

Legal Notices-GV

HEARING on the petition will be held in this court as follows: 09/17/20 at 8:30AM in Dept. 29 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 con-

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sult with an attorney knowledgeable in California law.
YOU MAY EXAMINE

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the file kept by the court. If you are a person interested in the estate, you may file

SUMMARY OF ORDINANCE NO. 1817

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AMENDING CHAPTER 18.43 OF THE GARDENA MUNICIPAL CODE RELATING TO DENSITY BONUS PROVISIONS

Date Introduced: May 12, 2020 Date to be Adopted: May 26, 2020

The Gardena City Council will consider for adoption Ordinance No. 1817.

During the past two legislative sessions, the legislature has enacted changes to the density bonus law and the City is required to incorporate the changes in State law into its Density Bonus provisions. Therefore, amending Chapter 18.43 of the Gardena Municipal Code.

Statements herein are intended as a summary description of the ordinance contents. A copy of the full ordinance is available for viewing on our website at www.cityofgardena.org.

Dated this 21st day of May 2020

/s/ MINA SEMENZA, CITY CLERK
Gardena Valley News 5/21/2020-96161

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with the court a Request for Special Notice (form DE-154) of the filing of an invent-

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ory and appraisal of estate assets or of any petition or account as provided in Probate

SUMMARY OF ORDINANCE NO. 1818

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AMENDING CHAPTER 17.20 OF THE GARDENA MUNICIPAL CODE RELATING TO PARK AND RECREATION DEDICATION AND FEES

Date Introduced: May 12, 2020 Date to be Adopted: May 26, 2020

The Gardena City Council will consider for adoption Ordinance No. 1818.

This ordinance will change the methodology related to calculating the fees as well as make other changes to the park and recreation fees paid pursuant to Government Code section 66477 and Gardena Municipal Code Chapter 17.20.

Statements herein are intended as a summary description of the ordinance contents. A copy of the full ordinance is available for viewing on our website at www.cityofgardena.org.

Dated this 21st day of May 2020

/s/ MINA SEMENZA, CITY CLERK
Gardena Valley News 5/21/2020-96162

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NOTICE OF PUBLIC HEARING
PUBLIC NOTICE IS HEREBY GIVEN THAT on **Tuesday, June 2, 2020, at 7:00 P.M.** the **Gardena Planning and Environmental Quality Commission** will hold a public hearing on the following:
1. Site Plan Review #3-19; Tentative Parcel Map #2-19; Modification of Memorandum #10-05 approving Site Plan Review #6-05 for Target and Variance #1-05 for a reduction in parking on the Target Site
The applicant is requesting the following entitlements: site plan review, tentative parcel map, and modification to a site plan review and parking variance. The Parcel Map will divide a 9.47 acre parcel into a 9.27 acre parcel for the Target store and a 0.84 acre parcel for a fast-food, drive-thru restaurant. Revisions to the previous Site Plan approval and parking variance are needed to reduce the Target parcel size and allow a reduction in parking spaces to 392 spaces in accordance with Section 18.54.040 of the Gardena Municipal Code relating to nonconforming off-street parking. A Site Plan approval is also required for the creation of a standalone 3,486 square foot fast-food restaurant with drive-thru and 501 square foot outdoor patio. There will be 40 spaces for the fast-food restaurant. The project is located in the General Commercial (C-3) zone, is consistent with Titles 17 and 18 of the Gardena Municipal Code and qualifies for a Categorical Exemption under Guidelines section 15303 for New Construction Projects and 15061(b)(3) where it can be seen with certainty that there will not be any significant impact to the environment.
Project Location: 2169 West Redondo Beach Boulevard (APN: 4063-014-017)
Applicant: Kristen Roberts

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Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner MARY G. FINLAY SBN 203180
FINLAY LAW GROUP, APC
4665 MACARTHUR COURT SUITE 205 NEWPORT BEACH CA 92660
BSC 218222
5/14, 5/21, 5/28/20
CNS-3364241#
GARDENA VALLEY NEWS
Gardena Valley News 5/14,21,28/2020-96005

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NOTICE OF SALE OF ABANDONED PROPERTY
Notice is hereby given that under and pursuant to Section 1987 and 1988 of the Civil Code. SECTION 6066 of the Government code the following property listed below believed to be abandoned by path of evolution, inc. dba montage, Montage, Inc.dba Montage Laminating, Inc., Montage Manufacturing, Arden Facility Service, Inc, M.H. Rydek Electronics LLC, Mehdi Haghighi aka Mehdi Haghighi whose last address was 431 W Compton Blvd, Gardena, California 90248 will be sold at public auction at **431 W Compton Blvd, Gardena, California 90248 on Thursday May 28, 2020 at 10:00, o'clock AM.** DESCRIPTION OF PROPERTY TO BE AUCTIONED:Office FF&E, electronic components, material, wood, metal, machinery, forklifts, order pickers, racks, shipping containers, tools, pallet racking and all other items in and on said property. Auctioneer: Arcadia Auction

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FICTITIOUS BUSINESS NAME STATEMENT 2020-074054
The following person is doing business as: **SONS AUTOMOTIVE**, 1345 WEST 168TH STREET, GARDENA, CA 90247. Registered Owners: IRENE PECH, 1345 WEST 168TH STREET, 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: IRENE PECH. This statement was filed with the County Recorder Office: 04/29/2020. 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-5/14,21,28,6/4/2020-94971

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FICTITIOUS BUSINESS NAME STATEMENT 2020-074052
The following person is doing business as: **CULTRARO NORTH AMERICA**, 1933 W. 183RD STREET, TORRANCE, CA 90504. Registered Owners: SK ASSOCIATES, INC., 1933 W. 183RD STREET, TORRANCE, CA 90504. 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: RICKY S. KATSUKI, President. This statement was filed with the County Recorder Office: 04/29/2020. 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-5/14,21,28,6/4/2020-95295



COUNTY OF LOS ANGELES
DEPARTMENT OF TREASURER AND TAX COLLECTOR

NOTICE OF DIVIDED PUBLICATION

Made pursuant to Revenue and Taxation Code Section 3381

Pursuant to Revenue and Taxation Code (R&TC) Sections 3381 through 3385, the Notice of Power to Sell Tax-Defaulted Property Subject to the Tax Collector's Power to Sell in and for the County of Los Angeles, State of California, has been divided and distributed to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

NOTICE OF IMPENDING POWER TO SELL TAX-DEFAULTED PROPERTY

Made pursuant to Revenue and Taxation Code Section 3361

Notice is hereby given that the following parcels listed will become Subject to the Tax Collector's Power to Sell on Wednesday, **July 1, 2020**, at 12:01 a.m. Pacific Time, by operation of law. The real property taxes and assessments on the parcels listed will have been defaulted five or more years, except for:

1. Nonresidential commercial parcels, as defined in R&TC Section 3691, which will have been defaulted for three or more years;

2. Parcels on which a nuisance abatement lien has been recorded, which will have been defaulted for three or more years;

3. Parcels that can serve the public benefit and a request has been made by the County of Los Angeles, a city within the County of Los Angeles, or nonprofit organization to purchase the parcels through Chapter 8 Agreement Sales pursuant to R&TC Section 3692.4, which will have been defaulted for three or more years.

The Tax Collector will record a Notice of Power to Sell unless the property taxes are paid in full or the property owner initiates an installment plan of redemption, as provided by law, prior to 5:00 p.m. Pacific Time, on Tuesday, **June 30, 2020**, when the right to initiate an installment plan terminates. Thereafter, the only option to prevent the sale of the property at public auction is to pay the taxes in full.

The right of redemption survives the property becoming Subject to the Tax Collector's Power to Sell, but it terminates at 5:00 p.m. Pacific Time, on the last business day before the scheduled auction of the property by the Tax Collector.

The Treasurer and Tax Collector's Office will furnish, upon request, information concerning making a payment in full or initiating an installment plan of redemption. For more information, please visit our website at tfc.lacounty.gov.

The amount to redeem the property, in United States dollars and cents, is set forth in the listing opposite each parcel number. This amount includes all defaulted taxes, penalties, and fees that have accrued from the date of tax-default to the date of Tuesday, June 30, 2020.

I certify, under penalty of perjury, that the foregoing is true and correct. Dated this 24th day of February, 2020.



KEITH KNOX
TREASURER AND TAX COLLECTOR COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

PARCEL NUMBERING SYSTEM EXPLANATION

The Assessor's Identification Number, when used to describe property in this list, refers to the Assessor's map book, the map page, the block on the map, if applicable, and the individual parcel on the map page or in the block. The Assessor's maps and further explanation of the parcel numbering system are available in the Assessor's Office, 500 West Temple Street, Room 225, Los Angeles, California 90012.

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

PROPERTY TAX DEFAULTED IN YEAR 2017 FOR TAXES, ASSESSMENT, AND OTHER CHARGES FOR FISCAL YEAR 2016-2017

1470 \$4,717.63
MONRAZ, ALFONSO TR A MONRAZ AND M HIGUERA TRUST
SITUS: 1919 W 144TH ST GARDENA CA 90249-2927 AIN: 4062-003-021

2231 \$22,660.91
IRVING, CHANEAL SITUS: 14318 S WESTERN AVE GARDENA CA 90249-3002 AIN: 6103-002-029

2232 \$12,728.48
IRVING, CHANEAL SITUS: 14326 S WESTERN AVE GARDENA CA 90249-3002 AIN: 6103-002-030

2233 \$3,796.21
GARDENA LODGE NO 2062 LOYAL ORDER OF MOOSE INC SITUS: 15513 S VERMONT AVE GARDENA CA 90247-4117 AIN: 6113-035-024

2236 \$28,852.15
TAHMASSEBI, FARHAD TR JANE NIMA TRUST SITUS: 16220 S VERMONT AVE LOS ANGELES CA 90247-4938 AIN: 6120-017-009

2238 \$8,553.13
KUTLER, BOB C/O TOKARUK, JOHN SITUS: 154 E 162ND ST CARSON CA 90248-2802 AIN: 6125-015-028

2239 \$16,057.29
GROSS, GARY TR GARY GROSS FAMILY TRUST SITUS: 15414 S FIGUEROA ST GARDENA CA 90248-2123 AIN: 6129-004-014

2570 \$19,524.88
TOKARUK, NICKOLAS J TR TOKARUK FAMILY TRUST SITUS: 18121 S BROADWAY ST CARSON CA 90248-3537 AIN: 7339-005-006

2571 \$12,947.14
KETTEL, GEORGE J AND SUSAN SITUS: 570 W 184TH ST LOS ANGELES CA 90248-4202 AIN: 7339-008-026

2572 \$4,679.32
SIPAQUE, FREDY R SITUS: 312 W VICTORIA ST CARSON CA 90746 AIN: 7339-010-016

PROPERTY TAX DEFAULTED IN YEAR 2015 FOR TAXES, ASSESSMENT, AND OTHER CHARGES FOR FISCAL YEAR 2014-2015

1471 \$45,476.36
KRISTINE TAYLOR PHILANTHROPIES CORP SITUS: 2032 MARINE AVE GARDENA CA 90249-3818 AIN: 4063-004-007

1472 \$45,331.01
SEGURA, FRANCISCO R SITUS: 15619 S SAINT ANDREWS PL GARDENA CA 90249-4342 AIN: 4063-016-001

2237 \$5,590.41
ILLSLEY, SUSAN TR SUSAN ILLSLEY TRUST SITUS: 751 W 168TH ST LOS ANGELES CA 90247-5048 AIN: 6121-008-016

CN969728 556
May 14,21, 2020

Gardena Valley News 5/14,21/2020 - 95577

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The hearing will take place via an on-line platform that can be accessed from your computer, smartphone, or tablet. Detailed directions for accessing this hearing will be on the City's website at <https://www.cityofgardena.org/agendas-and-minutes/> no later than June 1, 2020. The related materials will be on file and open for public inspection on the City's website at <https://www.cityofgardena.org/agendas-planning-environmental-commission/>. You will have the opportunity to post questions during the hearing. Additionally, you are encouraged to pose any questions or comments ahead of time by emailing CDDPlanningandZoning@cityofgardena.org. If you challenge the nature of the proposed action in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the Gardena Planning and Environmental Quality Commission at, or prior to, the public hearing. For further information, please contact the Planning Division, at (310) 217-9524.

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This notice is dated this 21st day of May, 2020.
Amanda Acuna
Planning Assistant
Gardena Valley News 5/21/2020-96226

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NOTICE OF PUBLIC HEARING
PUBLIC NOTICE IS HEREBY GIVEN THAT on **Tuesday, June 2, 2020, at 7:00 P.M.** the **Gardena Planning and Environmental Quality Commission** will hold a public hearing on the following:

Amendment of the Circulation Plan of the Community Development Element of the General Plan. Changes are being proposed to the Circulation Plan to incorporate changes required by State law which changes the methodology in which transportation impacts related to CEQA are analyzed. Instead of using a Level of Service (LOS) analysis, local agencies must now use Vehicle Miles of Travel to determine impacts. This requires changes to the Circulation Plan to eliminate LOS performance criteria. In addition, changes are proposed to: recognize the Complete Streets Act which requires a balanced, multimodal transportation network that meets the needs of all users, including bicyclists, pedestrians, children, and persons with disabilities; eliminate the reference to the Los Angeles County Congestion Management Plan which no longer exists; and make other minor technical changes.
Project Location: Citywide
Applicant: City of Gardena

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The hearing will take place via an on-line platform that can be accessed from your computer, smartphone, or tablet. Detailed directions for accessing this hearing will be on the City's website at <https://www.cityofgardena.org/agendas-and-minutes/> no later than June 1, 2020. The related materials will be on file and open for public inspection on the City's website at <https://www.cityofgardena.org/agendas-planning-environmental-commission/>. You will have the opportunity to post questions during the hearing. Additionally, you are encouraged to pose any questions or comments ahead of time by emailing CDDPlanningandZoning@cityofgardena.org. If you challenge the nature of the proposed action in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the Gardena Planning and Environmental Quality Commission at, or prior to, the public hearing. For further information, please contact the Planning Division, at (310) 217-9524.

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This notice is dated this 21st day of May, 2020.
Amanda Acuna
Planning Assistant
Gardena Valley News 5/21/2020-96225