 per claim / \$3,000,000 in the aggregate to \$10,000,000 per claim / \$12,000,000 in the aggregate.
- \$50,000 Claims Expense Allowance outside limits included.
- Expert in-house California claims examiners.
- Multi-attorney discount factor.

Our Lawyers' Insurance Defense Program delivers on our commitment to enhance, revolutionize and challenge the status quo of how the traditional insurance industry operates.



**LAWYERS'
MUTUAL**
INSURANCE COMPANY

Our strength is your insurance

www.lawyersmutual.com



BARRISTERS' CORNER: ADUS VS. "HIGH FIRE HAZARD ZONE" RESTRICTIONS

by Ian Elsenheimer

California is experiencing both a housing crisis and an increased prevalence of wildfires.

In an attempt to address California's housing crisis, the state has enacted legislation to promote the development of accessory dwelling units ("ADUs") and reduce local governments' control over such developments. (Gov. Code, § 65850, et seq.) As a result, a battle is unfolding over the state's demand for more housing and local governments' desire to protect residents from fire-related disasters.

Government Code section 65852.2, subdivision (a)(1)(A) provides local governments with some limited ability to restrict the locations of ADUs within their boundaries. Local agencies have the power to "[d]esignate areas ... where accessory dwelling units may be permitted[.]" and "[t]he designation of areas may be based on ... **the impact of accessory dwelling units on traffic flow and public safety.**"

Many local governments have used this "impact on traffic flow and public safety" language to support land use codes that restrict ADUs in areas subject to increased fire risks. Proponents of these restrictions argue that, among other things, they are necessary to prevent an increase in traffic jams and evacuation difficulties during wildfires.

For example, section 9283.2 of the City of Agoura Hills Municipal Code provides that "[w]here a lot or any portion thereof is located within a very high fire hazard severity zone, only one (1) ADU or [junior ADU] shall be permitted on the lot unless the lot has two (2) distinct means of vehicular access"

San Buenaventura Municipal Code section 24.430.040.C states that "no ADUs shall be permitted in areas within designated Very High Fire Hazard Severity Zones; however, [junior ADUs] are allowed."

Recently, the California Department of Housing and Community Development ("HCD"), the agency charged with reviewing local ADU ordinances (Gov. Code, § 65852.2, subd. (h)), has pushed back on these types of wildfire based ADU restrictions.

In Jan. 2022, the City of Berkeley adopted an ADU ordinance that prohibited more than one ADU or junior ADU in areas the city designated as "Very-High Fire Hazard Severity Zones." (Berkeley Municipal Code § 12.99.030.) The City relied on a 2021

UC Berkeley traffic simulation that analyzed a hypothetical wildfire evacuation in the Berkeley Hills to support the proposition that more residential units in this area could negatively impact traffic and public safety. The HCD responded:

[W]hile the HCD is sympathetic to concerns about fire safety and the need to ensure adequate evacuation in the event of a fire, the City has not adequately demonstrated that new ADUs will actually impact public safety in the [Very High Fire Hazard Severity Zone]. The traffic simulation study is not specific to ADUs and [junior ADUs], and therefore the information and conclusions do not adequately justify the restriction of ADUs in the Hillside Overlay District per Government Code 65852.2, subdivision (a)(1)(A).

In similar circumstances playing out in the town of Portola Valley, an HCD Housing Policy Analyst emailed Portola Valley representatives stating:

... The CalFire maps that establish High Fire Hazard Zones may impact building design standards (such as required building

materials) and have no impact on areas where ADUs may be permitted.

... [T]he City may not curtail ADU creation by ordinance promulgated pursuant to authority granted in Government Code section 65852.2, subdivision (a)(1)(A) based on the impact of ADUs on public safety without evidence provided to HCD for HCD to determine the City's compliance with the statute.

Although the HCD has taken the position that these fire-related ADU restrictions are largely impermissible under Government Code Section 65852.2(a)(1)(A), there do not appear to be any published cases that analyze this issue.

Stay tuned – as we are likely to see the courts weigh in as this battle wages on.



Ian Elsenheimer is a real estate, land use and business attorney at Ferguson Case Orr Paterson LLP. ielsenheimer@fcoplaw.com. (805) 659-6800.



COURT-APPOINTED RECEIVER & REFEREE

LINDSAY F. NIELSON

Attorney at Law

The Superior Court has appointed Mr. Nielson in over 500 cases involving the sale of real property, partnership or business dissolutions, partition actions and matters requiring a referee.

*"Mr. Nielson is more than just a pretty face.
He is one of our best receivers."*

Hon. John J. Hunter

Law Offices of Lindsay F. Nielson
845 E. Santa Clara St. Ventura, 93001
805.658.0977 • nielsonlaw@aol.com

Member – California Receiver Forum

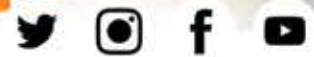


California
Receivers
Forum



DOES YOUR CLIENT NEED HELP WITH CHILD SUPPORT?

Call us today
(866) 901-3212



Our Personalized Services Include:

- ▶ Establishment of child support orders
 - ▶ Establishment of parentage
 - ▶ In-office settlements/stipulations
 - ▶ Payroll deductions/assistance with collecting child support
 - ▶ Partnering with other states to enforce support orders
- ▶ Case management/direct access to a case manager
 - ▶ Modifications
 - ▶ Arrears determinations
 - ▶ In-person appointments in a family-friendly, relaxed and private environment

Additional Services

- ▶ Multilingual staff
- ▶ 24/7 access to case information on-line
- ▶ Convenient payment options
- ▶ Direct deposit
- ▶ Walk-ins welcome

Our Attorneys



Dee Dinnie

Managing Attorney
dee.dinnie@ventura.org

Jim Allen

Senior Child Support Attorney
jim.allen@ventura.org

Michael Marcelo

Senior Child Support Attorney
michael.marcelo@ventura.org

Elina Avagimova

Child Support Attorney
elina.avagimova@ventura.org

Michael Ocampo

Child Support Attorney
michael.ocampo@ventura.org

About Us

Ventura County Child Support Services helps thousands of families every year through every step of the process. We offer unique, efficient and effective solutions tailored to your client's individual needs and handle each case professionally. To learn more, please visit us at ventura.org/child-support-services.

TRANSFORMING LIVES THROUGH THE TRUE POWER OF CHILD SUPPORT



Miriam Hamideh PhD
President & Co-Founder
President of the
Los Angeles County
Psychological Association

Looking for trusted mental health providers?

Contact PCI

(747) 222-7464

PCI also offers a
treatment program
specifically tailored
to working professionals
who are experiencing
mental health and
substance use issues

Court-mandated treatment
Drug & alcohol offenses
Vocational rehabilitation
Occupational burnout
Restraining orders
**Medical and psychological
evaluations**

To learn more about the services we provide, visit:
www.pcicenters.com

**Serving the Ventura and greater Los Angeles area
for over 20 years**

31194 La Baya Drive Suite 201, Westlake Village, California 91362

CLASSIFIEDS

CONTRACT ATTORNEY AVAILABLE FOR LEGAL RESEARCH/WRITING

Freelance attorney in Oxnard available to provide legal research and writing services to other attorneys on a project-by-project basis. Former judicial law clerk to federal judge in San Diego for three years. Licensed in California. For more information, please visit www.meghandohoney.com.

PARALEGAL/LICENSED ATTORNEY

A boutique family law firm is in need of an experienced paralegal and/or licensed attorney to assist with growing caseload on a project-basis with excellent potential to become full-time for the right candidate. Pay commensurate with experience, subject to verification and reference check. Please send a resumé with a brief introductory cover letter to james@salmonslegal.com

OFFICE SPACES in three lovingly restored Victorian houses, designated as Buena Ventura Historical Landmarks, located next to one another, across the street from the California Court of Appeal building in Old Town Ventura. Walk to Surfers Point and the beach, or to fine restaurants on Main Street. Convenient access to the 101 freeway. Off street parking in our lot behind the Victorians. Lease one office or an entire Victorian house. Rents start at \$550/month. Common reception area. Landlord pays for utilities, janitorial service and gardening. No CAM charges. Contact Don Parrish, Esq. at 805-340-1204 or Jenny at jpetty@beckergroup.com.

Professional Office Condo for Sale 674 County Square Drive, Suite 203



Open house!
Preview this office on
Saturday, March 18
Open house 11 am – 2 pm
~ See more ~
DonNelsonTeam.com



**ACI REAL ESTATE
SERVICES, INC.**

BRIAN MATHEWS

State Certified

Real Estate Appraiser

#AR004130

AQB Certified USPAP

Instructor #44967

REAL ESTATE APPRAISAL & REVIEW

Serving Ventura and Los Angeles Counties

(805) 341-7242 | Valuefast.com

We understand that, as attorneys, you often require appraisals for various purposes, such as estate planning, tax planning, and marital dissolution. Our goal is to provide credible and well-supported appraisals that meet your client's needs with service that exceeds your expectations.

At ACI, we understand that every appraisal assignment is unique. Working closely with our clients, we tailor the Scope of Work to meet their specific requirements. And we use the latest industry standards, techniques, and technology to ensure that we provide comprehensive appraisal reports at a reasonable fee.

Brian Mathews is an experienced appraiser and a nationally recognized instructor with over 44 years of industry experience. Brian is an expert in the Uniform Standards of Professional Appraisal Practice (USPAP) and an AQB Certified USPAP Instructor. In 2014, he co-founded DwellingCost.com, a SaaS subscription service used by the appraisal, mortgage, and insurance industries.

Scan the QR
Code or call to
schedule a free
consultation!



CITATIONS

Ventura County Bar Association
4475 Market Street, Suite B
Ventura, CA 93003

PSRST STD
US POSTAGE
PAID
PERMIT NO. 507
OXNARD, CA 93030



**CELEBRATING 30
YEARS IN VENTURA**
(AND 11 KIDS (AND 2 PIGS))

We appreciate your criminal law referrals!

WWW.StrongestDefense.COM

805-477-0070