

**URGENCY ORDINANCE NO. 1805****AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, ADOPTING CHAPTER 18.70 TO REGULATE WIRELESS FACILITIES DEPLOYMENTS ON PRIVATE PROPERTY, PUBLIC PROPERTY, AND IN THE PUBLIC RIGHTS-OF-WAY, AND AMENDING CHAPTER 18.04, CHAPTER 18.22, CHAPTER 18.24, CHAPTER 18.26, CHAPTER 18.30, CHAPTER 18.32, CHAPTER 18.34, CHAPTER 18.36, AND CHAPTER 18.44, ALL AS RELATED TO WIRELESS FACILITIES**

**WHEREAS**, pursuant to Article XI, section 7 of the California Constitution and sections 36931 et seq. of the California Government Code, the City Council may make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws; and

**WHEREAS**, the City of Gardena (the "City") has not previously adopted detailed design regulations applicable to wireless telecommunications facilities, but has generally required site plan review in accordance with the provisions in Gardena Municipal Code Chapter 18.44 for wireless facilities on public and private property within the City's territorial and jurisdictional boundaries; and

**WHEREAS**, significant changes in federal and State law that affect local authority over wireless facilities have occurred, including but not limited to the following:

1. On November 18, 2009, the Federal Communications Commission ("FCC") adopted a Declaratory Ruling on the proceeding titled *Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7)(B) to Ensure Timely Siting Review*, 24 FCC Rcd. 13994 (rel. Nov. 18, 2009) (the "2009 Declaratory Ruling"), which imposed procedural restrictions on state and local permit application reviews such as presumptively reasonable times for action. After a petition for judicial review, the U.S. Supreme Court in *City of Arlington v. FCC*, 569 U.S. 290 (2013), upheld the FCC's authority to issue these rules; and

2. On February 22, 2012, Congress adopted Section 6409(a) of the Middle Class Tax Relief and Job Creation Act ("Section 6409"), which mandated that State and local governments approve certain modifications and collocations to existing wireless facilities; and

3. On October 17, 2014, the FCC adopted a Report and Order in the rulemaking proceeding titled *Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies*, 29 FCC Rcd. 12865 (rel. Oct. 21, 2014) (the "2014 Infrastructure Order"), which implemented regulations for "eligible facilities requests" and imposed new procedural restrictions on application reviews. The U.S. Court of Appeals for the Fourth Circuit in *Montgomery Cnty. v. FCC*, 811 F.3d 121 (4th Cir. 2015), denied petitions for review; and

4. On October 9, 2015, Governor Edmund Brown signed Assembly Bill No. 57 (Quirk) into law, which creates a "deemed-approved" remedy for when a local government fails to act on applications for certain wireless facilities within the presumptively reasonable times established in the 2009 Declaratory Ruling and 2014 Infrastructure Order; and

5. On August 2, 2018, the FCC adopted a Third Report and Order and Declaratory Ruling in the rulemaking proceeding titled *Accelerating Wireline and Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment*, 33 FCC Rcd. 7705 (rel. Aug. 3, 2018) (the "August Order") that formally prohibited express and *de facto* moratoria for all telecommunications services and facilities under 47 U.S.C. § 253(a) and directed the Wireline Competition Bureau and the Wireless Telecommunications Bureau to hear and resolve all complaints on an expedited basis; and

6. On September 26, 2018, the FCC adopted a Declaratory Ruling and Third Report and Order in the same rulemaking proceeding, --- FCC Rcd. ---, FCC 18-133 (rel. Sep. 27, 2018) (the "September Order"), which, among many other things, creates a new regulatory classification for small wireless facilities, alters existing "shot clock" regulations to require local public agencies to do more in less time, establishes a national standard for an effective prohibition that replaces the existing "significant gap" test adopted by the United States Court of Appeals for the Ninth Circuit and provides that a failure to act within the applicable timeframe presumptively constitutes an effective prohibition; and

**WHEREAS**, in addition to the changes described above, local authority may be further impacted by other pending legislative, judicial and regulatory proceedings, including but not limited to:

1. The "STREAMLINE Small Cell Deployment Act" (S. 3157) proposed by Senator John Thune that, among other things, would apply specifically to "small" wireless facilities and require local governments to review applications based on objective standards, shorten the shot clock timeframes, require all local undertakings to occur within the shot clock timeframes and provide a "deemed granted" remedy for failure to act within the applicable shot clock; and

2. Further orders and/or declaratory rulings by the FCC from the same rulemaking proceeding as the August Order and September Order; and

3. Multiple petitions for reconsideration and judicial review filed by state and local governments against the August Order and September Order, which could cause the rules in either order to change or be invalidated; and

**WHEREAS**, given the rapid and significant changes in federal and State law, the actual and effective prohibition on moratoria to amend local policies in response to such changes and the significant adverse consequences for noncompliance with federal and State law, the City Council desires to amend and add provisions to the Gardena Municipal Code to allow greater flexibility and responsiveness to new federal and State laws in order to preserve the City's traditional authority to the maximum extent practicable (collectively, the "Amendments"); and

**WHEREAS**, pursuant to Government Code section 36937, an Ordinance may take effect immediately if it is needed for the immediate preservation of the public peace, health or safety, containing a declaration of facts constituting an emergency, and passed by a four-fifths vote; and

**WHEREAS**, on July 23, 2019, the City Council took public testimony, reviewed and considered the staff report, other written reports, public testimony and other information contained in the record.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY ORDAIN, AS FOLLOWS:**

**SECTION 1. FINDINGS.**

The City Council finds as follows:

A. The facts set forth the recitals in this Ordinance are true and correct and incorporated into these findings by this reference. The recitals constitute findings in this matter and, together with the staff report, other written reports, public testimony and other information contained in the record, are an adequate and appropriate evidentiary basis for the actions taken in this Ordinance.

B. The Amendments are consistent with the General Plan, Gardena Municipal Code and applicable federal and California law.

C. The Amendments will not be detrimental to the public interest, health, safety, convenience or welfare.

**SECTION 2. URGENCY FINDINGS.**

A. State and federal law have changed substantially since the City last adopted regulations for wireless facilities in the City.

B. State and federal law requires local governments to act on permit applications for wireless facilities within a prescribed time period. Failure to act within the prescribed shot clock timeframes may result in either an automatic approval or significant legal presumptions against the City that render legal defenses significantly more difficult and costly.

C. Federal law requires state and local agencies to cite their own local authority and substantial evidence for any denial. Failure to provide such authority or evidence may result in a reversal and/or mandates to approve applications by a federal court. On April 15, 2019, further restrictions on local authority and regulations for "small wireless facilities" became effective.

D. The City lacks adequate regulations to process wireless facilities and the management of applicable "shot clocks" that govern the time in which the City must approve or deny a wireless facility application.

E. The expeditious adoption of wireless facilities regulations is necessary to protect the City's visual character from potential adverse impacts or visual blight created or exacerbated by telecommunications infrastructure and promote access to high-quality, advanced telecommunication services for the City's residents, businesses and visitors.

F. The adoption of this Ordinance is necessary to preserve the public health, safety, and welfare as, without such adoption, wireless facilities approved without updated regu-

lations could create: (1) land use conflicts and incompatibilities between comparable facilities; (2) visual and aesthetic blight and public safety concerns arising from the excessive size, noise or lack of camouflaging of wireless facilities; and (3) traffic and pedestrian safety hazards due to the potentially unsafe nature of unregulated siting of wireless facilities in the public rights-of-way.

**SECTION 3. ENVIRONMENTAL REVIEW.**

Pursuant to California Environmental Quality Act ("CEQA") Guidelines § 15378 and California Public Resources Code § 21065, the City Council finds that this Ordinance is not a "project" because its adoption is not an activity that has the potential for a direct physical change or reasonably foreseeable indirect physical change in the environment. Accordingly, this Ordinance is not subject to CEQA. Even if this Ordinance qualified as a "project" subject to CEQA, the City Council finds that, pursuant to CEQA Guidelines § 15061(b)(3), there is no possibility that this project will have a significant impact on the physical environment. This Ordinance merely amends the Gardena Municipal Code to authorize the adoption of regulations related to wireless facilities. This Ordinance does not directly or indirectly authorize or approve any actual changes in the physical environment. Accordingly, the City Council finds that this Ordinance would be exempt from CEQA under the general rule.

**SECTION 4. ADOPTING CHAPTER 18.70.**

Chapter 18.70, titled "WIRELESS FACILITIES," is added to the Gardena Municipal Code and provides, as follows:

**18.70 WIRELESS FACILITIES****18.70.010 Regulation of Wireless Facilities**

All new wireless facilities, and any modifications, collocations, expansions or other changes to existing wireless facilities, whether located on private property, public property, or within the public rights-of-way, shall be subject to the applicable permits, standards, procedures and other requirements as specified in the policy adopted by resolution of the City Council. Wireless facilities shall not be subject to the site plan review procedure of Chapter 18.44 of this Code.

**18.70.020 Payment of Consultant Fees**

All applicants for wireless facilities shall be required to reimburse the City for all reasonable consultant costs related to the processing of applications pursuant to this Chapter in addition to the application fee.

**SECTION 5. AMENDMENTS TO CHAPTER 18.22.**

Gardena Municipal Code section 18.22.020B which allowed wireless telecommunications facilities in the Parking zone subject to site plan approval is deleted in its entirety and not replaced.

**SECTION 6. AMENDMENTS TO CHAPTER 18.24.**

Gardena Municipal Code section 18.24.020F which allowed wireless telecommunications facilities in the Official zone subject to site plan approval is deleted in its entirety and not replaced.

**SECTION 7. AMENDMENTS TO CHAPTER 18.26.**

Gardena Municipal Code section 18.26.020C which allowed wireless telecommunications facilities in the Business and Professional Office zone subject to site plan approval is deleted in its entirety and not replaced.

**SECTION 8. AMENDMENTS TO CHAPTER 18.30.**

Gardena Municipal Code section 18.30.020I which allowed wireless telecommunications facilities in the Commercial zone subject to site plan approval is deleted in its entirety and not replaced.

**SECTION 9. AMENDMENTS TO CHAPTER 18.32.**

Gardena Municipal Code section 18.32.020H which allowed wireless telecommunications facilities in the General Commercial zone subject to site plan approval is deleted in its entirety and not replaced.

**SECTION 10. AMENDMENTS TO CHAPTER 18.34.**

Gardena Municipal Code section 18.34.020D which allowed wireless telecommunications facilities in the Heavy Commercial zone subject to site plan approval is deleted in its entirety and not replaced.

**SECTION 11. AMENDMENTS TO CHAPTER 18.36.**

Gardena Municipal Code section 18.36.020N which allowed wireless telecommunications facilities in the Industrial zone subject to site plan approval is deleted in its entirety and not replaced.

**SECTION 12. AMENDMENTS TO CHAPTER 18.44.**

Gardena Municipal Code section 18.44.010 is amended as follows:  
Site plans are required to be submitted for:

A. Any development project for which a general plan amendment, zone change, conditional use permit, variance, tract map, or other discretionary permit is being sought in which case the site plan shall be processed concurrently with the other discretionary approvals;

B. Any development project, ~~including a wireless telecommunications facility~~, on property, public or private, fronting on the westerly or easterly side of Western Avenue from 182nd Street on the south to El Segundo Boulevard on the north;

C. Any development project, ~~including a wireless telecommunications facility~~, on property, public or private, fronting on the northerly or southerly side of Redondo Beach Boulevard from Crenshaw Boulevard on the west to Vermont Avenue on the east;

D. Any development project, ~~including a wireless telecommunications facility~~, on property, public or private, fronting on the northerly or southerly side of Rosecrans Avenue from Crenshaw Boulevard on the west to Vermont Avenue on the east;

E. All new multifamily development of four units or more;

F. Those uses identified in the C-R zone as needing site plan review approval;

G. Any use allowed by right or by conditional use permit pursuant to the mixed-use overlay zone, but not including any use allowed by itself in the underlying zone;

H. Any development in the R-1 or R-2 zone where the proposed development is out of character with the surrounding residential properties as determined by the community development director, based on floor area ratio ("FAR");

I. Accessory uses in commercial parking lots; and

J. ~~Wireless telecommunications facilities for any location other than those specified in subsections B through D of this section; and~~

K. Any other development for which a site plan review is required by this code.

In addition, Gardena Municipal Code section 18.44.020B is amended as follows:

B. The planning commission shall hold a noticed, public hearing and approve, conditionally approve, or deny site plans required by Section 18.44.010A through G or pursuant to any other provision of the Gardena Municipal Code.

~~1. Notwithstanding the above, the planning commission shall only review site plans for wireless facilities when they are located within the R-1 or R-2 zone or within three hundred feet of any such zone.~~

~~2.1.~~ Notice of hearings shall be given in accordance with Government Code Section 65091.

**SECTION 13. CONFLICTS WITH PRIOR ORDINANCES.**

If the provisions in this Ordinance conflict in whole or in part with any other City regulation or ordinance adopted prior to the effective date of this section, the provisions in this Ordinance will control.

**SECTION 14. SEVERABILITY.**

The City Council declares that (1) the sections, paragraphs, sentences, clauses and phrases in this Ordinance are severable; and (2) if any sections, paragraphs, sentences, clauses and phrases in this Ordinance, or its application to any person, entity or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other sections, paragraphs, sentences, clauses and phrases in this Ordinance or the application of this Ordinance to any other person, entity or circumstance.

**SECTION 15. EFFECTIVENESS.**

This Ordinance shall take effect immediately. This Ordinance will remain effective until any repealing or superseding ordinance becomes effective.

**SECTION 16. PUBLICATION.**

The City Council directs the City Clerk to cause this Ordinance to be published in the manner required by law.

Urgency Ordinance No. 1805 was introduced and adopted by the Gardena City Council on July 23, 2019 by the following roll call vote: AYES: Council Members Tanaka and Medina, Mayor Pro Tem Kaskanian, Council Member Henderson and Mayor Cerda. NOES: None  
/s/ MINA SEMENZA, CITY CLERK

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T.S. No. 17-47301 APN: 6105-013-056. NOTICE OF TRUSTEE'S SALE. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/11/2005. 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 a 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 the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. 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. Trustor: JANEEN D. MCLAUGHLIN, MICHAEL MCLAUGHLIN, WIFE AND HUSBAND,

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Duly Appointed Trustee: Zieve, Brodnax & Steele, LLP Deed of Trust recorded 10/18/2005, as Instrument No. 05 2499855, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 8/15/2019 at 9:00 AM. Place of Sale: Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650. Estimated amount of unpaid balance and other charges: \$618,485.21. Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 15918 S DENKER AVE # C, GARDENA, CA 90247. Described as follows: As more fully described on said Deed of Trust, A.P.N #: 6105-013-056. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. 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. 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 be-

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ing 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 or visit this Internet Web site www.auction.com, using the file number assigned to this case 17-47301. 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. Dated: 7/8/2019 Zieve, Brodnax & Steele, LLP, as Trustee, 30 Corpor-

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ate Park, Suite 450, Irvine, CA 92606. For Non-Automated Sale Information, call: (714) 848-7920. For Sale Information: (800) 280-2832 www.auction.com. Michael Busby, Trustee Sale Officer. This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation EPP 29411 Pub Dates 07/18, 07/25, 08/01/2019 **Gardena Valley News-7/18,25,8/1/2019-84299**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF ROLISHA ANTIONETTE TURNER Case No. 19STPB05035**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ROLISHA ANTIONETTE TURNER A PETITION FOR PROBATE has been filed by Paris Streeter in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Paris Streeter 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 on August 19, 2019 at 8:30 AM in Dept. No. 4 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

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representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: COLETTE T DAVIS ESQ SBN 143785 LAW OFFICES OF COLETTE T DAVIS 1500 ROSECRANS AVE STE 500 MANHATTAN BEACH CA 90266 CN961355 TURNER Jul 18,25, Aug 1, 2019 **Gardena Valley News-7/18,25,8/1/2019-84208**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF KAY KIYOME NAWA Case No. 19STPB05804**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of KAY KIYOME NAWA A PETITION FOR PROBATE has been filed by John Nawa in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that John Nawa 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 on August 15, 2019 at 8:30 AM in Dept. No. 4 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

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representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: MATTHEW C YU ESQ SBN 256235 LAW OFFICE OF MATTHEW C YU 3620 PACIFIC COAST HWY STE 200 TORRANCE CA 90505 CN961819 NAWA Aug 1,8,15, 2019 **Gardena Valley News-8/1,8,15/2019- 84739**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF HENRY HAMADA Case No. 19STPB05664**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of HENRY HAMADA A PETITION FOR PROBATE has been filed by Norman Hamada in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Norman Hamada be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to ad-

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minister 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 on August 29, 2019 at 8:30 AM in Dept. No. 4 located at 111 N. Hill St., Los Angeles, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: BLANCA PACHECO ESQ SBN 225243 LAW OFFICE OF BLANCA PACHECO 8137 3RD STREET 3RD FLR DOWNEY CA 90241 CN961515 HAMADA Aug 1,8,15, 2019 **Gardena Valley News-8/1,8,15/2019- 85042**

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that the undersigned intends to sell personal property and business goods and

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boxes of unknown content identified by Occupant name and items unit below, to enforce a lien imposed on said property pursuant to Sections 21700-21716 of the Business & Professions, section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code. The undersigned will sell at public sale by competitive bidding on **AUGUST 12, 2019 AT 8:00 AM**, on the premises where said property has been stored known as: SAF KEEP SELF STORAGE 2045 W ROSECRANS AVE GARDENA, CA 90249 310-225-2577 County of Los Angeles, State of California, the following: NAME and ITEMS STEVEN RICHLAND: ENVIRONMENTAL RESOURCE DEVELOPMENT CORP: CONSTRUCTION EQUIPMENT AND MINING EQUIPMENT STEVEN RICHLAND: ENVIRONMENTAL RESOURCE DEVELOPMENT CORP: CONSTRUCTION EQUIPMENT AND MINING EQUIPMENT FRANK ALLEN: HOUSEHOLD GOODS, SUITCASES, AND BOXES STEVEN JASPER: BOXES, BAGS, AND LOOSE ITEMS IASHA TURNER: TELEVISION, MATTRESS, SPRING, AND BOXES JOANNA CALHOUN: DRESSER, MATTRESS, AND CLOTHING TAMIA COLEMAN: STOVE, SPEAKERS, SUITCASES, AND BOXES MONIQUE ALLEN: HOUSEHOLD ITEMS, BOXES AND BAGS MICHELLE GILLES: CLOTHING, MATTRESS, BIKE, AND BOXES CHARISSE AUSTIN: TV, CLOTHING, SUITCASES AND BAGS REBECCA GARLAND: CLOTHING, MATTRESS, BOXES AND BAGS JAMES SHAM-BURGER: DRESSER, TOYS, SPORTS ITEMS, AND BOXES STEVE JOHNSON: APPLIANCES, MATTRESS, BOXES, AND BAGS EDUARDO HERNANDEZ: SOFA, BIKE, REFRIGERATOR, AND BOXES LILLY JONES: TV, MICROWAVE, CLOTHING, BIKE AND BOXES BETTY CORTEZ-SILVA: ARMCHAIR, BOXES, AND BAGS ANGELA HOOKS: TV, TRUNKS, CLOTHINGS, AND BOXES MICHELLE GILLES: DRESSER, CHINA CABINET, BOXES AND BAGS JUAN QUARKER: MATTRESS, SPRING, BOXES, TOOLS AND BAGS CHRIS ITOW: BOXES, BAGS, DINING TABLE, AND CHAIRS Purchases must be paid for at the time of

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purchase in cash only. All purchased items are sold as is, where is and must be removed at the time of sale. The sale is subject to cancellation in the event of settlement between Owner and obligated party.

**AUCTIONEER:**  
O'Brien's Auction and Vehicle Lien Service (951) 681-4113  
B/N 158525941  
**Gardena Valley News-8/1,8/2019- 85156**

**Notice of Public Auction**

Notice is hereby given that the Undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to Lien Sale per California Self Storage Act Chapter 10. Undersigned will sell items at [WWW.Storage treasures.com](http://WWW.Storage treasures.com) sale by competitive bidding ending on August 27th, 2019 at 8:00 AM. Where said property has been stored and which are located at Golden State Storage, 18626 S. Western Ave., Gardena, CA 90248. County of Los Angeles, State of California the following unit. Alexander, Toni-Barbie Power Wheels, Wood Table and Chairs, 10+ totes of unknown, Bicycle, Children's toys, Household Items, Stereo and Speakers, Fan, DVD's, Wood Furniture, Radiator Heater, Yoga Mat. Semko, Jeff- 100+ DVD's, Wood Cabinet, EZ-UP in case, 40+ Boxes of Unknown, Steel Folding Ramps, Bissell Vacuum, Computer Chair, Industrial Shelves, X-Large Drill Press, 2 Fire Extinguishers, 2 Gas Cans, 4 wheel Dolly, Refrigerator Dolly, Large Saucepan, Tool Box, Step Stool. Purchases must be paid at the time of sale with Cash only. All purchases are sold as is and must be removed within 72 hours of the time of sale. Sale subject to cancellation up to the time of sale. Company reserves the right to refuse any online bids. Dated 08/01/2019 and 08/08/2019  
Auction by WWW.Storage treasures.com  
Phone: (480) 397-6503  
**Gardena Valley News-8/1,8/2019-85246**

**Legal Notices-GV**

**FICTITIOUS BUSINESS NAME STATEMENT 2019-152303**  
The following person is doing business as: **ACTS OF KINDNESS JANITORIAL**, 8060 Florence Ave., #209, Downey, CA 90240. Registered Owners: Dedra D. Broadnax, 1451 Marine Ave., #D, Gardena, CA 90247. This business is conducted by: Individual. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: Dedra D. Broadnax. This statement was filed with the County Recorder Office: 6/3/2019. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this

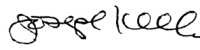
**FBN Legal Notices-GV**

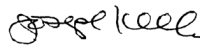
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**FBN Legal Notices-GV**

**FICTITIOUS BUSINESS NAME STATEMENT 2019-160382**  
The following person is doing business as: **A-ONE AUTO CENTER**, 15935 S. Western Ave., Gardena, CA 90247. AI #ON: 2318506. Registered Owners: L & J/LAX Automotive Repair Center Inc., 2332 W. 235th Pl., Torrance, CA 90501. This business is conducted by: Corporation. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: Peter Oshang Kwon, President. This statement was filed with the County Recorder Office: 6/12/2019. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. 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 14411 et.seq., Business and Professions Code).  
**Gardena Valley News-7/11,18,25,8/1/2019-84326**

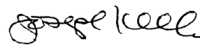
**FBN Legal Notices-GV**

**FICTITIOUS BUSINESS NAME STATEMENT 2019-163861**  
The following person is doing business as: **LIFE'S JOURNEY TO EXCELLENCE**, 969 S. Village Oaks Dr., Ste. 209, Covina, CA 90012. A list explaining the abbreviations used in this publication is on file in the Department of Treasurer and Tax Collector, 225 North Hill Street, Room 130, Los Angeles, California 90012, or telephone 1(213) 974-2040. I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on June 3, 2019.  
  
JOSEPH KELLY  
TREASURER AND TAX COLLECTOR COUNTY OF LOS ANGELES STATE OF CALIFORNIA

**FICTITIOUS BUSINESS NAME STATEMENT 2019-163861**  
The following person is doing business as: **LIFE'S JOURNEY TO EXCELLENCE**, 969 S. Village Oaks Dr., Ste. 209, Covina, CA 90012. A list explaining the abbreviations used in this publication is on file in the Department of Treasurer and Tax Collector, 225 North Hill Street, Room 130, Los Angeles, California 90012, or telephone 1(213) 974-2040. I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on June 3, 2019.  
  
JOSEPH KELLY  
TREASURER AND TAX COLLECTOR COUNTY OF LOS ANGELES STATE OF CALIFORNIA

**FBN Legal Notices-GV**

**FICTITIOUS BUSINESS NAME STATEMENT 2019-160205**  
The following person is doing business as: **TRIPLE A SEAFOOD**, 1708 W. 169th Pl. #2, Gardena, CA 90247. Registered Owners: Gabriel Alejandro Aguilar Alvarado, 1708 W. 169th Pl., #2, Gardena, CA 90247. This business is conducted by: Individual. The date registrant started to transact business under the fictitious business name or names listed above: 4/2019. Signed: Gabriel Alejandro Aguilar Alvarado. This statement was filed with the County Recorder Office: 6/11/2019. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. 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 14411 et.seq., Business and Professions Code).  
**Gardena Valley News-7/11,18,25,8/1/2019-84327**

**FICTITIOUS BUSINESS NAME STATEMENT 2019-163861**  
The following person is doing business as: **LIFE'S JOURNEY TO EXCELLENCE**, 969 S. Village Oaks Dr., Ste. 209, Covina, CA 90012. A list explaining the abbreviations used in this publication is on file in the Department of Treasurer and Tax Collector, 225 North Hill Street, Room 130, Los Angeles, California 90012, or telephone 1(213) 974-2040. I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on June 3, 2019.  
  
JOSEPH KELLY  
TREASURER AND TAX COLLECTOR COUNTY OF LOS ANGELES STATE OF CALIFORNIA

**FBN Legal Notices-GV**

**FICTITIOUS BUSINESS NAME STATEMENT 2019-192587**  
The following person is doing business as: **WILDEST DREAMS PRODUCTIONS**, 403 E. 139th St., Los Angeles, CA 90061. Registered Owners: Cynthia M. Pope, 403 E. 139th St., Los Angeles, CA 90061. This business is conducted by: Individual. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: Cynthia M. Pope. This statement was filed with the County Recorder Office: 7/12/2019. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. 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 14411 et.seq., Business and Professions Code).  
**Gardena Valley News-7/25,8/1,8,15/2019-84566**

**FBN Legal Notices-GV**

**FICTITIOUS BUSINESS NAME STATEMENT 2019-186239**  
The following person is doing business as: **MONO ORGANIZING**, 191 Amethyst Cir., Gardena, CA 90248. Registered Owners: Timothy Adachi, 191 Amethyst Cir., Gardena, CA 90248. This business is conducted by: Individual. The date registrant started to transact business under the fictitious business name or names listed above: 7/2019. Signed: Timothy Adachi. This statement was filed with the County Recorder Office: 6/5/2019. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. 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 14411 et.seq., Business and Professions Code).  
**Gardena Valley News-7/25,8/1,8,15/2019-84568**

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**FICTITIOUS BUSINESS NAME STATEMENT 2019-174663**  
The following person is doing business as: **HER COLLECTION**, 1135 W. 166th St., Gardena, CA 90247. Registered Owners: Maya Janay Parham, 1135 W. 166th St., Gardena, CA 90247. This business is conducted by: Individual. The date registrant started to transact business under the fictitious business name or names listed above: 6/2019. Signed: Maya Janay Parham. This statement was filed with the County Recorder Office: 6/21/2019. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. 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 14411 et.seq., Business and Professions Code).  
**Gardena Valley News-7/25,8/1,8,15/2019-84566**

**FBN Legal Notices-GV**

**FICTITIOUS BUSINESS NAME STATEMENT 2019-1919544**  
The following person is doing business as: **51ST BUSINESS SOLUTIONS**, 512 W. 170th St., Gardena, CA 90248. Registered Owners: Ma Eliza P. Nakamura, 512 W. 170th St., Gardena, CA 90248. This business is conducted by: Individual. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: Ma Eliza P. Nakamura. This statement was filed with the County Recorder Office: 7/23/2019. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. 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 14411 et.seq., Business and Professions Code).  
**Gardena Valley News-7/25,8/1,8,15/2019-84568**

**FBN Legal Notices-GV**

**FICTITIOUS BUSINESS NAME STATEMENT 2019-191561**  
The following person is doing business as: **RIGHT ANGLE BUILDERS**, 2519 S. Denison Ave., #2, San Pedro, CA 90731. AI #ON: 3545488. Registered Owners: Right Angle Construction Inc., 2519 S. Denison Ave., #2, San Pedro, CA 90731. This business is conducted by: Corporation. The date registrant started to transact business under the fictitious business name or names listed above: 7/2014. Signed: John Heins, CEO. This statement was filed with the County Recorder Office: 7/11/2019. Notice — This Fictitious Name Statement expires five

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years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. 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 14411 et.seq., Business and Professions Code).  
**Gardena Valley News-8/1,8,15,22/2019-85230**

**FBN Legal Notices-GV**

**FICTITIOUS BUSINESS NAME STATEMENT 2019-187082**  
The following person is doing business as: **CALIFORNIA PREMIER OFFICE SOLUTIONS INC., DBA CASILLAS CONSTRUCTION**, 7005 Camino Maquiladora, San Diego, CA 92154. AI #ON: 4246176. Registered Owners: California Premier Office Solutions, Inc., 7005 Camino Maquiladora, San Diego, CA 92154. This business is conducted by: Corporation. The date registrant started to transact business under the fictitious business name or names listed above: 7/2019. Signed: Mario Casillas, Secretary. This statement was filed with the County Recorder Office: 7/8/2019. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. 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 14411 et.seq., Business and Professions Code).  
**Gardena Valley News-8/1,8,15,22/2019-85235**

**FBN Legal Notices-GV**

**FICTITIOUS BUSINESS NAME STATEMENT 2019-201310**  
The following person is doing business as: **A STYLE OF HER OWN**, 11131 Ruthelen St., Los Angeles, CA 90047. Registered Owners: Rhonda Smith, 11131 Ruthelen St., Los Angeles, CA 90047. This business is conducted by: Individual. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: Rhonda Smith. This statement was filed with the County Recorder Office: 7/23/2019. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. 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 14411 et.seq., Business and Professions Code).  
**Gardena Valley News-8/1,8,15,22/2019-85262**

**FBN Legal Notices-GV**

another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).  
**Gardena Valley News-8/1,8,15,22/2019-85230**

**FBN Legal Notices-GV**

**FICTITIOUS BUSINESS NAME STATEMENT 2019-187082**  
The following person is doing business as: **CALIFORNIA PREMIER OFFICE SOLUTIONS INC., DBA CASILLAS CONSTRUCTION**, 7005 Camino Maquiladora, San Diego, CA 92154. AI #ON: 4246176. Registered Owners: California Premier Office Solutions, Inc., 7005 Camino Maquiladora, San Diego, CA 92154. This business is conducted by: Corporation. The date registrant started to transact business under the fictitious business name or names listed above: 7/2019. Signed: Mario Casillas, Secretary. This statement was filed with the County Recorder Office: 7/8/2019. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. 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 14411 et.seq., Business and Professions Code).  
**Gardena Valley News-8/1,8,15,22/2019-85235**

**FBN Legal Notices-GV**

**FICTITIOUS BUSINESS NAME STATEMENT 2019-201310**  
The following person is doing business as: **A STYLE OF HER OWN**, 11131 Ruthelen St., Los Angeles, CA 90047. Registered Owners: Rhonda Smith, 11131 Ruthelen St., Los Angeles, CA 90047. This business is conducted by: Individual. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: Rhonda Smith. This statement was filed with the County Recorder Office: 7/23/2019. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. 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 14411 et.seq., Business and Professions Code).  
**Gardena Valley News-8/1,8,15,22/2019-85262**

**COUNTY OF LOS ANGELES DEPARTMENT OF TREASURER AND TAX COLLECTOR****NOTICE OF DIVIDED PUBLICATION**

Pursuant to Revenue and Taxation Code (R&TC) Section 3381, as referenced in Section 3702, the Notice of Sealed Bid Sale of Tax-Defaulted Property in and for the County of Los Angeles, State of California, has been divided and distributed to various newspapers of general circulation published in said county, for publication of a portion thereof in each of said newspapers.

**NOTICE OF SEALED BID SALE (2019C) OF TAX-DEFAULTED PROPERTY FOR DELINQUENT TAXES Made pursuant to R&TC Section 3692**

On June 4, 2019, I, Joseph Kelly, County of Los Angeles Treasurer and Tax Collector, requested and was granted

the authority to conduct a Sealed Bid Sale by the Board of Supervisors of Los Angeles County, California. The tax-defaulted properties listed below are Subject to the Tax Collector's Power to Sell.

I, or a designated deputy, will publicly open the sealed bids submitted and sell the properties at 9:00 a.m. Pacific Time, on Wednesday, August 21, 2019, at the Kenneth Hahn Hall of Administration, 225 North Hill Street, Room 140, Los Angeles, California 90012. The properties will be sold to the highest bidder among the eligible bidders. The only persons that are eligible to submit a bid are owners of property or owners that have a partial interest in property contiguous to the sale parcel that is listed below. The minimum bid for each property listed below is \$100.00.

If a property is sold for more than the amount required to redeem the defaulted taxes and the costs of the sale fully, parties of interest, as defined in R&TC Section 4675, have a right to file a claim with the County for any excess proceeds from the sale. Excess proceeds are

the amounts in excess of the highest bid after the liens and costs of the sale are paid from the final sale price. If excess proceeds result from the sale, notice will be given to parties of interest, pursuant to law.

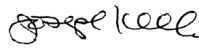
All information concerning redemption, provided the right to redeem has not previously been terminated, will, upon request, be furnished by the undersigned.

If redemption of the property is not made according to the law before 5:00 p.m. Pacific Time, on Tuesday, August 20, 2019, which is the last business day prior to the date of the auction, the right of redemption will terminate.

The Assessor's Identification Number (AIN) in this publication refers to the Assessor's Map Book, Map Page, and individual parcel number on the Map Page. If a change in the AIN occurred, both prior and current AINs are shown. An explanation of the parcel numbering system and the maps referred to are available from the Office of the Assessor, located at 500 West Temple Street, Room 225, Los Angeles, California

90012. A list explaining the abbreviations used in this publication is on file in the Department of Treasurer and Tax Collector, 225 North Hill Street, Room 130, Los Angeles, California 90012, or telephone 1(213) 974-2040.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on June 3, 2019.

  
JOSEPH KELLY  
TREASURER AND TAX COLLECTOR COUNTY OF LOS ANGELES STATE OF CALIFORNIA

The real property that is subject to this notice is situated in the County of Los Angeles, State of California, and is described as follows:

2019C 02382 AIN 6129011018 SECURITY PACIFIC NATL BANK TR J BENTON VAN NUYS TRUST AND ASIOCO INC CN962189 556 Jul 18,25, Aug 1, 2019

**Gardena Valley News 7/18,25,8/1/2019-84418**