

Inglewood News

AND LENNOX CITIZEN

The Weekly Newspaper of Inglewood

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Inside This Issue

Certified & Licensed Professionals	4
Classifieds	3
Film Review	6
Finance	2
Food	5
Hawthorne Happenings ...	3
Legals	7-11
Pets	12
Police Reports	2
Sports	4

SoCalGas Announces Opening of New Natural Gas Fueling Station



Southern California Gas Co. (SoCalGas), along with local officials, business representatives and employees marked the opening of a new public compressed natural gas (CNG) station in Los Angeles on July 13. The new CNG station extends the network of CNG stations across a key regional goods movement corridor and will provide owners and operators of natural gas-fueled trucks and other vehicles with a new, convenient place to fuel. Photo provided by SoCalGas

Organic Waste Included in Inglewood's Recycling Program

By Cristian Vasquez

A recommendation by the city's Public Works Department Director Louis A. Atwell to include organic waste in the city's recycling program was approved by the Inglewood Mayor and City Council.

The approved amendment, Amendment No. 2 to agreement No. 12-077 with Consolidated Disposal Service/Republic Services [CDS], will include organic waste, which is defined in the staff report as: food waste, green waste, landscape waste, non-hazardous wood waste, food-soiled paper waste mixed on with food waste and pruning waste.

"Building upon the requirements of AB 341, which mandated commercial waste recycling, the State of California is now mandating organic recycling as well, under AB 1826," states the staff report signed by Atwell. "As a result of the signing of AB 1826 into law, the new mandatory organic recycling requirements will be phased in over several years and will assist the State in meeting its recycling goal of 75% by 2020."

Signed by Governor Jerry Brown in September of 2014, AB 1826 mandates that businesses separate food scraps and yard trimmings for composting and anaerobic digestion [the biological process in which microorganisms break down biodegradable material in the absence of oxygen]. With the adoption of AB 341, the state aims "to reduce GHG emissions by diverting commercial solid waste to recycling efforts and to expand the opportunity for additional recycling services and recycling manufacturing facilities in California," states the CalRecycle website [<http://www.calrecycle.ca.gov/recycle/commercial/>].

Through the new law business owners are given the options of self-hauling, contracting

with a hauler or negotiating for the pickup of any recyclable materials in order to divert solid waste from landfills and contributing to recycling and reusing efforts. Owners may also subscribe to a recycling service so long it includes mixed waste processing that results in diversion results similar to source separation efforts.

"Greenhouse gas emissions resulting from the decomposition of organic waste in landfills have been identified as a significant source of emissions contributing to global climate change."

"A business (includes public entities) that generates four cubic yards or more of commercial solid waste per week or is a multifamily residential dwelling of five units or more shall arrange for recycling services," states the CalRecycle website. "A property owner of a commercial business or multifamily residential dwelling may require tenants to source separate their recyclable materials to aid in compliance with this section."

On Aug. 1, 2012 the City of Inglewood and Consolidated Disposal Service/Republic Services [CDS] entered a 10-year, exclusive solid waste franchise agreement. Through Agreement No. 12-077, CDS was to collect, remove and dispose of all solid waste in the city, whether created by residents, commercial entities or industrial customers. By Oct. 14, 2014 the mayor and city council approved Amendment No. 1 to the original agreement in order to change the hours of operation of the CDS office located in the city. However, in the original agreement [under Section 2.10.2] the city is allowed to include new diversion programs.

"Subsequently, on May 3, 2016, the Mayor

and Council Members approved an Organic Waste Recycling Program and the associated rate schedule for commercial businesses required to implement the program," states the staff report. "The goal of the mandatory commercial organic recycling law (AB 1826), is to help California achieve aggressive recycling and greenhouse gas emission reduction goals."

According to the staff report, that landfills in the state receive up to 30 million tons of waste each year; of that waste more than 30 percent is organic waste. The CalRecycle website sites that the state's commercial sector is responsible for three-fourths of the state's solid waste; in addition, the majority of that waste is considered to be "readily recyclable" and by increasing the recovery of recyclable materials the it is expected that a direct reduction in greenhouse gas emissions (GHG) will occur.

"The state has determined that these organics should be composted or used to produce renewable energy, rather than being disposed of in landfills," states the staff report. "Greenhouse gas emissions resulting from the decomposition of organic waste in landfills have been identified as a significant source of emissions contributing to global climate change."

Businesses in the City of Inglewood, commercial, industrial public and private entities [schools and hospitals included]; as well as stores, restaurants and residential buildings with five or more units, must recycle their organic waste throughout a specific period of time. The rate of recycling will be based on the amount of waste generated each week, with the goal of having full implementation by 2020. •

Weekend Forecast

Friday
Sunny
77°/67°



Saturday
Sunny
76°/66°



Sunday
Partly
Cloudy
76°/66°



CALIS To Work With School District In Professional Development Efforts

By Cristian Vasquez

The Hawthorne School Board approved an agreement with the USC Center for Active Learning in International Studies [CALIS] that will provide professional development in the Four Worlds of History Model to district teachers.

Through the agreement, USC will spend six days conducting on-site planning meetings tailored to aide lead teachers and coaches in the application of the Four Worlds of History Model.

“The guiding principle for all CALIS efforts is to connect USC—as a world-class university resource—to support the civic mission of schools,” states the USC Dornsife website. “Universities are a source of new knowledge and effective frames for analysis—which are critical to advancing excellence and innovation in teaching and learning.”

Through this outreach program, CALIS, aims at promoting independent and critical thinking in 6th-12th grade students through the adaptation of practices considered to be the best in pre-college education.

“CALSI has received national recognition for its innovative use of analytical tools in social sciences,” states the supporting document included in the board agenda. “The Common Core focus on critical thinking is an exciting national recommitment to the central mission of education. CALIS is honored to work with the Hawthorne School District to support middle school teachers with instructional strategies, materials and assessments that realize this mandate.”

CALIS is an analytical framework that was developed in order help students approach the studying of history and the social sciences by taking on more content, with a higher degree of complexity.

“A new adapted analytical model, the Four Worlds of History (4WH), is a framework that distinguishes aspects of society – political, economic, social, and cultural – as social science factors,” states the USC Dornsife website. “The frame is used to illustrate relationships between factors; it enables students to compare societies, past to present.”

The Hawthorne School District teaches history/social science [HSS] in all three of

its middle schools through a core program. As of the agreement’s approval, district teachers with multiple subject credentials were responsible for HSS classes and English Language Arts [ELA]. Through the services outlined in the agreement, to take place July 1, 2016 to July 1, 2017, those same teachers will receive support in using “analytical tools and to explore interdisciplinary use of tools with ELA,” states supporting documents.

“The District has identified Literary Coaches to act as a planning team with Teresa Hudock, CALIS Director,” states attached documents to the agenda. “Teresa [Hudock] will work with coaches to plan trainings for teachers. She will also work to build the team’s capacity to provide school site implementation support for teachers.”

By using the Four Worlds [4W] as the primary analytical tool, the training will focus on engaging in active reading strategies that will facilitate information management, the ability to infer concepts and to develop the capacity to connect passages in textbooks and primary sources.

“Because the Four Worlds is an analytical process, the process must be developed each time it is applied to new content,” states the USC Dornsife website. “We capitalize on previous work, but there is new territory with each application -- to conceptualize the issue, design the focus question, map the content, and support the sub-topics and context building.”

Hudock attended two ELA meetings [June 6 and 16] in order to review study materials with the ELA team and establish the first units in the program. Instructional materials developed by, or through CALIS, will be available on an online-database that serves as a teaching resource via a digital file cabinet. Through the Activities Database, which is free and unrestricted, teachers and other CALIS partners can write, adapt and collaborate on material, all while being cited.

“The source information includes their affiliated schools or organizations. As others download and further adapt these materials—all credit and source lines, for teachers as well as for USC CALIS, should remain intact as published to the database,” concludes the supporting documents. •

Police Reports

Mon 7/11/16 to Sun 7/16/16

ROBBERY S DOTY AV/W IMPERIAL HY PARKING LOT

Mon 7/11/16 12:18

ROBBERY 14100 S CORDARY AV PARKING LOT, GARAGE, PAID

Mon 7/11/16 12:51

Property Taken: \$100'S AND \$20'S

ROBBERY W EL SEGUNDO BL/S HAWTHORNE BL STREET, HIGHWAY, ALLEY

Mon 7/11/16 15:42

Property Taken: black/tan steve madden purse, \$375.00-U.S.

Currency, miscellaneous toiletries, miscellaneous paperwork, social security card, birth certificate, miscellaneous make-up

ROBBERY 2200 W 115TH ST STREET, HIGHWAY, ALLEY

Tue 7/12/16 06:27

Property Taken: Plastic Bag With Clothing

ROBBERY 3800 BLK 135TH ST STREET, HIGHWAY, ALLEY

Wed 7/13/16 23:15

Property Taken: Black leather Dockers wallet, CA ID, card for Samsung Core Prime, white cell phone

Weapon: WRENCH, HAMMER, ETC

ROBBERY 14100 S CERISE AV STREET, HIGHWAY, ALLEY

Fri 7/15/16 18:48

Property Taken: Blk Samsung Galaxy S5

BURGLARY – RESIDENTIAL 4500 W 137TH PL HOUSE

Mon 7/11/16 09:55

Property Taken: Gray 12x12 safe, Black leather Seiko watch., Green leather Seiko watch., miscellaneous jewelry.

Method of Entry: Pried

BURGLARY – COMMERCIAL 4900 W 145TH ST WAREHOUSE

Mon 7/11/16 12:59

Method of Entry: pried

BURGLARY 2800 W 120TH ST

Tue 7/12/16 23:16

BURGLARY

11500 S WILTON PL

BURGLARY 13600 S LEMOLI AV APARTMENT/CONDO

Wed 7/13/16 19:29

Property Taken: \$1700 In Us Currency, Diamond Pendant, (1) Pair Of Black/White Diamond Stud Earrings, (1) Pair Of Heart Shaped Diamond Stud Earrings, (1) Pair Of Square Diamond Stud Earrings.

Method of Entry: Removed Poe: Sliding Window

BURGLARY – RESIDENTIAL 14300 S YUKON AV HOUSE

Thu 7/14/16 12:55

Method of Entry: cut screen poe: sliding window entry loc: front

BURGLARY – RESIDENTIAL 12600 S EUCALYPTUS AV

APARTMENT/CONDO

Thu 7/14/16 20:30

Method of Entry: opened

BURGLARY 4000 W 139TH ST

Sat 7/16/16 12:08

BURGLARY

14500 S OCEAN GATE AV

Sat 7/16/16 19:29

ROBBERY 12500 S HAWTHORNE BL

Sat 7/16/16 22:22

ROBBERY 14100 S CERISE AV

Sat 7/16/16 18:23

ROBBERY 12500 S HAWTHORNE BL

Sat 7/16/16 22:22

Property Taken: samsung galaxy s7 edge w brown flip case, iphone 6s (rose gold color)

ATTEMPT ROBBERY 14300 S HAWTHORNE BL SERVICE STATION, GAS VENDOR

Sat 7/16/16 13:01

ROBBERY 3700 W ROSECRANS AV RESTAURANT, FAST FOODS, CAFE

Sat 7/16/16 14:17

Property Taken: blk wallet with \$200, Mexico ID, & bofa debit card, blk Aamsung galaxy cell phone with brown case. Weapon: knife •

“Coming together is a beginning; keeping together is progress; working together is success.”

- HENRY FORD

Finance

Helping First-Time Home Buyers Get From ‘I Can’t’ To ‘I Can’

(BPT) - Finally! The economy is improving, interest rates are low and many consumers now find themselves in a great position financially to become a first-time homeowner. There’s a small problem though for some locations around the country - the booming real estate market is resulting in rising home prices and increased competition for the most desirable properties.

The S&P/Case-Shiller national home-price index recently estimated that 2016 prices are within four percent of the peak in 2006. In some areas, low inventories around the country are making the situation even more challenging.

These conditions are introducing first-time buyers to common challenges and frustrations while searching for their dream home. “Don’t get discouraged,” says Travis Peace, executive director of mortgage at USAA Bank. “Buying a home requires some fortitude and the process intimidates many -not just those doing it for the first time.” As a result, Peace says it’s easy to concentrate too much on home buying “can’ts” rather than “can-dos,” and he offers this advice on how to overcome some common barriers.

“I Can’t” No. 1: I Can’t Figure Out The Home-Buying Process.

Peace notes that it’s essential to do research and to be equipped with basic information, but also be willing to ask for help when needed. For example, an experienced real estate agent can keep a buyer apprised of everything from



area sales trends to the latest changes in state and federal laws that could impact a mortgage application.

“This is where experienced, licensed professionals can help,” Peace says. “Real estate agents can be an advocate for the buyer throughout the entire process.”

In addition, free tools like USAA’s Real Estate Rewards Network can connect buyers with an agent and even provide rewards based on the sale price of the home.

“I Can’t” No. 2: I Can’t Find The Perfect Home For My Family.

Finding the perfect home may not be realistic, but shoppers can find the right home. Personal situations will dictate buyers’ ability to wait for a home in a particular neighborhood or

design style to come on the market, but not everything has to be left to chance.

Peace says the key is to set realistic expectations and not fixate on negatives that can be changed. “Whether it’s the number of bedrooms or distance to work or school, it’s alright to have some non-negotiables. However, buyers should be willing to be flexible on things that can be relatively easy to change, like paint colors or landscaping.”

“I Can’t” No. 3: I Can’t Afford A 20 Percent Down Payment.

Putting 20 percent down on a home has become more of a guideline than a rule. Today, not being able to put 20 percent down does not mean buying a home is out of reach. Peace notes that depending on a buyer’s financial

situation, there may be a responsible way to get into your new home without putting 20 percent down.

Government-sponsored loan programs from the Federal Housing Authority, Fannie Mae and Freddie Mac provide loan options that require down payments as low as three percent. Veterans Affairs (VA) loans don’t require any down payment. While those programs are often great options for consumers who qualify, Peace notes that buyers should keep an eye on their potential total monthly payment.

“Some of these loans include fees and private mortgage insurance (PMI) that could significantly impact your overall cost,” Peace says.

Even private lenders are offering more competitive loan options. For example, USAA Bank’s Conventional 97 loan allows borrowers to acquire a mortgage with only three percent down and the bank pays the PMI costs.

Scott McEniry, a USAA member, recently moved into his new home with the help of the Conventional 97 loan. “It felt like a lifeline had been thrown to me as suddenly a house purchase was within reach again,” McEniry says.

Whether a house-hunting novice or seasoned expert, Peace underscores that being informed, getting the right help and having a healthy dose of determination are the best ways to turn a dream home into a reality. •

Hawthorne Happenings

From City Clerk Norb Huber HOLLY PARK RAMONA NEIGHBORHOOD PICNIC - THIS SATURDAY

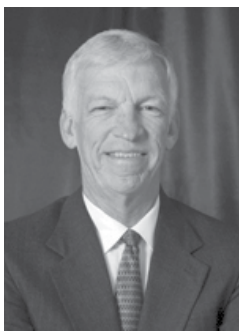
The Ramona Neighborhood Association invites you to attend their annual picnic this Saturday, July 30 at Ramona Park from 11 a.m. to 2 p.m. Free hot dogs and hamburgers for all. If you care about your neighborhood then join the RNA with a \$10 annual membership fee. There are games planned for the kids and the park's wading pool will be filled and ready for the little ones. It's always a nice event to get to know your neighbors and enjoy some food and fun.

NATIONAL NIGHT OUT

The Hawthorne community has an opportunity to come together and celebrate our SAFE city on Tuesday August 2 for National Night Out. This year's event will be held at the Civic Center beginning at 6 p.m. This annual nationwide event was established several years ago to bring neighborhoods and law enforcement together. There will be free ice cream and much more. You will be able to meet and greet some of the men and women who risk their lives for us every day. Stop by the Historical Society table for a blue ribbon to show your support of our people in blue. We have a large banner that reads: "Hawthorne supports our police".

POKEMON GO

Okay, I have to admit that I downloaded the "app", the Pokemon Go app on my iPhone. Some young folks were "playing the game" out in front of City Hall the other evening while we were setting up for Good Neighbors Day. They taught me how to get started. We walked, we looked for gyms. We looked for Pokemons and other creatures. I did capture one. They were excited that I also had obtained two eggs that I need to incubate. I had enough of the game after 30 minutes. I got a taste of the craze. I see that it gets people out and walking. That's the good part. I really didn't grasp the point of the whole thing. Maybe that's it, maybe there really isn't any more to it than planning a video game using your GPS, all of your monthly data and all of you cell phone battery life. I have heard reports of local restaurants having to post signs indicating that Pokemon players had to buy a menu item to play inside the cafe. Our church's security guard has had to direct numerous Pokemon-player cars off of our parking lot at night in order to lock the main entrance gate. I saw a Nextdoor post asking if any of my neighbors had found some good Pokemon "nests". I say, let them have fun. If I didn't have 50 other things I enjoy doing more then I would right



out there with them. At least the game doesn't not including shooting off fireworks.

NIKE'S AIRPORT BASKETBALL

Hawthorne took off to the national stage once again over the weekend with Nike spending millions of dollars on transforming our new, airport hangar to a basketball arena. Here is a write up for the event

written by DJ Jefferson for Pret-A-Reporter: "What do Chance The Rapper, Cavaliers point guard Kyrie Irving and a new Aston Martin convertible have in common? They all were featured players in this weekend's Nike Air fan event, which took over an air hangar at the Hawthorne Municipal Airport in Hawthorne, CA. The interactive footwear experience was organized to celebrate Team USA basketball ahead of the Rio Olympic Games and to hype the launch of the Nike Hyperdunk 2016 Flyknit and Air Jordan XXXI — and it drew more than 1,000 fans, who found out about it through Nike's social media channels. The free two-day extravaganza featured a jam-packed schedule of events ranging from youth league games and an Olympic history gallery to an air dunk show featuring Nike brand athletes Irving and Chicago Bulls' Jimmy Butler. Chance The Rapper performed a song commissioned by Nike specifically for Team USA. Grace Chang, Nike spokesperson, explains that the Air Hangar extravaganza was not only a celebration of Team USA taking the world stage, but also the basketball community in Los Angeles." We have a lot of "Hypers" going on over there on Crenshaw. Elon is building his hyperlink track along side of Jack Northrop Avenue and now we debut the Hyperdunk shoe. I might even say that Hawthorne is pretty Hyper!

MAYBE SOMETHING BIG

The City Council last night authorized our City Manager to enter into negotiations with the federal government to "succeed" the federal building and eleven acres of land located on Marine Avenue and Aviation Blvd over to the City at 100%, (that means free folks). Wow! That would be big! Negotiations may take up to a year to complete but we can dream that someday soon we would have a new green space and open park located on the most southwestern part of our fine city. If that would transpire I would be obligated to consume not "a cold one" but several cold ones. (You didn't think I could write a column without mentioning a cold one did you?) •

If you have a special, "Hawthorne Connection" that you would like to share with me, shoot me an email at norbhuber@gmail.com.

Classifieds

The deadline for Classified Ad submission and payment is Noon on Tuesday to appear in Thursday's paper. Advertisements must be submitted in writing by mail, fax or email. You may pay by cash, check, or credit card (Visa or M/C over the phone).

Errors: Please check your advertisements immediately. Any corrections and/or changes in an ad must be requested prior to the following Tuesday deadline in order to receive a credit. A credit will be issued for only the first time the error appears. Multiple runs will only be credited for the first time the error appears. No credit will be issued for an amount greater than the cost of the advertisement.

Beware: Employment offers that suggest guaranteed out-of-state or overseas positions may be deceptive or unethical in nature. If you have any doubts about the nature of a company, contact the local office of the Better Business Bureau, (213) 251-9696. Herald Publications does not guarantee that the advertiser's claims are true nor does it take responsibility for those claims.

GARAGE SALE

Saint Andrew Church Sidewalk Sale, Concord and Mariposa, Saturday, July 30th, 8 AM to 1 PM. Books, kitchen items, bric-a-brac, linens, and more.

FOR RENT

1718 E. Mariposa, Unit A, El Segundo, CA 90245, 1 BD/1BA \$1,650/Mo, 1 Car enclosed Garage Available August 15th For further information please call: Bill Ruane - 310-322-0000

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Outside sales: Looking for Outside Sales Representative to sell display ads in Torrance. Sales experience a plus. Work from home, but must call on customers and attend events. Flexible hours, approximately 20 hours a week. \$15/hr, plus 10% commission to start, 20% of sales after probation. Interested parties send resume to management@heraldpublications.com.

To appear in next week's paper, submit your Classified Ad by Noon on Tuesday.

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The deadline for classified copy and payment is **NOON on Tuesday**. We reserve the right to reject, edit, and determine proper classification of classified ads. Email ad copy to: class@heraldpublications.com.

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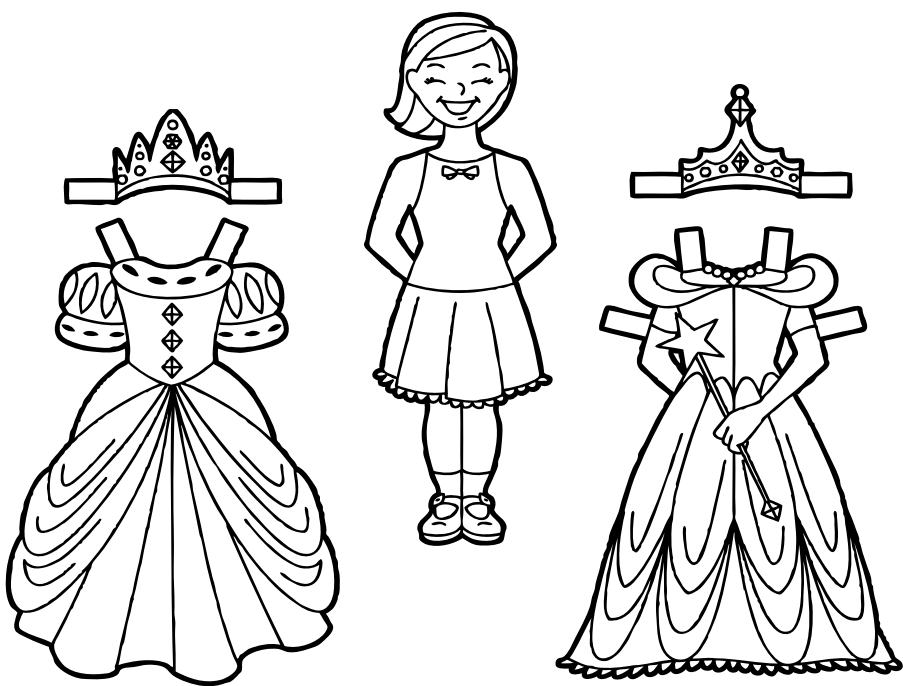
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Sports

Thunder Rolls over Heat in Lawndale Action

Article and Photos by Joe Snyder

The Thunder 13 and 14-year-old team is off to a big start. It improved its Lawndale Parks and Recreation Summer Basketball League play to 2-0 after rolling to a 53-21 victory over the Heat last Saturday at the Diane Bollinger Gymnasium on the campus of Rogers Middle School.

The Thunder took command from the start. It led 12-2 after the first quarter and 31-14 at halftime. The Thunder continued to take control with leads of 43-18 after three periods. In the fourth quarter, the Thunder held the Heat to just three points while scoring 10 for the final 32-point win. Issac Berdesquez sparked the Thunder with a game-high 25 points. Holden Douglas added 13 points. The Heat, in fact, was held to just seven second half points.

A week earlier, the Thunder recorded a 43-38 win over the Lakers.

"We just got a good team this year," Thunder coach Chris Mahgua said. "We're hoping to win our second straight title. We won it last year."

In another 13 and 14-year-old game, the Clippers topped the Lakers 26-20.

For the 11 and 12-year-olds, the Celtics doubled up on the Clippers, 22-11. The Lakers crushed the Cavaliers, 64-17. The Whites outlasted the Thunder, 30-27.

In eight to 10-year-old division, the Thunder stifled the Celtics, 18-6. The Heat defeated the Blues 18-6. Team Marshall rolled over Team Ky 17-1. Team Scott downed Team Morales 25-10.

LACK OF TOURNAMENT GAMES COSTS LENNOX

On July 2, the California District 37 and Section 4 champion Lennox 50/70 (ages 11-13) Little League Baseball team was headed to Ventura for a 2 p.m. first round game in the California Division IV (Southern California Sub-division) game. The team left Lennox at around 8 a.m. About 15 minutes later as the team was on the 405 freeway, near the 10 in Culver City, manager Celso Castro, Jr. received a call from a tournament official that the squad was disqualified but did not say any



Holden Douglas of the Thunder gets inside as he attempts a basket in last Saturday's Lawndale Parks and Recreation age 13-14 basketball action against the Heat. The Thunder rolled over the Heat 53-21.

reason why. They ended up having to turn around and return home. A few days later, it was due to lack of games in the District 37 and Section 4 Tournaments. Castro originally heard that the team had to play a minimum of six district and section games but that official later heard from the president of the Western Regional office that it had to play 12, disqualifying the team from the divisional. Lennox played eight District 37 and Section 4 contests combined, winning them all.

"This was disheartening for the kids," Castro said. "All of the tournament games we played, we won. We played eight games in 11 days. To have this happen at the end, it was sad for the kids."

Lennox was plagued by the lack of total teams in, not just District 37, but the entire

Section 4 that includes 25 (Los Angeles Westside area), 27 (Torrance, L.A. Harbor area) and 36 (South Bay beach cities, El Segundo and Palos Verdes Peninsula). Outside of Lennox, Hawthorne Wiseburn, Del Aire Aviation and Compton also had the 50/70 Little League in District 37, which was added to Little League Baseball in 2012. The 50/70 is also termed at the Intermediate Division, with the Minors being age 9-10, 10-11 Division, Majors (ages 10-12), Juniors (ages 13-14), Seniors (ages 15-16) and Big League (ages 16-18). Lennox won its fifth consecutive district crown over Wiseburn on June 22 at Jim Thorpe Park in Hawthorne. Lennox, then, recorded wins over Manhattan Beach, Culver City and Riviera from South Torrance to capture its fifth straight section

crown. It was seeking to win its third straight sub-division (North Southern California) crown before the stunning news happened when the team was already on the road headed for Ventura, the site of the tournament. "We had all of that happening then we get disqualified," Castro said.

Lennox enjoyed a lot of success in the 50/70 division, including winning both District 37 and Section 4 titles in all five years of existence. The previous two years, however, were the best. In 2014, Lennox went on to win the Western Regional title, but fell in the World Series. Last year, Lennox won the Southern California championship. It made it to the Western Regional in Nogales, Arizona but lost to Tucson, Arizona in the finals.

According to Castro, Lennox returns most of its players on that all-star team. All he hopes is that Lennox can play enough district and section games to qualify for the division and, go even further than that. Needed, however, are more district and section Little League Baseball teams so that Lennox can play the minimum games or, possibly, more. Castro, however, is expected to move up to the Junior division as a manager. •



Issac Berdesquez is in the clear as he scores in last Saturday's Lawndale Parks and Recreation basketball game against the Heat.

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Recipe by Egglard's Best, provided by BPT

Ingredients

- 4 Egglard's Best Eggs (large)
- 2 cups frozen hash brown potatoes
- 1 tablespoon butter
- 1 medium (3/4 cup) onion, chopped
- 1 cup sliced mushrooms
- 1 (6-ounce) bag fresh spinach leaves
- 6 tablespoons heavy whipping cream
- 1 teaspoon finely chopped fresh garlic
- 1/2 teaspoon salt
- 1/4 teaspoon pepper
- 1 small (1/2 cup) tomato, chopped
- 4 tablespoons freshly grated Parmesan cheese
- 2 tablespoons finely chopped fresh basil leaves

Preparation

1. Heat oven to 400°F. Butter 4 (each 8-ounces & 1 1/4- to 1 1/2-inch deep) individual glass or ceramic baking dishes. Spoon 1/2 cup potatoes evenly onto bottom of each baking dish.
2. Bake 15-20 minutes or until potatoes are very lightly browned.
3. Melt butter in 12-inch skillet until sizzling; add onions and mushrooms. Cook, stirring occasionally, over medium heat until vegetables are softened. Add spinach leaves; continue cooking, turning spinach often, 4-5 minutes or until spinach is wilted. Add whipping cream, garlic, salt and pepper; continue cooking 1 minute. Add tomato, 2 tablespoons Parmesan cheese and basil. Spread mixture over partially cooked potatoes; sprinkle with remaining Parmesan cheese. Using a spoon, make an indentation in center of mixture in each baking dish. Crack 1 egg into each indentation.
4. Bake 18-20 minutes or until yolks are set or yolk temperature reaches 160°F.

A Familiar Name Opens New-Format Stores

By Rob McCarthy

The ampersand hasn't been kind to Southern California grocers lately, but Smart & Final is determined to succeed where lesser-known competitors failed to change food-shoppers' habits.

The L.A.-based chain took over the leases of 33 bankrupt Haggens grocery stores and converted them in six months into Smart & Final Extra! Three of the newly opened locations are in the South Bay: two in Redondo Beach, one in Torrance. The rest are scattered from San Diego to Santa Barbara, and out to the Inland Empire. Smart & Final has name recognition, which is what the now-bankrupt grocers - including Fresh & Easy - were lacking. The Haggens stores opened and closed in a year after buying Albertson's stores and rebranding them.

Even though Southern Californians recognize the Smart & Final brand, they won't know why or what about the new stores is Extra! Smart & Final was a club store known for carrying large-size quantities of staples that restaurants, food trucks, nonprofits and athletic teams like because of the savings. The company dropped the club-card feature seven years ago, about the same time it expanded its format and added a produce section and food staples for the average household.

Smart & Final says the new format serves the needs of its longtime customers who shop for their business and fundraisers but also have families at home to feed.

"As a shopper, if I need to shop for my household and I need to shop for my business or my nonprofit on behalf of that group, or as a soccer parent who's providing the snacks at practice, I can go purchase items for my household and while I'm there I can also go purchase those club-size items," Smart & Final spokeswoman Marisol Marks said about the crossover store.

The opening of 33 stores in six months is a remarkable feat for a small grocery chain that operates barely 300 stores on the West Coast. Smart & Final plans to open another 66 stores in the next four years as part of a 10-percent annual expansion in the West. Since Jan. 20, the chain opened seven new stores in Los Angeles County, 11 in San Diego County, four in Orange County, seven in Ventura County and

Santa Barbara counties, and two in the Inland Empire.

The grocery business in Southern California is brutally competitive, as both Hagen and Fresh & Easy out of El Segundo learned quickly after they entered the competition. Fresh & Easy tried to innovate the food-shopping experience, including self-checkout and smaller-sized packaging that customers resisted. Haggens miscalculated, by expert accounts, on how willing shoppers would be to embrace an unfamiliar store, even one in their neighborhoods. Price more than anything drives the grocery business here, but interest in natural foods and the demographic changes in Southland neighborhoods have stores - from Whole Foods to Vallarta - adding products and ethnically popular foods to their shelves and meat counters.

Smart & Final plans to open 100 stores in the West within four years, which includes the 33 stores opened this year. Most of that growth will happen in the Pacific Northwest and Northern California, according to Marks. Inglewood has a traditional Smart & Final store, and Lawndale was the site of the first South Bay Extra! A sixth South Bay store operates in San Pedro.

"As we looked at what our customers wanted and needed, time is of the essence," Marks said. "None of them have time. What we found was whether it was our business customers or nonprofits, they needed a place they could come in and shop and minimize their downtime."

The new-format stores carry an expanded selection of frozen foods, deli and meats, fresh produce, organic and nature food products and bulk items like a Whole Foods shopper would find. It's a different shopping experience than what Vons and Ralphs offers, and that's the challenge for Smart & Final to overcome in Southern California where "innovate or die" is the rallying cry for technology, aerospace, manufacturing and service industries. Recent history says the same doesn't hold true for the food retailers who now must compete against big-box stores like Costco and Sam's Club instead of just head-to-head between the local Ralphs and Vons or Albertson's.

Look what happened to Fresh & Easy when it tried to innovate food shopping. It came and went. •

Film Review

Star Trek Beyond' is an Enterprising Addition to the Canon

By Jared Anderson
for www.cinemacy.com

When J.J. Abrams' first "Star Trek" film came out in 2009, it connected with moviegoers just as "Casino Royale" and "Batman Begins" had earlier that decade. Each were successful bids to breathe new life into a long-standing pop culture mythology and reverently introduce it to a new generation.

Fast forward seven short years: while the Craig and Nolan eras of Bond and Batman (respectively) have expired, this reinvigorated movieverse continues. In between, we had "Star Trek Into Darkness," which was the mirror image of "Quantum of Solace" - a frustrating, risk-averse sequel built on recycled parts. A franchise known for going "where no man has gone before" essentially spun its wheels.

Enter "Star Trek Beyond." Abrams has relinquished the helm of this threequel to resuscitate the other long-standing Space Western juggernaut that is "Star Wars" (where his knack for narrative mystique is better served anyway, as the internet rages on about whom Rey's parents are). Rather, "Star Trek Beyond" is directed by

Abrams before him, he brings propulsive energy to the Star Trek universe. However, this film feels more obsessive and episodic, which is best explained by the upgrade in screenwriters to Doug Jung and, one of the film's stars, Simon Pegg. The first two films approached standard narratives of intergalactic warfare and vengeance, but "Beyond" opts for an orthodox story established in the original series vibe of voyage and discovery, as they encounter a new foe in Krall (Idris Elba).

Much of what did work in Abrams' films not only carries over but is improved. The banter between the new USS Enterprise cast is always a treat, and actors like John Cho, Karl Urban, and the gone-too-soon Anton Yelchin get more screen time. Everybody seems more comfortable filling such big shoes at this point, and Chris Pine especially steps up his game - before he was characterized as a cocky hothead, but his Kirk here is the wiser and more confident hero that older audiences will recall.

The film arrives on the 50th anniversary of Gene Roddenberry's franchise and offers no shortage of tribute to the original series and its



Anton Yelchin plays Chekov and Chris Pine plays Kirk in "Star Trek Beyond" from Paramount Pictures, Skydance, Bad Robot, Sneaky Shark and Perfect Storm Entertainment.

Justin Lin, whose oversight in transforming the "Fast & Furious" franchise produced action adventures that championed the teamwork and diversity that's always been a staple of "Trek" ethos too.

Lin's color palette isn't as flaring, but like

cast, including the recently departed Leonard Nimoy and a winking reference to George Takei.

"Star Trek Beyond" is rated PG-13 for sequences of sci-fi action and violence. Two hours. Now playing in theaters. •

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Fictitious Business Name Statement 2016161763

The following person(s) is (are) doing business as CENTURY CITY AUTO DETAILING #3, 1840 CENTURY PARK E, LOS ANGELES, CA 90067, LOS ANGELES COUNTY. Registered Owner(s): FELIX MIRANDA, 323 1/2 57TH ST., LOS ANGELES, CA 90011. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Signed: FELIX MIRANDA, OWNER. This statement was filed with the County Recorder of Los Angeles County on JUNE 28, 2016. NOTICE: This Fictitious Name Statement expires on JUNE 28, 2021. A new Fictitious Business Name Statement must be filed prior to JUNE 28, 2021. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 7/7, 7/14, 7/21, 7/28/2016 H-1469

Fictitious Business Name Statement 2016159833

The following person(s) is (are) doing business as 1.) EASYTOPLINK, 2610 W 180TH PLACE, TORRANCE, CA 90504, LA COUNTY. 2.) PO BOX 7244, TORRANCE, CA 90504. Registered Owner(s): 1.) KARMA LUNGRIG GYALTSO, 2610 W 180TH PLACE, TORRANCE, CA 90504. 2.) JOANNE POJUNG CHEN, 2610 W 180TH PLACE, TORRANCE, CA 90504. This business is being conducted by a GENERAL PARTNERSHIP. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Signed: JOANNE POJUNG CHEN, PARTNER. This statement was filed with the County Recorder of Los Angeles County on JUNE 24, 2016. NOTICE: This Fictitious Name Statement expires on JUNE 24, 2021. A new Fictitious Business Name Statement must be filed prior to JUNE 24, 2021. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 7/7, 7/14, 7/21, 7/28/2016 HT-1470

Fictitious Business Name Statement 2016163486

The following person(s) is (are) doing business as MERMAID'S PURSE, 1819 260TH STREET, LOMITA, CA 90717, LA COUNTY. Registered Owner(s): DEBORAH A LEON, 1819 260TH STREET, LOMITA, CA 90717. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Signed: DEBORAH A LEON. This statement was filed with the County Recorder of Los Angeles County on JUNE 29, 2016. NOTICE: This Fictitious Name Statement expires on JUNE 29, 2021. A new Fictitious Business Name Statement must be filed prior to JUNE 29, 2021. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 7/7, 7/14, 7/21, 7/28/2016 H-1471

Fictitious Business Name Statement 2016161859

The following person(s) is (are) doing business as FOREVER YOUNG BY SUSAN, 432 MAIN ST., EL SEGUNDO, CA 90245, LA COUNTY. Registered Owner(s): SUSAN HALPERN, 4012 MIDWAY AVE., CULVER CITY, CA 90232. This business is being conducted by an INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: 6/28/16. Signed: SUSAN HALPERN, OWNER. This statement was filed with the County Recorder of Los Angeles County on JUNE 28, 2016. NOTICE: This Fictitious Name Statement expires on JUNE 28, 2021. A new Fictitious Business Name Statement must be filed prior to JUNE 28, 2021. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 7/7, 7/14, 7/21, 7/28/2016 H-1472

Fictitious Business Name Statement 2016161855

The following person(s) is (are) doing business as STACY KAINE ON MAIN SPA & SALON, 432 MAIN ST., EL SEGUNDO, CA 90245, LA COUNTY. Registered Owner(s): STACY KAINE, 836 MAIN ST. #1, EL SEGUNDO, CA 90245. This business is being conducted by an INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Signed: STACY L. KAINE, OWNER. This statement was filed with the County Recorder of Los Angeles County on JUNE 28, 2016. NOTICE: This Fictitious Name Statement expires on JUNE 28, 2021. A new Fictitious Business Name Statement must be filed prior to JUNE 28, 2021. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 7/7, 7/14, 7/21, 7/28/2016 H-1473

Fictitious Business Name Statement 2016142535

The following person(s) is (are) doing business as PRO ATHLETE REALTY, 310 S. PROSPECT AVE, REDONDO BEACH, CA 90277, LA COUNTY. Registered Owner(s): JARA TERRY, 310 S. PROSPECT AVE, REDONDO BEACH, CA 90277. This business is being conducted by an INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Signed: JARA TERRY, OWNER. This statement was filed with the County Recorder of Los Angeles County on JUNE 7, 2016. NOTICE: This Fictitious Name Statement expires on JUNE 7, 2021. A new Fictitious Business Name Statement must be filed prior to JUNE 7, 2021. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 7/7, 7/14, 7/21, 7/28/2016 H-1474

Fictitious Business Name Statement 2016166811

The following person(s) is (are) doing business as AUTO CREDIT EXPRESS, 909 N. SEPULVEDA BLVD. 11TH FLOOR, EL SEGUNDO, CA 90245, LA COUNTY. Registered Owner(s): INTERNET BRANDS, INC., 909 N. SEPULVEDA BLVD., 11TH FLOOR, EL SEGUNDO, CA 90245, DE. This business is being conducted by A CORPORATION. The registrant commenced to transact business under the fictitious business name or names listed above on: 05/01/2016. Signed: INTERNET BRANDS, INC., B LYNN WALSH, SECRETARY. This statement was filed with the County Recorder of Los Angeles County on JULY 9, 2016. NOTICE: This Fictitious Name Statement expires on JULY 9, 2021. A new Fictitious Business Name Statement must be filed prior to JULY 9, 2021. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 7/14, 7/21, 7/28, 8/4/2016 H-1475

Fictitious Business Name Statement 2016170824

The following person(s) is (are) doing business as 1.) CG ENGINEERING & DESIGNS, 1627 VOORHEES AVENUE, MANHATTAN BEACH, CA 90266, LOS ANGELES COUNTY. 2.) CG ENGINEERING. Registered Owner(s): 1.) VANESSA CAMELO, 1627 VOORHEES AVENUE, MANHATTAN BEACH, CA 90266. 2.) DEAN GRAY, 1627 VOORHEES AVENUE, MANHATTAN BEACH, CA 90266. This business is being conducted by HUSBAND AND WIFE. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Signed: VANESSA CAMELO, OWNER. This statement was filed with the County Recorder of Los Angeles County on JULY 8, 2016. NOTICE: This Fictitious Name Statement expires on JULY 8, 2021. A new Fictitious Business Name Statement must be filed prior to JULY 8, 2021. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 7/14, 7/21, 7/28, 8/4/2016 H-1476

Fictitious Business Name Statement 2016171664

The following person(s) is (are) doing business as NATURWELL CENTER, 738 MAIN STREET #202, EL SEGUNDO, CA 90245, LA COUNTY. Registered Owner(s): JANET SHULTZ, 738 MAIN STREET #202, EL SEGUNDO, CA 90245. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: 07/2001. Signed: JANET SHULTZ, OWNER. This statement was filed with the County Recorder of Los Angeles County on JULY 11, 2016. NOTICE: This Fictitious Name Statement expires on JULY 11, 2021. A new Fictitious Business Name Statement must be filed prior to JULY 11, 2021. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 7/14, 7/21, 7/28, 8/4/2016 H-1477

Fictitious Business Name Statement 2016163828

The following person(s) is (are) doing business as 1.) G-FILL AUDIO, 11981 S. YORK AVE., HAWTHORNE, CA 90250, LA COUNTY. 2.) GERARDVARGAS.COM. Registered Owner(s): GERARD JAMES VARGAS, 11981 S. YORK AVE., HAWTHORNE, CA 90250. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: 01/2016. Signed: GERARD JAMES VARGAS, OWNER. This statement was filed with the County Recorder of Los Angeles County on JUNE 29, 2016. NOTICE: This Fictitious Name Statement expires on JUNE 29, 2021. A new Fictitious Business Name Statement must be filed prior to JUNE 29, 2021. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 7/14, 7/21, 7/28, 8/4/2016 HH-1478

Fictitious Business Name Statement 2016163352

The following person(s) is (are) doing business as NOBOLIFE, 3525 W. 82ND ST., INGLEWOOD, CA 90305, LA COUNTY. Registered Owner(s): PROGRESSIVE MEDICAL INDUSTRIES, INC., 6705 S. GARTH AVE., LA, CA 90056, CA. This business is being conducted by a CORPORATION. The registrant commenced to transact business under the fictitious business name or names listed above on: 06/2016. Signed: PROGRESSIVE MEDICAL INDUSTRIES, INC., JANICE M. KNIGHT-COOPER, PRESIDENT. This statement was filed with the County Recorder of Los Angeles County on JUNE 29, 2016. NOTICE: This Fictitious Name Statement expires on JUNE 29, 2021. A new Fictitious Business Name Statement must be filed prior to JUNE 29, 2021. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 7/14, 7/21, 7/28, 8/4/2016 HI-1479

Fictitious Business Name Statement 2016169787

The following person(s) is (are) doing business as CLAUDIA MASSAGE & BODY TREATMENTS, 432 MAIN STREET, EL SEGUNDO, CA 90245, LOS ANGELES COUNTY. Registered Owner(s): CLAUDIA MARIA D'ASSUNCAO, 4730 W. 169TH STREET, LAWNSDALE, CA 90260. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Signed: CLAUDIA MARIA D'ASSUNCAO, LICENSED MASSAGE THERAPIST. This statement was filed with the County Recorder of Los Angeles County on JULY 7, 2021. NOTICE: This Fictitious Name Statement expires on JULY 7, 2021. A new Fictitious Business Name Statement must be filed prior to JULY 7, 2021. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 7/21, 7/28, 8/4, 8/11/2016 H-1480

Fictitious Business Name Statement 2016170136

The following person(s) is (are) doing business as EMERALD HEALTH SERVICES, 999 NORTH SEPULVEDA BLVD #700, EL SEGUNDO, CA 90245, LA COUNTY. Registered Owner(s): TEMPUS LLC, 999 NORTH SEPULVEDA BLVD #700, EL SEGUNDO, CA 90245. This business is being conducted by A LIMITED LIABILITY COMPANY. The registrant commenced to transact business under the fictitious business name or names listed above on: 12/20/2000. Signed: TEMPUS LLC, MARK SIEGEL, PRESIDENT. This statement was filed with the County Recorder of Los Angeles County on JULY 7, 2016. NOTICE: This Fictitious Name Statement expires on JULY 7, 2021. A new Fictitious Business Name Statement must be filed prior to JULY 7, 2021. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 7/21, 7/28, 8/4, 8/11/2016 H- 1482

Fictitious Business Name Statement 2016179255

The following person(s) is (are) doing business as KALUCO INTERNATIONAL, 924 MAIN STREET #E, EL SEGUNDO, CA 90245, LA COUNTY. Registered Owner(s): DOUGLAS PHILIP STORK, 924 MAIN STREET #E, EL SEGUNDO, CA 90245. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Signed: DOUGLAS PHILIP STORK, OWNER. This statement was filed with the County Recorder of Los Angeles County on JULY 18, 2016. NOTICE: This Fictitious Name Statement expires on JULY 18, 2021. A new Fictitious Business Name Statement must be filed prior to JULY 18, 2021. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 7/21, 7/28, 8/4, 8/11/2016 H-1483

Fictitious Business Name Statement 2016182652

The following person(s) is (are) doing business as PRIVATE PROPERTY PARKING ENFORCEMENT, 5155 W. ROSCRANS AVE. SUITE 236, HAWTHORNE, CA 90250, LA COUNTY. Registered Owner(s): CCMM ENTERPRISE, INC., 5155 ROSECRANS AVE. 236, HAWTHORNE, CA 90250, CA. This business is being conducted by a CORPORATION. The registrant commenced to transact business under the fictitious business name or names listed above on: 07/2016. Signed: CCMM ENTERPRISE, INC., MICHAEL TIMOTHY JAMES CALLOWAY, CFO. This statement was filed with the County Recorder of Los Angeles County on JULY 21, 2016. NOTICE: This Fictitious Name Statement expires on JULY 21, 2021. A new Fictitious Business Name Statement must be filed prior to JULY 21, 2021. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 7/28, 8/4, 8/11, 8/18/16 HH-1484

Fictitious Business Name Statement 2016183281

The following person(s) is (are) doing business as 1.) PRAIRIE LAW FIRM, 14105 PRAIRIE AVE., HAWTHORNE, CA 90250, LA COUNTY. 2.) PRADERA LEGAL, PO BOX 492283, LOS ANGELES, CA 90049. Registered Owner(s): ALI REZA TAJER, 14105 PRAIRIE AVE., HAWTHORNE, CA 90250. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Signed: ALI REZA TAJER, OWNER. This statement was filed with the County Recorder of Los Angeles County on JULY 21, 2016. NOTICE: This Fictitious Name Statement expires on JULY 21, 2021. A new Fictitious Business Name Statement must be filed prior to JULY 21, 2021. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 7/28, 8/4, 8/11, 8/18/16 HH-1485

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NOTICE OF TRUSTEE'S SALE TS No. CA-16-708011-AB Order No.: 730-1603232-70 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED TO THE COPY PROVIDED TO THE MORTGAGOR OR TRUSTOR (Pursuant to Cal. Civ. Code 2923.3) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/14/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Juana Gladys Lucha, a married woman as her sole and separate property, and Miriam M Lucha, a single woman, all as joint tenants Recorded: 4/25/2006 as Instrument No. 06 0897600 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 8/4/2016 at 9:00 AM Place of Sale: At the Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive,

Norwalk, CA 90650, in the Vineyard Ballroom Amount of unpaid balance and other charges: \$312,578.29 The purported property address is: 4727 WEST 147TH STREET #206, LAWNDALe, CA 90260 Assessor's Parcel No.: 4078-001-110 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this Internet Web site http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-16-708011-AB. Information about postponements that are very short in duration or that occur close in time to the scheduled

sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee's Attorney, if you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's right against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Date: Street Loan Service Corporation 411 Ivy Street San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext.5318 Quality Loan Service Corp. TS No.: CA-16-708011-AB IDSPub#0110773 7/14/2016 7/21/2016 7/28/2016 Lawndale Tribune Pub. 7/14, 7/21, 7/28/16 HL-25185

CITY OF INGLEWOOD INVITATION TO SUBMIT BID (Specifications and Conditions Governing Bid Award)
Project Subject to Bid: "EMERGENCY GENERATOR REPLACEMENT PROJECT"
The City of Inglewood invites and will receive bids duly filed as provided herein for the furnishing of labor and materials and/or the completion of the above-designated project. A mandatory job walk meeting for interested bidders will be conducted on **Wednesday, August 10, 2016, at 10:00 a.m. at the Public Works Department, on the Third Floor of Inglewood City Hall, One Manchester Boulevard, CA, 90301.** Interested bidders who arrive for the meeting after 10:30 a.m. will not be eligible to submit bid proposals. Call the project Manager Alan Mai at (310) 412-5333 should you require further information. Each bid to be considered must be delivered to and received by the City Clerk no later than **11:00 a.m. on Wednesday, August 31, 2016,** at the Office of the City Clerk, First Floor of Inglewood City Hall, One Manchester Boulevard, Inglewood, CA, 90301. Each bid shall be submitted and completed in all particulars using the form entitled, "Bidder's Proposal and Statement" attached hereto and must be enclosed, together with the requisite bid security, in a sealed envelope addressed to the City Clerk with the designation of the project "EMERGENCY GENERATOR REPLACEMENT PROJECT" appearing thereon. Each bid shall state the unit price of each item if called for in the Bidder's Proposal and Statement form. In the event alternative bids are called for in said form, each alternative bid shall be completed. Each bid shall be submitted as one (1) original set and two (2) copies. Bids will be opened in public in the **City Clerk's Office** and will then and there be announced

to all persons present. Specifications and other Bid Documents for the above items are on file in the Public Works Department and may be obtained upon request. Each bid must be accompanied by a deposit in the form of cash, a cashier's or certified check made payable to the City of Inglewood, or a bid bond, for an amount of not less than ten percent (10%) of the aggregate of the bid, as a guarantee that the successful bidder will, within the time specified, enter into an agreement as provided in the Bid Document and furnish bonds when required in the Special Provisions: one for Faithful Performance in the amount of the Contract Sum, and one for Contractor's Labor and Materials in the amount of the Contract Sum. The City Council reserves the right to reject any or all bids and to waive any irregularities in any bid, and to take bids under advisement for a period not to exceed sixty (60) days from and after the date bids are opened and announced. Attention is directed to the provisions of Labor Code § 1725.5: No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations (with limited exceptions for this requirement for bid purposes only under Labor Code Section 1771.1a). No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations. All contractors and subcontractors must furnish electronic certified payroll records to the Labor Commissioner for all new projects awarded on or after April 1, 2015. The Labor Commissioner may excuse contractors and subcontractors on a project that is under the jurisdiction of one of the four legacy DIR-approved labor compliance programs (Caltrans, City of Los Angeles, Los Angeles Unified School District and County of Sacramento) or that is covered by a qualified project labor agreement. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. Attention is directed to the provisions of Sections 1777.5 and 1777.6 of the Labor Code concerning the employment of apprentices by the Contractor or any subcontractor under them. The Contractor or any subcontractor shall comply with the requirements of said sections in the employment of apprentices. Information relative to apprenticeship standards and administration of the apprenticeship program may be obtained from the Director of Industrial Relations, San Francisco, CA, or the Division of Apprenticeship Standards and its branch offices. Notice is hereby given that the City Council has ascertained the prevailing rates of per diem wages in the locality in which the work is to be done for each craft or type of workman or mechanic needed to execute the Contract in accordance with the provisions of Section 1770, et. seq. of the Labor Code; said prevailing rates are on file in the Office of the City Clerk and are incorporated herein by reference. Copies shall be made available to any interested party on request. Attention is directed to the provisions of Public Contract Code Section 10164 concerning Contractor's licensing laws. This Contract requires one of the following contractor licenses: A, C10, C20, C36, and/or C8, C50, C51. The successful bidder must obtain, and maintain current until completion of the Project, an Inglewood City Business License. This Notice is given by order of the City Manager of the City of Inglewood, California, and is dated this 28th day of July, 2016. Artie Fields, City Manager
City of Inglewood, California
Inglewood News Pub. 7/28/16 HI-25211

APN: 4074-008-034 TS No: CA08000299-16-1 TO No: 12-0089468 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED March 19, 2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On August 15, 2016 at 09:00 AM, near the fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on April 5, 2004, as Instrument No. 04 0804116, of official records in the Office of the Recorder of Los Angeles County, California, executed by MARIA N PEREZ, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. as nominee for PACIFIC REPUBLIC MORTGAGE CORPORATION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 4159-4161 WEST 159TH STREET, LAWNDALe, CA 90260 The undersigned Trustee

disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$39,173.24 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee

is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled

time and date for the sale of this property, you may call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Web site address listed below for information regarding the sale of this property, using the file number assigned to this case, CA08000299-16-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: July 12, 2016 MTC Financial Inc. dba Trustee Corps TS No. CA08000299-16-1 17100 Gillette Ave Irvine, CA 92614 949-252-8300 TDD: 866-660-4288 Miguel Ochoa, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 MTC Financial Inc. dba Trustee Corps MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. ISL Number 12191, Pub Dates: 07/21/2016, 07/28/2016, 08/04/2016, LAWNDALe TRIBUNE (NEWS) Lawndale Tribune Pub. 7/21, 7/28, 8/4/16 HL-25197

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Any questions?
Call us at 310-322-1830

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
JOSE LUIS GARCIA, SR.
CASE NO. 16STPB01019

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JOSE GARCIA. A PETITION FOR PROBATE has been filed by ELIA GARCIA in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that ELIA GARCIA 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: 08/05/2016 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. Petitioner: Elia Garcia 6015 Lincoln Ave., South Gate, CA 90280 In Dept. 9 located at 111 N. HILL ST., LOS ANGELES, CA 90012 HL-25209

NOTICE OF PUBLIC LIEN SALE
US STORAGE CENTERS
14680 AVIATION BLVD.
HAWTHORNE, CA 90250
(310) 536-7100

In accordance with the provisions of the California Self-Storage Facility Act, Section 21700, ET seq. of the Business and Professions Code of the State of California the undersigned will be listed on www.storagecenters.com for public auction and will close on AUGUST 19, 2016 at 3:00 PM. General household goods, electronics, tools, office & business equipment, furniture, instruments, appliances, clothing, collectibles & antiques, and or miscellaneous items stored at 14680 AVIATION BLVD. HAWTHORNE, CA 90250, County of Los Angeles, by the following persons: TIMOTHY ANDERSON AKA TIMOTHY LEE ANDERSON, TONI THOMAS, LORETTA JOHNSON. These are sold on an "AS IS BASIS". There is a refundable \$100 clearing deposit on all units. Sale is subject to cancellation. 7/28, 8/4/16 CNS-2906255# Hawthorne Press Tribune Pub. 7/28, 8/4/16 HH-25207

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
CONSTANCE L. NOBLE
CASE NO. 16STPB01640

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of CONSTANCE L. NOBLE. A PETITION FOR PROBATE has been filed by RONALD CARL NOBLE in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that RONALD CARL NOBLE 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: 07/29/16 at 8:30AM in Dept. 99 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. In Pro Per Petitioner: RONALD CARL NOBLE 762 MOLINO AVE LONG BEACH CA 90804 7/14, 7/21, 7/28/16 CNS-2903240# Hawthorne Press Tribune Pub. 7/14, 7/21, 7/28/16 HH-25192

Order to Show Cause for Change of Name
Case No. ES020723

Superior Court of California, County of Los Angeles
Petition of Alona Crossman for Change of Name
TO ALL INTERESTED PERSONS: Petitioner Alona Crossman filed a petition with this court for a decree changing names as follows: Alona Crossman to Rei Alona Kennex Crossman
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: Sept. 16, 2016, Time: 8:30AM., Dept.: NCB-B
The address of the court is: 300 East Olive Avenue Burbank, CA 91502
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Inglewood News
Date: July 20, 2016
DARRELL MAVIS
Judge of the Superior Court
Inglewood News Pub. 7/28, 8/4, 8/11, 8/18/16 HI-25210

A person's a person, no matter how small.
- Dr. Seuss

PUBLIC NOTICES

ORDINANCE NO. 2118

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING Title 17 of the Hawthorne Municipal Code, CHAPTERS 17.10, 17.22, and 17.58, and adding chapter 17.29 (CM—mixed commercial classification) related to the creation of the CM zone and development standards applicable thereto

WHEREAS, the City of Hawthorne adopted on March 8, 2016, the Downtown Hawthorne Specific Plan (DHSP); and

WHEREAS, the DHSP identifies an area of the city to be zoned for mixed commercial and residential uses; and

WHEREAS, the City desires to implement that provision by adopting a zoning text amendment that creates the zoning classification CM (Mixed Commercial) and establishes design and development standards applicable thereto; and

WHEREAS, the Downtown Hawthorne Specific Plan was approved after adoption of an environmental impact report (EIR), and

WHEREAS, the EIR for the DHSP did not specifically address the creation of the CM zone because the details of design and development standards were not written in time for the public release of the draft EIR, and

WHEREAS, the DHSP does provide sufficient description of the district to be zoned CM and describes it as a mixed use classification with a maximum density of 30 units per acre and a realistic build-out of 25 units per acre, and

WHEREAS, an addendum to the FEIR is prepared stating that this change is within the scope of the FEIR and represents non-significant changes to identified impacts, and

WHEREAS, the code amendments will not have an adverse effect, either individually or cumulatively, on wildlife or the habitat upon which wildlife depends, and that on the basis of substantial evidence the presumption of an adverse effect is rebutted, and

WHEREAS, on May 18, 2016, the Planning Commission held a duly noticed public hearing on the project, and following the close of the public hearing, recommended to the City Council the approval of an ordinance implementing Zoning Code Amendment 2016Z04; and

WHEREAS, the City provided published notice of a public hearing on July 12, 2016, and the City Council held a duly noticed public hearing on the project.

NOW, THEREFORE, the City Council of the City of Hawthorne does hereby ordain as follows:

Section 1. The facts set forth in the recitals are true and correct.

Section 2. The proposed amendments to the Hawthorne Municipal Code contained herein constitute a project within the scope of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project was anticipated and evaluated within the scope of the Downtown Hawthorne Specific Plan Environmental Impact Report, adopted on February 17, 2016. No additional analysis or evaluation of the impacts of this action are required.

Section 3. Section 17.10.010 (Established) of Chapter 17.10 (Use Classification) of Title 17 (Zoning) of the City of Hawthorne Municipal Code is hereby amended as follows:

17.10.010 Established.
In order to accomplish the purpose of this title, twelve use classifications are established, in each of which regulations are prescribed concerning the permissible uses, the height and bulk of buildings, the area of yards and other open spaces about buildings, and determining the density of population, such classifications to be known as follows:

H	Horticultural classification
R-1	Low-density residential classification
R-2	Medium-density residential classification
R-3	High-density residential classification
R-4	Maximum-density residential—Restricted service classification
C-1	Freeway commercial/mixed use
C-2	Local commercial classification
C-3	General commercial classification
CM	Mixed Commercial
M-1	Limited industrial classification
M-2	Heavy industrial classification
TIO	Trucking intensive overlay zone, which shall be those areas within the M-2 zone shown on the official zoning map
MU	Mixed-use overlay zone, which shall be those areas within the C-1 or C-3 zones shown on the official zoning map

Section 4. Subsection C of Section 17.10.020 (Degree of restrictiveness) of Chapter 17.10 (Use Classification) of Title 17 (Zoning) of the City of Hawthorne Municipal Code is hereby amended as follows:

17.10.020 Degree of restrictiveness.
C. In the "C" category, that classification which establishes the most stringent performance standards is considered to be the lightest and most restrictive commercial classification, and the uses permitted in such classification are considered to be the lightest and most restrictive commercial uses. In the commercial category as set forth in this title, the C-1 classification and the uses permitted therein are the lightest and most restrictive, and the classifications and uses become heavier and less restrictive in the following sequence—C-2, CM and C-3.

Section 5. Sections 17.22.020 (Willow Glen Specific Plan), 17.22.030 (Pacific Glen Specific Plan), 17.22.035 (Century Business Center Specific Plan), 17.22.040 (Reserved), and 17.22.045 (Primavera Court Specific Plan) of Chapter 17.22 (Specific Plans) of Title 17

(Zoning) of the City of Hawthorne Municipal Code are hereby deleted.

Section 6. Section 17.22.020 (Adopted Specific Plans) of Chapter 17.22 (Specific Plans) of Title 17 (Zoning) of the City of Hawthorne Municipal Code is hereby added as follows:
17.22.020 Adopted specific plans
Within the city, the following specific plans are adopted and in effect:
•Central Park (Parkside Village)
•Century Business Center
•Downtown Hawthorne
•Pacific Glen (360° at South Bay)
•Prestige Villas
•Willow Glen (Fusion)
Section 7. Chapter 17.29 (CM—Mixed Commercial Classification) of Title 17 (Zoning) of the City of Hawthorne Municipal Code is hereby added as follows:
Chapter 17.29 CM—MIXED COMMERCIAL CLASSIFICATION
17.29.010 Purpose.

The principal purpose and objective of this classification and its application is to provide for an integration of compatible residential and commercial uses; To encourage mixed use projects that combine residential and nonresidential uses in the same building or building site area to enhance and build upon the city's commercial/retail base; To ensure additional housing options for people, including, but not limited to, young professionals and older people, who want to live near their workplace and/or retail and other nonresidential uses; To reduce the need for automobile travel by promoting transit oriented residential and commercial uses in close proximity to Metro stops; To ensure on-site compatibility of residential and commercial uses, and; To ensure compatibility of mixed use projects with surrounding uses and development patterns.

17.29.020 Permitted uses.
In the CM classification, the following uses only are permitted and as hereinafter specifically provided and allowed by this chapter, subject to the general provisions, conditions and exceptions set forth elsewhere in this title:

- Art galleries
- Financial services, including banks, credit unions, investment brokers, asset managers, and not including pawn shops and short-term lending (pay day loans) businesses;
- Hotels;
- Offices, professional and medical, provided that a conditional use permit is required for offices located on the ground floor;
- Restaurants, bars, cocktail lounges, and coffee

shops, all types (alcohol sales and/or drive-thru require conditional use permit);

- Retail businesses, including grocers, convenience stores, and stores featuring large or small item indoor display areas;
- Residential units, subject to the limitations in this chapter and only permitted as a component of a mixed use project when fronting an arterial or collector street;
- Service businesses, including personal cosmetic services, dry cleaning, real estate, insurance, and package/mail business;
- Studios, including for fitness, martial arts, dance, art, media production, etc.;
- Other similar establishments when not specified as prohibited below and subject to interpretation of the Director of Planning pursuant to procedures within this Title.

17.29.030 Prohibited uses.
In the CM classification, uses that are not expressly listed above are prohibited. For purposes of clarification, and not for purposes of allowing any other uses, the following uses are expressly prohibited in the CM classification:

- Automobile-oriented businesses such as repair, sales, rental, smog check, body shops, window tinting, car stereo installation, and re-upholstery.
- Drive-thru is not prohibited where a conditional use permit is approved and automobile parts sales is not prohibited as a retail business;
- Bail bonds;
- Gas stations;
- Retail with outdoor display, such as automobile sales and rental;
- Self storage
- Short term lending (pay day loan services) and pawn shops.

17.29.040 Development standards

The information that follows summarizes the development standards for the CM classification relating to site planning and schematic design.

A. Project Area

1. The minimum lot area for a mixed use development shall be 20,000 square feet. Where there is insufficient lot area for a mixed use development, only commercial uses may be developed.

2. Project area shall be calculated based on total horizontal area of consolidated parcels defined by the legal property lines. Gross project area shall include portions of property that may become dedicated for public improvements, such as street widening. Net project area shall exclude portions of property that are to be dedicated for public improvements.

B. Density and Intensity
1. Maximum residential density shall be 24 dwell-

ing units per acre based on gross project area.

2. Floor area ratio (FAR) shall not exceed 2.5 times lot area. Floor area shall be calculated based on the gross project area. Floor area shall be measured to the inside face of the exterior walls of the buildings.

3. Commercial area of a mixed use development shall not be less than 30 percent of the ground floor area.

4. Building footprint (sum of all structures) shall not exceed 90 percent of lot area.

C. Setbacks

1. Commercial: No setbacks are required for commercial structures or commercial portions of mixed use developments.

2. Residential portion of mixed use developments:

a. Front: 0 feet up to third story of structure, 10 feet above that.

b. Interior side: 10 feet for all stories

c. Street side of corner lot: 0 feet up to third story of structure, 10 feet above that.

d. Rear: 10 feet up to third story of structure, 20 feet above that.

3. Setbacks shall be measured from the building face to the closer of the property line or the future property line after a dedication for public improvements.

4. Front setbacks shall be measured from the property line along a street to the nearest perpendicular building face, excluding porches, bay windows, or trim.

D. Height
1. Building height shall not exceed 5 stories and 60 feet except as provided in this chapter.

2. On projects over 10 acres in gross lot area, the maximum height shall not exceed 7 stories and 85 feet for the portion of a project that fronts Hawthorne Boulevard to a depth of 200 feet, provided that not more than 60 percent of the project frontage on Hawthorne Boulevard may exceed 60 feet in height (to a minimum depth of 50 feet). See diagram below.

Figure 1. Maximum height for projects of 10 acres or more

A = Maximum height at rear of project, 5 stories and 60 feet

B = Maximum height along Hawthorne Boulevard frontage

C = Depth of project (perpendicular to Hawthorne Boulevard)

D = Depth of "B" height area, not to exceed 200 feet

E = Width of project (Hawthorne Boulevard frontage)

F = Frontage at height "B" Sum of all "F" not to exceed 60% of "E"

G = Minimum depth of height "A" along frontage "E" (50 feet)

3. Maximum building height shall be measured from the average finished grade at outer edge of the proposed building to the midpoint of the sloped roof or to the top of the parapet or coping for a flat roof. Stairs and elevators may exceed the maximum building height by 10 feet.

E. Dwelling unit area
Developers are encouraged to provide a range of housing options within mixed use developments.

1. Not more than 25 percent of the units in a development may be less than the following unit sizes:

- 1 Bedroom/studio: 600 square feet
 - 2 Bedrooms: 800 square feet
 - 3 Bedrooms: 1,100 square feet
 - 4 Bedrooms: 1,250 square feet
 - >4 Bedrooms: 1,400 square feet
2. Not more than 25 percent of the units in a development may exceed the following unit sizes:

- 1 Bedroom/studio: 900 square feet
- 2 Bedrooms: 1,100 square feet
- 3 Bedrooms: 1,400 square feet
- 4 Bedrooms: 1,600 square feet
- >4 Bedrooms: 2,000 square feet

F. Private Storage Area Requirement
Each dwelling unit in a mixed use development shall be provided with a minimum of 200 cubic feet of private lockable storage space. This may be provided in the unit or elsewhere in the structure, but shall not include bedroom closets.

Section 8. Paragraph 1 of Subsection B of Section 17.58.030 (Required Parking) of Chapter 17.58 (Off-Street Parking) of Title 17 (Zoning) of the City of Hawthorne Municipal Code is hereby amended as follows:

1. General. For any use permitted in a C-1, C-2, CM or C-3 zone, except for those uses set forth below, parking facilities shall be provided on the basis of one space for every two hundred fifty square feet of gross floor area. In no case shall less than three parking spaces be provided.

Section 9. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause a summary of the same to be published once in an adjudicated newspaper in the City of Hawthorne and post a certified copy of the proposed ordinance in the City Clerk's office at least 5 days before the City Council meeting at which the ordinance is to be adopted.

Within 15 days after adoption of the ordinance, a summary of the ordinance must be published with the names of the council members voting for and against the ordinance.

Section 10. If any provision, clause, sentence or paragraph of this Ordinance or the application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions of this Ordinance which can be given effect without the invalid provisions or application, and to the end the provision of this Ordinance are declared to be severable.

PASSED, APPROVED, and ADOPTED this 12th day of July, 2016.

ALEX VARGAS, MAYOR
City of Hawthorne, California

ATTEST:
NORBERT HUBER,
CITY CLERK

City of Hawthorne, California

APPROVED AS TO FORM:
RUSSELL I. MIYAHIRA,
CITY ATTORNEY

City of Hawthorne, California

I, Monica Dicsic, the duly appointed Deputy

City Clerk of the City of Hawthorne, California,

DO HEREBY CERTIFY that the foregoing

Ordinance, No. 2118 was duly adopted by

the City Council of the City of Hawthorne, at

their regular meeting of the City Council held

July 12, 2016 and that it was adopted by the

following vote, to wit:

AYES: Councilmembers Awad, Reyes English,

Valentine, Mayor Vargas.

NOES: None.

ABSTAIN: None.

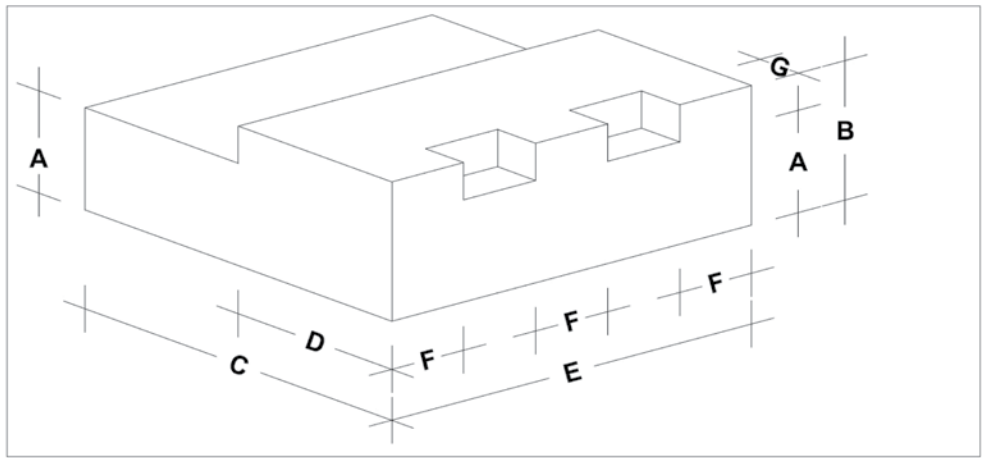
ABSENT: Councilmember Michelin.

Deputy City Clerk

City of Hawthorne, California

Hawthorne Press Tribune Pub. 7/28/16

HL-25218



T.S. No. 9646-0054 TSG Order No.: 8635537 A.P.N. 4078-001-039 NOTICE OF TRUSTEE'S SALE OF YOUR DEED IN DEFAULT UNDER A DEED OF TRUST DATED 12/20/2014. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NBS Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 12/29/2014 as Document No.: 20141411364, of Official Records in the office of the Recorder of Los Angeles County, California, executed by: TODD NIXON, A SINGLE MAN, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and state, and as more fully described in the above referenced Deed of Trust. Sale Date & Time: 08/18/2016 at 11:00 AM Sale Location: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 The street address and other common designation, if any, of the real property described above is purported to be: 4727 W 147TH ST 141, LAWNDALE, CA 90260 The undersigned Trustee disclaims any liability for any inaccuracy of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant

or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit \$248,521.77 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postpone-

ments be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, 866-826-1670 for information regarding the trustee's sale or visit this Internet Web site, <https://www.hudsonandmarshall.com/>, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 9646-0054. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet Web site. The best way to verify postponement information is to attend the scheduled sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NBS Default Services, LLC 301 E. Ocean Blvd. Suite 1720 Long Beach, CA 90802 800-766-7751 For Trustee Sale Information Log On To: <https://www.hudsonandmarshall.com/> or Call: 866-826-1670. NBS Default Services, LLC, Nicole Rodriguez, Foreclosure Associate This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0287111 To: LAWNDALE TRIBUNE 07/28/2016, 08/04/2016, 08/11/2016 Lawndale Tribune Pub. 7/28, 8/4, 8/11/16 HL-25212

Trustee Sale No. : 0000004529822 Title Order No.: 140139252 FHAWA/PMI No.: NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/31/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 11/08/2006 as Instrument No. 20062477886 of official records in the office of the County Recorder of LOS ANGELES County, STATE OF CALIFORNIA, EXECUTED BY: DEBRA MASON AND TERRY MASON, AS WIFE AND HUSBAND, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 08/25/2016 TIME OF SALE: 10:00AM PLACE OF SALE: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA CA. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 4017 W 160TH ST, LAWNDALE, CALIFORNIA 90260 A.P.N.: 4074-025-020 The undersigned Trustee disclaims any liability for any inaccuracy of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of

Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$304,762.64. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown

on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this Internet Web site www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case 0000004529822. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. FOR TRUSTEE SALE INFORMATION PLEASE CALL: NATIONWIDE POSTING & PUBLICATION A DIVISION OF FIRST AMERICAN TITLE INSURANCE COMPANY 916-939-0772 www.nationwideposting.com BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP as Trustee 20955 Pathfinder Road, Suite 300 Diamond Bar, CA 91765 (866) 795-1852 Dated: 07/20/2016 NPP0287459 To: LAWNDALE TRIBUNE 07/28/2016, 08/04/2016, 08/11/2016 Lawndale Tribune Pub. 7/28, 8/4, 8/11/16 HL-25208



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PUBLIC NOTICES

ORDINANCE NO. 2119

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ADDING AND ENACTING CHAPTER 2.27 (DESIGN REVIEW BOARD) AND ADDING CHAPTER 17.99 (DESIGN REVIEW) OF THE HAWTHORNE MUNICIPAL CODE RELATED TO DESIGN REVIEW

WHEREAS, The City Council of Hawthorne desires to promote orderly, attractive, and harmonious developments with the city; and **WHEREAS**, the City Council also desires to recognize environmental limitations on development; and **WHEREAS**, it is widely perceived that land values and investments within the city should be protected and enhanced; and

WHEREAS, it is also widely believed that the character of residential, commercial, and industrial areas should be improved; and **WHEREAS**, the City Council desires to promote the general welfare by preventing development having qualities that would not meet the specific intent or performance standards of the Hawthorne Municipal Code; and

WHEREAS, the City Council also desires to reasonably insure that new development does not have an adverse aesthetic, health, safety, or architecturally related impact upon existing adjoining properties, or the city in general; and **WHEREAS**, a design review process would ensure that the goals and policies of the General Plan and zoning code will be upheld in all matters related to design, site layout, landscaping, signage, colors, and architecture.

NOW, THEREFORE, the City Council of the City of Hawthorne does hereby ordain as follows: Section 1. The facts set forth in the recitals are true and correct.

Section 2.1 The proposed amendments to the Hawthorne Municipal Code contained herein constitute a project within the scope of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project qualifies as a Class 5 Project (Minor Alterations in Land Use Limitations) pursuant to CEQA Guidelines Section 15305 and thus are exempt from environmental review. This exemption is applicable because the amendment does not change the land uses allowed on areas of slopes greater than 20% and do not change allowable land uses in a manner that could create a potentially significant impact on the environment.

Section 3. Title 2 of the Hawthorne Municipal Code is hereby amended to add a new Chapter 2.29 to read as follows:

Chapter 2.29 DESIGN REVIEW BOARD

2.27.010 Establishment

There is hereby established a design review board in the city of Hawthorne. The Design Review Board or "DRB" is established in order to: Promote orderly, attractive, and harmonious development; Recognize environmental limitations on development; Enhance land values and investments; Maintain and/or enhance the character of residential, commercial, and industrial areas; Promote the general welfare by preventing development having qualities that would not meet the specific intent or performance standards of this title; and Reasonably insure that new development does not have an adverse aesthetic, health, safety, or architecturally related impact upon existing adjoining properties, or the city in general.

2.27.020 Appointment to office and qualifications
A. The DRB shall be composed of five members appointed by the Mayor and ratified by a majority of the City Council. At least one member of the design review board shall be a California-licensed architect at the time of appointment. At least one other member shall be a California-licensed landscape architect at the time of appointment. A third member may be an architect, landscape architect, interior designer, or other design professional, someone retired from one or those fields, or a student enrolled in a design field at a local college or university. At least one other member must be a business owner in Hawthorne and able to analyze and interpret architectural plans. The remaining member must be a resident of Hawthorne, able to analyze and interpret architectural plans, but is not required to hold a professional license or practice in a design profession.

B. The initial appointments of DRB members shall be completed not more than 60 days following the effective date of this ordinance, and the board may commence accepting applications once three members are appointed and approved.

C. Members shall serve at the pleasure of the mayor and city council and may be removed from the board by majority vote of the council body, however, not more than two vacancies on the board may be created by the city council in any six month period.

D. A vacancy shall automatically occur when a board member without excuse fails to attend three consecutive board meetings or files or causes to be filed or consents to the filing of nomination papers nominating the member for an elective office of the city. Board members may not serve as appointed members of any other commission or board of the City.

2.27.030 Organization

The chair of the Design Review Board shall be selected from among the board members and shall serve as chair for two years. The vice-chair shall be selected from among the board members and shall serve as vice-chair for two years.

2.27.040 Ex officio officers

To aid and assist the design review board in its deliberation, one ex officio member is appointed. Said ex officio member shall be without vote. The ex officio member shall be the Director of Planning or his/her designee.

2.27.050 Meetings

The design review board shall adopt rules and regulations to govern procedure. A majority of members shall constitute a quorum. Meetings shall be held at least bimonthly on a day and at a time that is established by the adoption of bylaws at the first meeting. All meetings shall be open to the public, in accordance with the Government Code.

2.27.060 Secretary & Minutes

The Planning Director shall appoint a secretary. Minutes shall include date and time; official actions; votes given by members; and a record of direction or suggestions made by the Board relative to applications considered.

2.27.070 Compensation

The members of the DRB shall be compensated in an amount as established by resolution or

budget of the city council.

Section 4. Chapter 17.99 (Design Review) of Title 17 (Zoning) of the City of Hawthorne Municipal Code is hereby added as follows: Chapter 17.99 DESIGN REVIEW

17.99.010 Purpose.
This chapter hereby establishes the design review procedure to:

1. Recognize the interdependency of land values and aesthetics and to provide a method by which the city may regulate this interdependence for the benefit of the general welfare;
2. Encourage an orderly and attractive, and harmonious appearance of structures and property within the city along with associated facilities, such as signs, landscaping, parking areas, and streets;
3. Assist private and public developments in evaluating and implementing public concerns for the aesthetics of development;
4. Reasonably insure that new development does not have an adverse aesthetic, health, safety, or architecturally related negative impact on existing adjoining properties, or the city in general;
5. Additionally, this section is intended to promote timely development application reviews including appropriate levels of citizen participation through public noticing prior to development, and to provide uniform, fair, and well defined procedures.

17.99.020 Design review required.

A. Approval of design review shall be obtained prior to any and all development for which design review is required by this chapter. In addition, design review approval may be required by the decision-making authority as a condition of any permit or variance or other approval granted pursuant to this zoning ordinance. All applications for design review approval shall be processed in accordance with this chapter.

B. Applicability. Design review shall be required for:

1. The exterior structural or architectural features, including color and materials, site design, placement of structures, and internal pedestrian and vehicular circulation of all projects involving new construction of buildings or other structures for which a building permit, zoning permit, or discretionary planning approval is required in all commercial and industrial zones, and for all multifamily residential and mixed use developments in any zone;
2. Fences, walls, or landscaping related to a use type that requires design review; and
3. All signs that are subject to Chapter 17.35 of this Title.

17.99.030 Exceptions.

The following are not subject to design review:
1. All painting, siding, roofing, and other maintenance and replacement items with like or compatible materials or colors;

2. Decks of no higher than four feet from grade at any point (excluding railings). Replacement of existing decks where the structure is similar in size, design, and appearance to the deck replaced;

3. Single family residences and residential additions;

4. Accessory structures of less than 250 square feet total floor area and less than 9 feet in height from the existing grade;

5. Commercial additions or improvements of less than 1,000 square feet to building or site surfaces, not abutting residentially zoned property. Replacement or reconstruction of existing equipment and appurtenant facilities where the new equipment and facilities are similar in size, design, and appearance to the equipment or facility replaced;

6. Industrial additions or improvements of less than 1,000 square feet to building or site surfaces, not abutting residentially zoned property. Replacement or reconstruction of existing equipment and appurtenant facilities where the new equipment and facilities are similar in size, design, and appearance to the equipment or facility replaced;

7. Temporary structures of less than 500 square feet total floor area on commercial or industrially zoned property, not abutting residentially zoned property. Design review shall not be required unless determined necessary by the Planning Director in accordance with adopted design review guidelines;

8. The interior designs or layouts of buildings;

9. Temporary uses and construction related to an emergency or determined by the Director of Building and Safety to be necessary for the preservation of public safety or to prevent the loss of a habitable structure during or after a natural disaster;

10. Approved outdoor commercial activities, such as outdoor dining areas, in commercial or industrial zones.

11. Any project for which all zoning entitlements were obtained prior to adoption of this ordinance.

17.99.040 Application.
All of the following materials shall be required to be submitted to the planning department as part of any design review application and shall be of an appropriate scale to indicate all pertinent information. No application for design review will be processed until such time as it is deemed complete by the Planning Department.

A. An application form for design review. The application shall be signed by the petitioner and the property owner or authorized agent of the property owner.
B. Site plan indicating location and configuration of all buildings and proposed uses, parking spaces and circulation, fencing, street improvements, fire hydrants, refuse and waste areas, proposed grading and drainage, and other significant site features. In addition, the site plan shall show the locations of all structures on abutting properties within 25 feet of the subject property lines. The site plan shall also include computations on the number and types of parking spaces provided, amounts of usable open space or interior yard area, and lot area coverage, and identify the square footage and location of all easements on the project site.

C. Project summary including a complete description of all activities proposed for the site, the assessor's parcel number(s), general plan designation, zoning district, land area, building area, floor area ratio, building coverage, open space calculations, parking calculations.
D. Landscaping plan indicating the location of all existing and proposed landscape plant materials including a plant list showing quantities, sizes, common and botanical names; design details for such items as walls, fences, lighting, paving, arbors, benches, and other site features; and preliminary irrigation plans including basic

location, types, sizes, and quantities of fixtures.

The removal and/or replacement of existing vegetation shall be clearly shown either on the submitted landscape plan or on a separate tree removal map.

E. Building floor plan.

F. Building elevations of sufficient clarity to indicate the nature of the exterior appearance of the proposal and its relationship to its surroundings.

G. Typical building cross sections indicating the general nature of the method of construction along with screening of any roof-top mechanical equipment.
H. Color and material samples securely fastened to an exhibit board showing samples of all proposed materials and colors of the exterior elevations.

I. Depending on the complexity of the application, additional materials such as presentation illustrations or photometric analysis may be required by the Planning Department. Smaller scale projects may have certain submit requirements waived at the discretion of the Planning Director.

J. The fee for design review shall be set by resolution of the city council.

17.99.050 Notice and hearing
A. Plans and documents submitted as a part of a design review application are considered public information and are available for review at the Planning Department by any member of the public upon their request during normal operating hours.
B. Public notice for Design Review Board hearings shall be posted in city hall and mailed to the applicant, the property owner(s) of the subject property, and owners of real property within 100' from the property boundary for residential projects and 300' from the property boundary for commercial and industrial projects, as shown on the latest equalized assessment roll at least ten (10) calendar days prior to the public hearing.

C. The Design Review Board shall conduct a public hearing to decide upon the application within 30 days of the date an application is deemed complete or within the timeframes established under the California Environmental Quality Act if a negative declaration or environmental impact report is prepared.
17.99.060 Findings
Prior to granting an approval of an application for design review, the Design Review Board must make all the following findings:

1. The location, size, design, and characteristics of the proposed project will be compatible with and will not be detrimental to the public health, safety, or welfare of persons residing in or working in or adjacent to the proposed project.
2. The proposed design is suitable for its purpose, is harmonious with and relates properly to, the surrounding neighborhood, contiguous parcels, and the site itself.
3. The overall design will be of a quality that will preserve the integrity of, and upgrade, the existing neighborhood.
4. The design of the proposed project is in accordance with the general plan and all applicable provisions of the zoning ordinance.

17.99.070 Conditions of approval
The Design Review Board, in approving an application for design review, may impose such conditions that it deems necessary or desirable to insure that the project authorized by such design review will be established, operated, and maintained in accordance with the findings required by this chapter and all other requirements of this zoning ordinance, and other provisions of law. The Design Review Board may further require reasonable guarantees and evidence that such conditions are being, or will be, complied with. Such conditions imposed by the Design Review Board may involve any factors affecting the colors, materials, design, landscaping, signs, or other architectural features of a project.

17.99.080 Decision and appeal
A. The Design Review Board shall render its decision on an application within 30 calendar days after the close of the public hearing.
B. The decision of the Design Review Board shall become final 10 calendar days after the decision is rendered unless appealed to the City Council.
C. Appeals of Design Review Board decisions may be made by the applicant, or by any interested person or organization.

D. The Design Review Board, upon its own initiative, deny a design review application without prejudice.

17.99.090 Miscellaneous
A. The approval of a design review application shall lapse 2 years after its date of approval, or at an alternate time specified as a condition of approval, unless:

1. A building permit has been issued and construction diligently pursued; or
2. A certificate of occupancy has been issued; or

3. The design review approval is renewed.
B. A design review approval is not affected by a change of ownership and shall run with the land.
C. A design review approval that is exercised in violation of a condition of approval or a provision of this chapter, may be revoked or modified as set forth in this chapter.

D. A request for minor changes in the exterior design of projects approved by either the Planning Commission or the Design Review Board may be approved by the Planning Director, although such changes shall be limited to changes in window orientation and scale, landscaping materials and placement, and detailing. Proposed alteration or additions to the footprint of a building, substantial redesign of major elements of the project which could impact adjacent properties, or modifications to conditions of approval shall require a new application, processing fee, public noticing, and public hearing before the Design Review Board.
E. The Planning Director may renew design review approvals for a single one-year period if a request is received at least 30 calendar days before approval lapses.
F. If an application for design review is denied, then no new application for the same, or substantially the same, design shall be filed within 6 months of the date of the denial of the initial application, unless that denial was made without prejudice.

17.99.100 Design guidelines—site planning
This section shall serve to establish guidance to developers, city staff and the Design Review Board on matters related to site planning. The Design Review Board may, in the exercise of its discretion, permit or require deviations from these guidelines.

Effective site planning should create a unified environment, provide opportunities for public gathering spaces, encourage outdoor living, and invite patronage. This section provides direction for the arrangement of buildings on a site. The purpose is to ensure that projects are of comprehensive and integrated design, providing its own open space, off-street parking, walkways, and amenities for contemporary living or occupancy by a business or industry. Also, to ensure that the layout of structures and other facilities effect a conservation in street, drive-way, curb cut, utility and other public or quasi-public improvements, to ensure that the layout of buildings and open spaces within the project establish a perceptible spatial transition from the public realm, through the semi-privacy of the common areas, to the privacy of the dwelling unit or business, and to avoid creating nuisances such as noise, light intrusion, and traffic impacts.

A. Building Orientation

The intent of this section is to establish an engaging street edge defined by the orientation and placement of buildings fronting collector and arterial streets. Buildings and major pedestrian entrances should be oriented towards centers of activity, such as the primary street frontage or public plazas.

1. All primary ground-floor common entries fronting on streets shall be oriented to the street, not to the interior or to a parking lot. Entrances at building corners may be used to satisfy this requirement.

2. Retail uses with entrance doors and windows shall front onto the street at the ground-floor level.
3. Structures should be situated to take advantage of views, daylight, and wind, while at the same time not destroying these advantages for adjacent properties. Structures should also be situated to minimize or buffer any undesirable properties of the site such as street noise and nearby obnoxious and incompatible uses.

4. Building siting should maximize opportunities for pedestrian circulation between adjacent sites and should maximize opportunities for shared parking, access entries, and driveways in order to minimize the number of curb cuts.
5. Mixed use projects shall be designed to provide a harmonious environment for both commercial users and residents. Noise, traffic, lighting, and other elements that may negatively affect the residential environment shall be located where the elements will have a minimum impact.

a. Off-street parking for commercial uses should be located behind the commercial frontage or at the rear of the lot so that the building facade can be located closer to the street.
b. Residential uses should be given separate and secure access points, and resident parking should be clearly distinguished from visitor and commercial parking.

c. Service and loading areas should not interfere with primary pedestrian paths and vehicular flows within the project, and should be buffered from adjacent residential uses and public view.
d. Common areas should be sited according to their primary use. For instance, open space areas provided for residents should be oriented more internally to the project, whereas plazas and courtyards provided for the general public should be located in between commercial buildings or at the street edge.

B. Building Facade & Setbacks
The intent of this section is to establish a continuous street edge and strong pedestrian corridor through building placement.

1. Long, unarticulated building facades shall be minimized through variation in setbacks.
a. Setbacks should vary by a minimum of one foot each 25 feet or less in order to break up long, unarticulated building facades;
b. In addition to creating visual interest, building setbacks should vary to establish places for rest and congregation.

2. Setbacks shall reinforce a visual continuity of the street without generating unusable or dead space. They should be large enough to foster activity but not too deep to disrupt the continuity of the street edge. Facades should be designed to form pedestrian spaces such as public plazas, private pocket parks, outdoor dining, and other pedestrian-oriented amenities to promote pedestrian activity.

C. Setback Encroachments
This section is intended to enhance the public realm and foster pedestrian activity by controlling and/or limiting encroachments that could impede connectivity. Outdoor seating for restaurants and similar uses may encroach into the street setback as permitted by the city under the following principles:

1. Encroachments shall add color or activity to the street, such as outdoor eating areas or flower vendors.
2. Encroachments for outdoor dining, outdoor displays, or any other ancillary use as approved by the city shall maintain at least four feet of unobstructed walkway along the building frontage.

D. Pedestrian Circulation
A pedestrian circulation plan that provides safe and logical connectivity between appropriate uses, increases and complements landscaping areas, and promotes a comprehensive urban design shall be required for design review prior to issuance of building permits for any structures in a development, whether mixed use or commercial.

1. Pedestrian connections shall be provided from the public sidewalk to key areas within the site.
2. Pedestrian paths shall be designed for safety, visually attractiveness, and shall be clearly defined through a combination of landscaping, shade elements, and lighting.

a. Pedestrian connections should include design cues to help demarcate the transition between public and private spaces, such as a change in colors, materials, landscaping, or the dimensions of the space.
b. Decorative materials should be used to emphasize key pedestrian travel areas as long as to the extent that they are not in conflict with ADA access requirements.

3. Pedestrian pathways shall connect to appropriate off-site uses, including off-site transit stops and parking.
E. Vehicular Circulation

Vehicular circulation should be designed to minimize traffic conflicts, and employ traffic calming measures to ensure pedestrian safety.

1. Where walkways cross or are adjacent to traffic lanes, special features shall be used to increase safety for the pedestrian, such as raised or textured pavement, curb extensions to narrow the travel lane, pedestrian-scaled

lighting, or bollards.

2. Private drive aisles shall be designed to ensure safe and continuous traffic flow.

a. Direct connections to public roadways should be minimized.
b. Dead-end drive aisles and alleys should be avoided.

F. Project Entries

Points of ingress/egress should be designed to emphasize a sense of arrival while limiting possible conflicts between pedestrians and vehicles.
1. Project entry features and monuments shall reflect the overall architectural identity and character of the project.
a. Entries should include landscaping, signs, and materials that complement the architectural style of the project.
b. The use of colored, textured, and permeable paving treatment at entry drives is encouraged to accentuate these areas.

2. Entrances shall maximize access and connectivity while minimizing curb cuts and avoiding unnecessary driveway entrances.
3. Driveway access on corner lots shall be located as far as possible from intersections.

G. Parking Areas

Parking areas shall be designed to be well-landscaped and screened, but to create a safe and attractive parking environment.

1. Visibility of off-street parking areas from the street edge shall be minimized.
a. Off-street parking areas should be located at the rear of buildings or enclosed within a parking structure.
b. Required parking for low-rise residential uses, with the exception of guest parking, should be located in garages equipped with doors; provided, however, that carports may be substituted in lieu of garages on key lots and interior lots for any parking spaces that are screened from the street by a building or wall of a building.

2. Open-air surface parking lots shall be prohibited along the frontage of any arterial or collector street.
3. For open-air surface parking lots on local streets, raised planters with a minimum interior dimension of 5 feet shall be used to break up pavement areas at a rate of every eighth parking stalls. Canopy trees, trellises/ pergolas, or carports shall be incorporated to reduce the impact of large expanses of paving, to provide shade, and to reduce glare and heat build up.

4. Use of porous materials, such as permeable asphalt, grasscrete, and pavers, are encouraged in surface parking lots to reduce storm water runoff.

H. Open Space

Buildings shall be arranged to create open spaces that facilitate the integration of land uses on the site, such as plazas, courtyards, seating areas, arcades, and parks.
1. Private open space, accessible only by building residents, shall be configured so as to ensure privacy while also providing linkages to the public open space components of the project.
a. Interior courtyards that provide sheltered common outdoor space are encouraged.
b. Public open spaces such as plazas and building forecourts should be developed so as to maximize visibility from the street and connectivity between adjacent uses.

17.88.110 Design guidelines—architecture
This section shall serve to establish guidance to developers, city staff and the Design Review Board on matters related to architecture. The Design Review Board may, in the exercise of its discretion, permit or require deviations from these guidelines.

A. Architectural Styles
Developments should be designed using a consistent architectural theme, which may consist of more than one complimentary style. Building design should incorporate an architectural style that is compatible with similar nearby uses, and architectural details should contribute to the aesthetic ambience of the immediate area. The architectural styles described in Appendix B shall be considered appropriate, but not a comprehensive list of styles that may be utilized.

B. Scale & Massing
Building form and massing play a critical role in framing urban environments. Methods that and add a human scale to the building massing shall be employed.

1. Wall planes shall vary on all facades visible from a public street to add visual interest.
a. Building forms should include projections and recesses, in order to establish a rhythm and create shadows.
b. Building forms should be well-proportioned, resulting in a balanced composition. For instance, smaller buildings can have smaller features, while larger buildings should have larger features.

2. Building silhouettes shall vary to reduce the building massing.
a. New, higher buildings should reinforce the established building heights along a block by stepping back upper floors that are above the average building height along the street or by transitioning from the height of adjacent development to the maximum height of the proposed structure.

b. Variations in roof forms are encouraged, such as multiple rooflines at different levels.
c. Towers and other vertical/prominent building features exceeding the building height limit by not more than 15 feet may be used to accentuate key elements such as building entries, pedestrian nodes, or common areas.

3. In a mixed use building, the first floor shall have the tallest plate height, followed by the upper floors.

C. Materials
Buildings shall use high-quality materials to provide a continued pleasing appearance and character.

1. A variety of materials and textures shall be incorporated within the design theme of the project.
a. The use of durable, high-quality materials requiring low maintenance is strongly encouraged to contribute to the longevity of structures.
b. Where appropriate to the architectural style, materials and textures should vary between the base and body. Heavier building materials such as brick, stone, tile, and pre-cast concrete should be used as a rainscot at ground level to form the building base. Lighter materials such as siding and smooth stucco may be used on the body of the building. The rainscot may be defined with wood, pre-cast, or painted foam/stucco cornice treatments.

c. Materials should be used to differentiate

between commercial and residential uses within the same building and should create a smooth transition between the two.

d. Genuine materials should be utilized rather than simulated materials. Where simulated materials are used, they should be used in keeping with the character and properties of the material being simulated.

e. Plain concrete, plywood, sheet pressboard, vinyl, or similar siding materials are strongly discouraged. Siding should be of high quality materials that weather well over time.
f. Building materials that are regionally-sourced or having recycled content are encouraged.

2. Material changes shall occur at intersecting planes, preferably at inside corners of walls or where architectural elements intersect, such as a chimney, plaster, projection, or fence line.

D. Colors

A base color and accent colors shall be provided to avoid monotony throughout the project site. Select color schemes with a harmonious range of accent materials.

1. A minimum of three complementary colors shall be used for each building.
2. Selected colors shall be consistent with the color schemes commonly found in the architectural style of the building.

a. The primary base color should be subtle, preferably derived from earth tones and natural building materials such as brick, stone, and terra cotta. However, muted shades of more vivid hues are acceptable if characteristic of the style.
b. Contrasting but complementary accent colors should be used for trim, windows, doors, awnings, and key architectural elements.

3. The use of materials and color shall convey a sense of quality and permanence.
a. Colors should be compatible with neighboring buildings.
b. Paint used on building surfaces along heavily traveled or service areas should be graffiti-resistant.

E. Articulation

Three dimensional detailing that casts shadows and creates visual interest on the facade shall be included in building designs.

1. Corner Buildings, especially at prominent intersections, shall receive special architectural treatment to enhance the pedestrian experience and establish a landmark presence.
a. Corner buildings provide an opportunity for taller structures or tower elements that serve as anchor points.
b. Corner treatments may include rounded corners, rotundas, angled facades, and corner entrances with additional architectural detail.

2. Building Facades—The highest level of articulation shall occur on the front facade and facades visible from public views; however, similar details shall be incorporated into all other building facades.

a. Facades facing public streets should be enhanced through the use of the architectural features to generate pedestrian scaling and visual interest along the street scene.

b. All building elevations should use materials consistent with those on the primary facade if visible from public streets or neighboring properties and should be carefully designed with similar detailing, comparable quality, and compatible materials.

c. Materials and horizontal elements such as trim, banding, and balconies should wrap around building corners along highly visible edges.

d. Facade design should establish a clear definition of base, body, and top through the use of materials and detailing.
e. Projections, overhangs, and recesses should be used to enhance shadow articulation and scale to building facades. Such elements include, but are not limited to awnings, overhanging or recessed balconies, deep eaves, and cantilevered overhangs.

f. The rhythm of facade elements should relate to the underlying structure of the building. The appearance of structural bays can be achieved by incorporating a vertical recess or placing a column, pier, or pilaster between facade elements.

3. Architectural Details—Building facades shall be articulated with architectural features, recesses, and ornamentation consistent with the style of the building in order to create a sense of depth and substance.

a. Tall or large structures should emphasize horizontal planes to diminish the mass and scale of the building through the use of horizontal trim, awnings, eaves, other ornamentation.
b. Windows should be articulated with sills, trim, kickers, shutters, or awnings authentic to the architectural style of the building.

c. Parapets are used, one or more of the following detail treatments should be included: pre-cast elements, continuous banding or projecting cornices, dentils, caps, corner details, or variety in pitch (sculpted).

d. Architectural elements that create shadow relief and sheltered pedestrian areas, such as balconies, trellises, recesses, overhangs, awning, and porches, are encouraged.
e. Stairways should be designed as an integral part of the overall architecture of the building, complementing the building's mass and form.

4. Storefronts—Mixed use buildings shall be designed with commercial storefronts on the ground floor. Vibrant storefronts activate the pedestrian environment and can be achieved through the use of planter walls, outdoor seating and dining spaces, trellises, accent or festive lighting, awnings or canopies, large transparent windows, and recessed openings and entry ways.

F. Windows
Window placement shall be designed to contribute to the style and character of the building and to reduce the appearance of mass.

1. Window type, material, shape, and placement shall complement the architectural style of the building.
a. Stylistic elements such as shutters, pot shelves, projecting sills, molded surrounds, or lintels are encouraged.

b. Security bars are prohibited, but decorative iron grills may be used sparingly over windows as accent features if compatible with the architectural style of the building.
c. To the extent possible, upper-story windows should vertically align with the location of windows and doors at ground level.

d. External and internal shade devices such as louvers and light shelves are encouraged.
2. Window placement and transparency shall reflect the purpose use:
a. For commercial uses, large transparent windows should front onto major pedestrian

(Continued on Next Page)

PUBLIC NOTICES

ORDINANCE NO. 2119 (cont'd)
 throughways to promote exposure and visibility. Highly reflective or dark tinted glass should be avoided.
 b. For residential uses, windows should face away from loading areas, docks, and trash storage areas. In the occasion that residential windows face one another, windows should be offset to maximize privacy.
 c. Windows on the upper floors should be smaller in size than storefront windows on the first floor and should encompass a smaller proportion of facade surface area.
 d. Energy-efficient windows using non-reflective coatings or low-emitting glass are encouraged.
 G. Doors and Entries
 Building entries shall be treated as focal points along the facade in a manner that is consistent with the style of the building.
 1. The main building entrance shall be clearly identifiable and distinguished from the rest of the building.
 a. Entrances should be emphasized using lighting, landscaping, accent colors, and architectural elements such as recesses, projected wall planes, moldings, archways, overhanging roofs, or canopies.
 b. Wood panel doors, doors with glass panels, and plank doors are acceptable for primary entries. Flat wood or aluminum doors are discouraged unless used for utilitarian purposes and located away from public view.
 2. Doors at storefronts shall include windows that permit views into the establishment.
 H. Awnings
 Awnings and canopies not only articulate the building facade but serve the practical purpose of providing shelter from the elements, thereby encouraging pedestrian activity.
 1. Awnings shall reflect the scale of the opening they are sheltering and shall fit within the structural bays of the building facade.
 2. Awnings shall be made of high-quality components that complement the overall design and color scheme of the building. Appropriate materials for awnings are canvas and metal.
 I. Roofs
 Roof forms contribute to the overall building design and enhance the character of the neighborhood.
 1. Roofs shall incorporate some degree of variation such as changes in plane, ridge, and height.
 2. Roof forms, materials, and fascia elements shall be consistent with the overall design vocabulary of the building.
 a. Roof forms may be gable, hip, or flat, depending on the architectural style and massing of the building.
 b. Parapets and cornices, when used, shall be contiguous and incorporate returns around corners to eliminate false front and/or unfinished appearance.
 c. Decorative elements, such as exposed rafter tails and gable end vents, are encouraged and

should appear authentic.
 d. Installation of solar panels is encouraged and should be integrated into the roofing design.
 e. The use of "cool roof" materials and/or "green" roofs is encouraged to reduce energy use, heat transmission, and runoff.
 J. Utilitarian Areas
 Vehicle storage, service, and utility areas shall be screened from view and integrated into the design of the project.
 1. Garages and Accessory Structures—Carports, garages, and other ancillary structures shall be designed as an integral part of the development.
 a. Parking structures that cannot be located away from public edges should incorporate decorative screening, landscape, artistic murals, or application of stylized facades.
 b. Carports, detached garages, and accessory structures should be compatible in color, texture, materials, and style with the main buildings.
 c. Bicycle parking and storage areas should be secure, clearly marked, easily accessed, and well-lit.
 d. Common mailboxes should be designed with materials and forms used throughout the project.
 2. Utilities and Equipment - Utilitarian aspects of the project shall be discreetly located and visually minimized.
 a. Utility and service areas should be part of the early building design process rather than an afterthought at the construction document phase.
 b. Mechanical and utility equipment, including gas and electrical meters, transformers, cable boxes, junction boxes, fire risers, and irrigation controllers, should be contained within the building or otherwise located on a rear or side elevation and/or screened from public view.
 c. Gutters and downspouts should be decorative and designed to integrate with the building facade.
 d. All roof-mounted equipment should be screened from ground level through the use of parapets or other effective architectural elements.
 e. Trash enclosures should be designed with similar finishes, materials, and details as the primary buildings within the project and shall be screened with landscaping.
 17.88.120 Design guidelines—public realm engagement
 This section shall serve to establish guidance to developers, city staff and the Design Review Board on matters related to how a project engages the public realm. The Design Review Board may, in the exercise of its discretion, permit or require deviations from these guidelines. The promotion of pedestrian activity can be successful through the use of interactive streetscape elements, thereby enhancing usable pedestrian space and decreasing the possibility of dead space.
 A. Landscaping
 Landscaping elements shall be designed to soften building perimeters and to be in harmony with the neighborhood.
 1. Landscaping shall be selected at a scale that

is consistent with the building site.
 2. Landscaping shall not interfere with pedestrian movement or impede with the visibility of business and signage.
 a. Landscape planting should exhibit an effective contribution to crime prevention. Shrubs that create hiding places should not be placed in areas of pedestrian movement, such as along walkways and building entrances.
 b. Shrubs that deter pedestrian movement should be placed under windows.
 3. Street landscaping should be appropriate for sidewalk environments to limit the potential of root systems to affect the adjacent sidewalks. Provide root barriers when trees are planted 5 feet or closer to any hardscape element (including curbs, sidewalks, or any other paving) or building. Existing trees over six inches in diameter should not be removed unless it can be demonstrated that their removal is an unavoidable consequence of development.
 4. Landscaping shall be used to define building entrances, key activity hubs, focal points, parking lots, and the edge of various land uses.
 a. A variety of height, textures, and colors should be used in the planting palette to enhance and soften building perimeters and unify the development. See HMC Title 17 Appendix A for City-approved plant list.
 b. Flowering and fruit-bearing trees should be used to accentuate entrances, but should not be located over walkways.
 c. With the exception of the required common recreational open space, not more than forty percent of landscaped areas may be planted with turf grass.
 5. Landscaping shall be used to buffer neighboring properties and screen unsightly service areas.
 6. Water Conservation and Water Quality - All landscape plans shall incorporate water conservation techniques and the thoughtful placement of water quality features.
 a. All landscaped areas should have an automatic programmable irrigation system with a precipitation override mechanism, and appropriate valves and sprinkler heads for the proposed landscaping.
 b. Irrigation systems should be designed to prevent overspray onto walkways, parking areas, buildings, and fences.
 c. Plants should be grouped in high and low maintenance zones and shall coordinate with irrigation plans to minimize the use of water and the placement of irrigation tubing.
 d. Irrigation systems should be designed to apply water slowly to allow plants to be deep watered and to reduce runoff.
 e. Use of native and low water plants in conjunction with an efficient water system, such as drip irrigation, is strongly recommended.
 f. Drainage should be considered early in the design process to facilitate the requirements for water quality management plans and urban storm water mitigation plans while contributing

to the overall character of the landscape design.
 B. Street Furnishing
 Amenities for pedestrians, such as benches, seating areas, drinking fountains, kiosks, and shade structures, should be incorporated to encourage congregation and interaction.
 1. Furnishings shall be placed where pedestrian traffic, or building ingress and egress will not be obstructed.
 2. Furniture design shall be complementary to the architectural styles of the project.
 3. Furnishings shall be constructed of durable, high quality materials that can withstand the elements without showing wear.
 a. Street furniture should be easy to maintain and vandal resistant.
 b. Bicycle racks should be durable and complement the other street furniture.
 C. Public Art
 Public art should be used to highlight public spaces and create focal points. It shall be well-maintained and used as accent features.
 1. Public art may include murals, sculptures, fountains, or other interactive features.
 2. Artwork should ideally be inspired by local culture and created by regional artists.
 D. Enhanced Paving
 Hardscape areas should be designed to unify the development and to emphasize public spaces.
 1. Distinctive paving treatments shall give visual cues to users.
 a. The use of brick, stone, textured concrete, tile, or other decorative pavers is encouraged in plazas and common open spaces.
 b. The use of permeable surfaces is recommended to reduce urban runoff.
 c. Painted paving surfaces should not be used except to indicate traffic lanes or parking spaces.
 E. Walls & Fences
 Walls and fences can be used to identify separate areas and to provide needed privacy and security.
 1. Although necessary in certain locations, solid walls shall only be used when absolutely necessary to deter trespass or maintain privacy. The overall height of screening fences and walls shall not exceed 6 feet in height.
 a. Fences and walls should be constructed as low as possible while still performing screening, noise attenuation, and security functions.
 b. Solid wall and fencing materials may consist of wood, masonry, or stone. Recycled content is encouraged.
 c. Landscape screening should be densely planted and layered. Vines and trellises are encouraged to help soften hard edges and screen walls from view.
 d. A landscaped earthen berm may be substituted for screening provided the berm has a minimum height of two feet and a minimum four-inch high curb on all sides.
 2. Walls, fences, and gates shall appear consistent in style and material, complementing the surrounding architectural styles.
 3. All exterior perimeter walls located along public

streets shall incorporate decorative columns or pilasters to provide relief.
 4. Fences around plazas and public outdoor areas shall be semitransparent to permit views. View fencing may consist of an open rail design made of wood planks or a recycled-content substitute, wrought iron, tubular steel, or a custom design. Chain link fencing shall not be used.
 5. Decorative walls and fences shall be not less than twenty-four inches nor more than thirty-six inches in height and shall be constructed not less than thirty inches from the front property line or back of walk to allow for landscaping.
 F. Lighting
 Outdoor spaces shall be illuminated to contribute to the safety and beauty of the project.
 1. Fixtures shall be complementary to the architectural styles of the development.
 a. Low-voltage/high efficiency and/or solar-powered lighting are encouraged where practical.
 b. Incorporate timers and photocell sensors to avoid unnecessary lighting.
 c. Choose durable materials for lighting fixtures such as powder-coated or galvanized steel.
 d. Overly glaring or flashing lights are discouraged.
 2. Wall-mounted fixtures shall be sized and scaled according to the proportions of the building facade to which they are affixed, and shall be restricted to entrances and passages.
 a. All building entrances should be well-lit using soft, even lighting to avoid harsh shadows and high contrast.
 b. Bollard lighting fixtures are encouraged along pedestrian pathways.
 3. Security lighting shall be appropriately shielded and directed downward so as not to spill into adjacent residential areas.
 4. Security lighting fixtures shall not project above the fascia or roof of the building.
 G. Signage
 Attractive and effective signage to identify places, provide direction, promote and facilitate commerce, and reinforce a sense of place can be utilized.
 1. Signs shall consist of color palettes that reflect the architectural themes of the development.
 a. Signage should be appropriately scaled to the building or surface onto which it is placed and should not obscure important architectural features.
 b. Signage should be artfully designed and easily read by both pedestrians and drivers approaching the site.
 c. Projecting signs should be located near the front entry.
 d. Use signage materials that are durable and mounting methods that are permanent and sturdy.
 2. In multi-tenant projects or developments necessitating multiple signs, a comprehensive sign program shall be utilized to create a unified architectural statement and reduce visual clutter.
 a. Directory signs for developments with multiple

buildings and/or uses should be provided at locations along the main entrance.
 b. Location and placement of signs shall not obstruct pedestrian or vehicular movement.
 3. All signs shall comply with the chapter on signs in this title.
Section 5. If any provision, clause, sentence or paragraph of this Ordinance or the application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provision of this Ordinance are declared to be severable.
Section 6. Preparation of Summary. The City Attorney is directed to prepare a "fair and adequate" summary of this ordinance pursuant to California Government Code Section 36933(c).
Section 7. The City Clerk shall certify to the passage and adoption of this Ordinance and is directed to publish a summary of the same to be published once in an adjudicated newspaper in the City of Hawthorne pursuant to Government Code Section 36933(c)1 not less than 5 days before adoption of this ordinance, with a second publication of the summary, complete with the votes cast, which are to be posted and published within 15 days following adoption of this ordinance. The City Clerk is also directed to forward a copy of Ordinance No. 2094 to Quality Code Publishing, 2100 Westlake Ave. No. Suite 106, Seattle, WA 98109.
PASSED, APPROVED, and ADOPTED this 12th day of July, 2016.
 ALEX VARGAS, MAYOR
 City of Hawthorne, California
 ATTEST:
 NORBERT HUBER,
 CITY CLERK
 City of Hawthorne, California
 APPROVED AS TO FORM:
 RUSSELL I. MIYAHIRA,
 CITY ATTORNEY
 City of Hawthorne, California
 I, **Monica Diorisci**, the duly appointed Deputy City Clerk of the City of Hawthorne, California, **DO HEREBY CERTIFY** that the foregoing Ordinance, No. 2119 was duly adopted by the City Council of the City of Hawthorne, at their regular meeting of the City Council held **July 12, 2016** and that it was adopted by the following vote, to wit:
 AYES: Councilmembers Awad, Reyes English, Michelin, Valentine, Mayor Vargas.
 NOES: None.
 ABSTAIN: None.
 ABSENT: None.
 Deputy City Clerk
 City of Hawthorne, California
 Hawthorne Press Tribune Pub. 7/28/16
HH-25219

Wear a smile and have friends, wear a scowl and have wrinkles. - George Eliot

ORDINANCE NO. 2115
 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, Amending Title 17 (zoning) of the Hawthorne Municipal Code, Chapter 17.35 (On-Premise Signs), related to the regulation of electronic message center (emc) signs in RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL zones.
WHEREAS, this is a City-initiated Ordinance to amend Hawthorne Municipal Code (HMC) Chapter 17.35 (on-Premise Signs), specifically Sections 17.35.120 and 17.35.130. The amendment will eliminate the discretionary approval process by not requiring a Conditional Use Permit (CUP) for the establishment of Electronic Message Center (EMC) signs in residential, commercial, and industrial zones; and
WHEREAS, the City Council on June 28, 2011, adopted Ordinance 1986 requiring a Conditional Use Permit for the establishment of EMC signs in residential, commercial, and industrial zones; and
WHEREAS, current EMC sign technology includes standard features, such as dimming capability, eliminating the need for the City to impose an extra layer of review; and
WHEREAS, regulations contained in Sections 17.35.120 and 17.35.130 of the HMC provide appropriate measure mitigating any potential for increased light glare and/or an increase in visual distractions for pedestrians and motorists; and
WHEREAS, the City also seeks to reduce onerous regulations in an effort to streamline review and to assist businesses in establishing in the city; and
WHEREAS, the code amendments will not have an adverse effect, either individually or cumulatively, on wildlife or the habitat upon which wildlife depends, and that on the basis of substantial evidence the presumption of an adverse effect is rebutted, and
WHEREAS, on April 20, 2016, the Planning Commission held a duly noticed public hearing on the project, and following the close of the public hearing, recommended to the City Council the approval of an ordinance implementing Zoning Code Amendment 2016ZA05; and
WHEREAS, the City provided published notice of a public hearing on June 14, 2016, and the City Council held a duly noticed public hearing

on the project.
NOW, THEREFORE, the City Council of the City of Hawthorne does hereby ordain as follows:
Section 1. The facts set forth in the recitals are true and correct.
Section 2. The proposed amendments to the Hawthorne Municipal Code contained herein constitute a project within the scope of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project qualifies as a Class 5 Project (Minor Alterations in Land Use Limitations) pursuant to CEQA Guidelines Section 15305 and thus are exempt from environmental review. This exemption is applicable because the amendment does not change the land uses allowed on areas of slopes greater than 20% and do not change allowable land uses in a manner that could create a potentially significant impact on the environment.
Section 3. Section 17.35.120 (Electronic message center (EMC)) of Title 17 (Zoning) of the City of Hawthorne Municipal Code is hereby amended as follows:
17.35.120 Electronic message center (EMC) A. Conditional use permit is required:
 B-A. Only one electronic message center sign shall be permitted per tenant, unless otherwise specified.
 1. Electronic message center sign shall not exceed fifty percent of total sign allotment per tenant.
 2. On multiple tenant developments, no permits for electronic message center signs shall be issued until approval of a master sign program is granted in accordance with this chapter, by the planning commission.
 3. The addition of an EMC sign shall be prohibited on any nonconforming freestanding sign.
 3-4. Only one electronic message center sign shall be permitted on a freestanding or monument sign. However, in the case of multi-tenant developments, the city will not restrict any/all businesses within the development use of the EMC.
 4-5. Where single tenant or multi-tenant development exists over multiple parcels, including parcels used for parking, no additional electronic message center signs shall be permitted on

the basis of it being on a separate parcel.
G. An electronic message center sign shall not exceed a maximum of fifty percent of the total sign area allotment permitted for the parcel.
B-B. Limitations on electronic message center signs:
 1. No sign shall display animated messages, including flashing, blinking, fading, rolling, shading, dissolving, incandescent or stroboscopic lights, or any other effect that gives the appearance of movement.
 2. No sign shall display any word, phrase, symbol or character which may interfere, mislead, or confuse traffic or any authorized traffic control device.
 2-3. No sign shall include any audio.
 3-4. Signs shall display static images only (live or pre-recorded video is prohibited) and, unless otherwise specified herein, shall not change more than once every five seconds.
 4-5. Transitions from one static image to the next shall appear instantaneous, without the appearance of animation.
 6. Electronic message center shall display messages directly related to the on-site use. No off-site advertising is allowed on the electronic message center.
 7. Signs shall come equipped with automatic dimming technology which automatically adjusts the sign's brightness based on actual ambient light conditions.
 a. Measurement shall be taken at least thirty minutes past sunset, using a foot candle meter to record the ambient light reading for the area. This is done while the message center is off or displaying all black copy. No sign shall exceed a brightness level of 0.3 foot candles above ambient light. The reading shall be taken with the meter aimed directly at the message center at the appropriate pre-set distance. The measuring distance shall be calculated with the following formula:

$$D = \sqrt{a * 100}$$

D = Measurement Distance
a = Sign Area

b. The sign must contain a default mechanism that reverts the sign immediately to a black screen in case of a malfunction.
 c. Proof of required technology/controls must be presented at the time of permit application.
Section 4. Section 17.35.130 (Exterior Colors) of Chapter 17.25 (C-1 Freeway Commercial/Mixed Use Classification) of Title 17 (Zoning) of the City of Hawthorne Municipal Code is hereby amended as follows.
17.35.130 Signs—Residential zones.
 Signs in the residential zones shall be subject to the following provisions:
 A. Signs painted on the wall of buildings, projecting signs and freestanding, pole and ground, and electronic message center signs shall be prohibited for residential uses in all residential zones.
 B. Wall signs for identification purposes only, are permitted in residential zones, subject to the following limitations:
 1. All "R" Zones. One nonilluminated sign per dwelling unit, only, for purposes of identifying the occupants thereof. No permit shall be required for this identification sign.
 2. R-3 and R-4 Zones. One illuminated or nonilluminated sign per street frontage, only, for multiple-family dwelling developments, not more than thirty square feet in area, to advertise the name of or to identify said development. The sign shall be attached to the street front wall of the building and shall not exceed fifteen feet in height above the ground.
 3. Nonresidential uses such as boarding homes, boarding houses, convalescent homes, day care facilities, dental clinics and offices, fraternity houses, hotels, lodging houses, medical clinics and offices, mobile home parks, motels, nursing homes, private clubs, public libraries and parks, rest homes, sanitariums, schools and sorority houses may be permitted one illuminated or nonilluminated sign per street frontage, not more than thirty square feet in area to identify the use.
 C. Electronic message center signs, unless otherwise specified in Section 17.35.190, are prohibited in residential zones.
 D. Private and public schools, Churches and assembly uses are subject to the following provisions:

1. Total sign area allotment permitted shall be two square feet of sign area for each one linear foot of qualified street frontage. Chargeable against the total sign area shall include, but not be limited to, wall, projecting, and monument signs. Electronic message center signs are subject to the provisions contained herein and Section 17.35.110(B).
 a. Not more than one monument sign, per qualified street frontage, shall be permitted for each parcel.
 b. The base of the monument sign shall be constructed with stone, concrete, metal, brick or other materials consistent with the building the sign is representing.
 c. The base of the monument sign shall be a minimum height of twelve inches and may not exceed twenty-four inches.
 d. The maximum height of a monument sign, including any architectural features, shall not exceed six feet.
 e. The maximum depth of the sign, including any architectural features, shall not exceed five feet.
 f. A conditional use permit is required for electronic message center signs.
 g-2. Only one electronic message center shall be permitted per parcel and is subject to the following provisions:
 h-a. Electronic message center sign shall display static images only (live or pre-recorded is prohibited) and shall not change more than every five seconds, except as conditioned under a conditional use permit.
 h-b. Electronic message center sign may not operate between the hours of ten 9 p.m. and seven 7 a.m. if such sign projects towards or onto residential uses.
 j-c. Freestanding signs are prohibited.
 k-d. Electronic message center signs are prohibited on existing freestanding signs or any nonconforming sign.
 e. Electronic message center shall display messages directly related to the on-site use. No off-site advertising is allowed on the electronic message center.
Section 16. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause a summary of the same to be published once in an adjudicated newspaper

in the City of Hawthorne and post a certified copy of the proposed ordinance in the City Clerk's office at least 5 days before the City Council meeting at which the ordinance is to be adopted. Within 15 days after adoption of the ordinance, a summary of the ordinance must be published with the names of the council members voting for and against the ordinance.
Section 17. If any provision, clause, sentence or paragraph of this Ordinance or the application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provision of PASSED, APPROVED, and ADOPTED this 28th day of June, 2016.
 ALEX VARGAS, MAYOR
 City of Hawthorne, California
 ATTEST:
 NORBERT HUBER,
 CITY CLERK
 City of Hawthorne, California
 APPROVED AS TO FORM:
 RUSSELL I. MIYAHIRA,
 CITY ATTORNEY
 City of Hawthorne, California
 I, **Monica Diorisci**, the duly appointed Deputy City Clerk of the City of Hawthorne, California, **DO HEREBY CERTIFY** that the foregoing Ordinance, No. 2115 was duly adopted by the City Council of the City of Hawthorne, at their regular meeting of the City Council held July 12, 2016 and that it was adopted by the following vote, to wit:
 AYES: Councilmembers Awad, Reyes English, Michelin, Mayor Vargas.
 NOES: None.
 ABSTAIN: None.
 ABSENT: Councilmember Valentine.
 Deputy City Clerk
 City of Hawthorne, California
 Hawthorne Press Tribune Pub. 7/28/16
HH-25217

PETSPETS **Pets** PETSPETS

Wowser Schnauzers



Slater

We are looking for volunteers to help with our pet adoption fairs which are held every Saturday at the Petco located at 537 N. Pacific Coast Highway Redondo Beach 90277, from noon to 3:30 p.m. If you are interested in volunteering and can commit to at least one Saturday a month, please contact us at info@msfr.org. You can also visit all of our Miniature Schnauzers & Friends rescues at the adoption fair or check out our website, www.msfr.org. If you have any questions about a particular dog's availability you can email us at info@msfr.org. Schnauzers! Bet you can't adopt just one!

Hello! My name is **Slater** and I'm a 2-year-old, male "Schnoodle" (Schnauzer/Poodle mix). I was rescued from a L.A. County shelter where I was called a stray. Shelters can be pretty intimidating to a little youngster like me so it's no surprise that when I was first rescued, I was terribly frightened and pretty skittish. Actually, I was a bit of a basket case. I had some very special one-on-one training and am happy to say that I've gotten over some of my fear issues. I'm continuing on that path and am doing much better with strangers. That said, I think I would do best in a home without small children and with someone that has a little dog experience because I could really benefit from a confident owner. My friends all think I'm a really great guy because I'm very loyal, funny and 16 pounds of affection. I get along great with other dogs, I absolutely LOVE to go for

walks and did I mention I'm cute a button? If you are interested in Slater, please email info@msfr.org for more information.

Even though my life hasn't been a bed of roses, I'm not letting it get me down. Let me introduce myself, I'm **Jack** and I'm a 5-year-old, male Miniature Schnauzer. Well, first I ended up at a L.A. city shelter after being hit by a car – there seems to be a lot of that going around. Unfortunately, my left eye had extensive damage and had to be removed.



Jack



Snow

Obviously, I wasn't looking my best so it's no surprise that there wasn't much interest in adopting me. Then after I was rescued, it was discovered that my injury didn't heal properly so I had to have another surgery on my eye to correct the problem. I have to admit I looked a bit rakish in my "patch" but since I'm all healed, the patch is gone and I'm on a quest to find a new home. I've been told that I am pretty territorial so I'm looking for a home that's quiet (not a lot of visitors), adults only and with an alpha owner to remind me who's the boss. I'm very affectionate with my people and at 22-pounds, I'm the perfect size to accompany you wherever you go. If you're interested in Jack, please email info@msfr.org to set up an appointment to meet this little guy. He's not very happy at our adoption fairs so we only show him by appointment.

They call me **Snow**. I'm the last of the trio that was dumped at an L.A. shelter in late May when our previous owner realized he had more dogs than he could handle. My Mom and sister have both found awesome homes and now it's my turn to do the same. I'm a 4.5-month-old Schnoodle (Schnauzer/Poodle mix) with a glistening white coat, thus the name Snow. At three months I weighed five pounds but will probably weigh 15-20 pounds when I'm full-grown. We think my birthday is March 1, 2016, which means I'm still just a pup with lots to learn. I actually was adopted but the folks returned me to the shelter the following week

because I was "too vocal" and their neighbors complained. How was I supposed to know that I had to use my indoor voice? I had no training and I was alone all day so I belted out a few show tunes to entertain myself. I'm a cutie, I'm a sweetie and I want to be yours! Please come to adoptions, I know you'll just fall in love with me when you see me. If you are interested in Snow, please email info@msfr.org for more information.

If you are familiar with the Japanese art form of Bonsai, you will understand how I came by my name. I was named **Bonsai** because I'm a diminutive (10-pound), delicate, 7-year-old, female purebred Chihuahua. I have beautiful brown eyes that contrast nicely with my cream colored coat. I was rescued from an L.A. County shelter the end of June and am looking for a home that will give as much love to me as I have for them. I have a sweet personality; a gentle temperament and I adore people. My favorite pastime is snuggling in your lap and giving kisses – of which I have an endless supply! Bonsai can be seen by appointment at Yellow Brick Road Doggie Playcare in El Segundo. Call 310-606-5507 or email southbaydoggie@hotmail.com for an appointment or more information. •

*Be kind. Save a life.
Support animal rescue.*



Bonsai

Happy Tails

WOW our little **Bernadette** – the female "Schnoodle" who had a fractured pelvis – has found the perfect home. Her new Mom is retired and a real animal lover. When informed that Bernadette has some urinary incontinence issues, her new Mom's reaction was "well if it can't be fixed that's ok, she'll just have to wear diapers!" Bernadette now

lives in the OC with her 4-year old poodle brother, Jack who she is already smothering with kisses. They also have an 11-year old chocolate lab brother, Chip, who has his own custom pet elevator, that their Mom, had built, to help him get upstairs. Wishing this great family many happy years of fun and adventures. •



Bernadette has a great new family!

THE YELLOW DOG PROJECT.com

If you see a dog with a **YELLOW RIBBON** or something yellow on the leash, **this is a dog who needs some space**. Please do not approach this dog with your dog. Please maintain distance or give this dog and his/her person time to move out of your way.



There are many reasons why a dog may need space:
HEALTH ISSUES
IN TRAINING
BEING REHABILITATED
SCARED OR REACTIVE AROUND OTHER DOGS

THANK YOU!

Those of us who own these dogs appreciate your help and respect!
illustrated by Lili Chin www.doggedrawings.net