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FICTITIOUS BUSINESS NAME STATEMENT 2020-083493 The following person is doing business as: a. TRACEY LYNN KATO-DOW b. DOW & ASSOCIATES BOOK-KEEPING SERVICES, 15501 S. VERMONT AVE #107, GARDENA, CA 90247. AI #ON 3569637. Registered Owners: T L DOW INC., 15501 S. VERMONT AVE SUITE #107, GARDENA, CA 90247. 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: TRACEY LYNN KATO-DOW, President. This statement was filed with the County Recorder Office: 05/18/2020. 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 viol-

ation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). Gardena Valley News-6/11,18,25,7/2/2020-96583

FICTITIOUS BUSINESS NAME STATEMENT 2020-091994 The following person is doing business as: a. POWERED BY DIESEL TRUCKING b. POWERED BY DIESEL INJECTOR SERVICE, 3622 CHARLEMAGNE AVE, LONG BEACH, CA 90808.

Registered Owners: POWERED BY DIESEL LLC, 3622 CHARLEMAGNE AVE, LONG BEACH, CA 90808. This business is conducted by: Limited Liability Company. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: MIGUEL MARTINEZ RIOS, Managing Member. This statement was filed with the County Recorder Office: 06/05/2020. 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-6/25,7/2,9,16/2020-95879

FICTITIOUS BUSINESS NAME

STATEMENT 2020-091988 The following person is doing business as: S.K. MAHAJAN INC DBA SUBWAY SANDWICHES, 11812 WILMINGTON AVE, LOS ANGELES, CA 90059. Registered Owners: S.K. MAHAJAN, INC., 2615 WEST 231ST STREET, TORRANCE, CA 90505. 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: SATISH MA-

HAJAN, President. This statement was filed with the County Recorder Office: 06/05/2020. 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-6/25,7/2,9,16/2020-95880

FICTITIOUS BUSINESS NAME STATEMENT 2020-091986 The following person is doing business as: ALFONSO MORALES, 3737 MARTIN LUTHER KING JR BLVD SUITE #345, LYNWOOD, CA 90262. AI #ON 3726802. Registered Owners: LAW OFFICES OF ALFONSO MORALES, P.C., 3737 MARTIN LUTHER KING JR BLVD SUITE #345, LYNWOOD, CA 90262. 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: ALFONSO MORALES, President. This statement was filed with the County Recorder Office: 06/05/2020. 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-6/25,7/2,9,16/2020-95938

FICTITIOUS BUSINESS NAME STATEMENT 2020-091992 The following person is doing business as: WESTERN MOTEL, 15340 S WESTERN AVE, GARDENA, CA 90249. Registered Owners: RAJESHKUMAR B AHIR & DAXABAHEN R AHIR, 15340 S WESTERN AVE, GARDENA, CA 90249. This business is conducted by: Married Couple. The date registrant started to transact business under the fictitious business name or names listed above: 08/2015. Signed: RAJESHKUMAR B AHIR, Manager. This statement was filed with the County Recorder Office: 06/05/2020. 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-6/25,7/2,9,16/2020-96641

ESOTERIC ASTROLOGY AS NEWS FOR WEEK JULY 1 - 7, 2020 ROD OF JUSTICE, RULE OF LAW & PRAYERS FOR OUR COUNTRY

Saturday, July 4th, is Independence Day in the United States. It is the U.S. birthday. Saturday night, Sunday morning is also the full moon, lunar eclipse (13 degrees Cancer/Capricorn). A most auspicious time for the U.S. which came into being, freeing itself from British rule) on July 4th, 1776, under the sign of Cancer, sign of the Light of the World. It is a lighthouse that offers light to travelers, to the weary and to those in need. Every nation has a task, a part to play in our world. The task of the United States is to 'stand in the light & lead humanity and the nations towards the Light.' We read from the bible, 'You are (to be) the Light of the World'- Matthew 5:14-16. The United States is the only country founded upon the principle of and as an experiment in freedom. In this time when our freedoms are being challenged, we pray for our country. We stand in Solomon's Temple which represents the peace that comes from truth and wisdom. Our Prayers: 'We pray that the decisions and actions of the people of knowledge, the wise ones, also the current administration & those in positions of power and responsibility remain close to the Wisdom of God, remain in Solomon's Temple, to implement the Rule of Law, the Rod of Justice and all policies with fairness, mercy, clear insight, always with the intention for the highest good of humanity & the kingdoms. We pray for those who do not understand yet. Those who feel afraid, lost, uncer-

tain, sorrowful. May their spirit be touched by the Soul's Love and intelligence, so they are free to live & love & serve. We pray for freedom in our country, the freedom to speak truth, to offer solace & care. We call upon the angels & guardians of our country & peoples that our lives are aligned with divine destiny. We call forth the Light of Goodwill - that it may manifest all the fruits of goodness, stabilize us and assist humanity in moving forward with courage, strength & Right Direction. We call forth the Light of the North Star to clear all obstacles & hindrances. So that the people and country's balance, harmony and Divine Plan on Earth are restored. Amen. Om." ARIES: Being creative builds and strengthens your self-identity. Creativity seeks you every moment, calling you to initiate new endeavors that respond to all the changes coming your way in terms of work, how you're recognized, interactions in relationships. In our time of crisis, poise and calmness are most important. Do not allow Mars in Aries to incite you to act in ways that hurt others. Tend to health with a focus on proper digestion (from pure waters, green alkaline foods. etc.) TAURUS: Land, home, the garden - all sustain and hold your focused attention. There's much to be done now preparing for the future. Ask yourself what the bigger picture is concerning our world and how it impacts your life, geography, relationships, partnerships. Careful if working in the hot sun. You may not be absorbing enough water. Maintain adequate electrolytes each day. Drink alkaline water. Health and healing are most important now so you

can serve more later. GEMINI: Mercury, the Messenger, Hermes, is your planet. The Sun and Mercury are in Cancer now calling you to nourish and nurture yourself in new ways. A line of light streams directly into your mind and heart. It creates a framework within that unifies polarities but only if you love (Ray 2) more, which happens when enough information has been gathered. Study finances, resources, gold and silver, land, gardens, and values that sustain you. Make a Vesta box. CANCER: Communication may be difficult and you may feel confusion, anger and frustration about the world situation. Simultaneously others could be acting out those feelings for you. There's a situation with self-identity. Cancer is the gate where spirit enters matter. Have you been having unusual spiritual events or messages from whereabouts unknown? Is there a wound or hurt occurring? Is there something you don't understand? A violet laser light of prayer helps. LEO: A sense of retreat is occurring, an inwardness with the Mercury retrograde. It is preparing for your next month's birthday. Sitting amidst your Sun are shadows of the past providing you with thoughts of forgiveness as a healing path. Gratitude always walks hand in hand with forgiveness. You are asked to value every person, event and occurrence in your life - past, present and future. When you do so, a new breath of life fills your body and anything that restricts and obstructs quietly falls away. VIRGO: As you begin new creative endeavors, be

sure to navigate slowly; allowing yourself rest so your physical body, emotions and mind can receive new ideas, thoughts and impression. We need the reorientation of Mercury retrograde three times a year so original values and inner resources can emerge. They come from deep gestating spiritual sources. A new two-year cycle begins. Are you writing in your Mercury retrograde journal? LIBRA: You hop, skip & jump and drive over hill and dale between home and work, attempting to be present in both. Emotions pull you home, responsibilities call you to work. Both comfort you. Daily life seems complicated with ever-shifting realities. Do you feel stretched out on a cross, attention called in four different directions? Nothing's consistent. You're learning how to navigate the waters of change. Return to the foundations of your upbringing. Love was there. SCORPIO: Try to be kind when communicating about people's lives. Maintain ethics within the constant variations of our present crisis of reality. Your values have shifted so now you're evaluating communications. This is good. Home is dissolving and coming together simultaneously as you seek comfort within groups. A wound seems to come from the future/past. Don't worry about these strange occurrences. These are normal in times of reorientation. Remain poised. SAGITTARIUS: There is a focus needed on money and resources. Questions appear concerning what you value. It's good to create a list of what you value. Ponder upon all aspects of life; personal, public,

professional, political. Include possessions and the people you value. Ask yourself why? What do you value, in terms of relationships and communication? And why? Asking and answering these questions allows you to deepen within your inner undiscovered self. Pluto is asking. CAPRICORN: An illumination, a fruition, a completion and then a new beginning occurs at the full moon time. Do you (like Libra) feel stretched upon a cross, called in four directions? The direction of others, partnerships, colleagues; of work and recognition in the world (what is it?); of home, family and daily vicissitudes; and finally, yourself (where are you)? Acknowledge all four realities. Place an angel at each of the four directions. Stand at the center of the cross and willingly, intelligently and lovingly direct all that is around you. Good job, by the way! AQUARIUS: Each day seems filled with responsibilities, tasks, errands, strivings attempting to create comfort and nurturance. On the other hand, a dreaminess seems to permeate your choices and relationships become more important and you wonder if you need to learn new and different communication skills. The answer is yes. Ones that are less strict and more conciliatory as if you've been listening deeply, with compassion, curiosity and understanding. Aquarians could love more. PISCES: As you step more into the world of groups, abilities are called forth that awaken a newer sense of self-identity, the ability to direct, work with and serve others and previous life gifts. Many are in need of nourishment. You are the one recognized as having the needed nurturing qualities. Even though you may feel a great tension and unease of not being in the right place, you proceed forward. Something will change soon. Quietly and bravely and with faith, just carry on.

RISA'S STARS

Risa is founder and director of the Esoteric & Astrological Studies & Research Institute in Santa Cruz. Risa can be reached by email at risagoodwill@gmail.com. Her website is www.nightlightnews.com.

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**Legal Notices-GV****NOTICE OF PETITION TO ADMINISTER ESTATE OF: JERRY L. GAITHER CASE NO. 20STPB04629**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JERRY L. GAITHER. A PETITION FOR PROBATE has been filed by KHALILAH PERRYMAN in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that KHALILAH PERRYMAN 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: 11/05/20 at 8:30AM in Dept. 79 located at 111 N. HILL ST., LOS

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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 SIBYLLE GREBE - SBN 141553 LORENZO C. STOLLER

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SBN 291581 CONOVER & GREBE, LLP 3424 W CARSON STREET SUITE 320 TORRANCE CA 90503 6/25, 7/2, 7/9/20 **CNS-3374107# GARDENA VALLEY NEWS Gardena Valley News 6/25,7/2,9/2020-97008**

Trustee Sale No. 1006017 Notice Of Trustee's Sale

Loan No. Title Order No. APN 4061-029-021 TRA No. You Are In Default Under A Deed Of Trust Dated 06/04/2019. 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 Proceedings Against You, You Should Contact A Lawyer. On 07/23/2020 at 11:00AM, First American Title Insurance Company as the duly appointed Trustee under and pursuant to Deed of Trust recorded on July 5, 2019 as Document Number 20190647858 of official records in the Office of the Recorder of Los Angeles County, California, executed by: Saint Andrews Equities, LLC, as Trustor, Carolyn C. Ausweger Trust dated October 8, 2008, as Beneficiary, Will Sell At Public Auction To The Highest Bidder For Cash (payable at time of sale in lawful money of the United States, 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 sav-

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ings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County,

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California describing the land therein: Lots 5 And 6 Of Tract No. 23176, In The City Of Gardena, County Of Los Angeles, State Of California, As Per Map Recorded In Book 666, Pages 89 And 90 Of Maps, In The Office Of The County Recorder Of Said County. Except Therefrom The Northerly 64.77 Of Said Lot 5. APN: 4061-029-021 The property heretofore described is be-

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ing sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 13629 S. Saint Andrews Place, Gardena, CA 90249. 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, 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: \$306,220.91 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. 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 and more than three months have elapsed since such recordation. 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

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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 visit the website below using the file number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For information on sale dates please visit our website at: <http://www.firstam.com/title/commercial/foreclosure/> Date: 6/22/20 First American Title Insurance Company 4380 La Jolla Village Drive Suite 110 San Diego, CA 92122 (858) 410-2158 David Z. Bark, Foreclosure Trustee **Gardena Valley News 7/2,9,16/2020-97212**

**NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC****REQUEST FOR PROPOSALS 2020-03 CONSTRUCTION MANAGEMENT FOR CONSTRUCTION OF A CNG FUELING STATION NOTICE REQUESTING PROPOSALS**

PUBLIC NOTICE IS HEREBY GIVEN that the City of Gardena, its Transportation Department (GTrans) is seeking qualified firms for construction management services for the construction of a compressed natural gas (CNG) fueling station at GTrans' Administration, Operations and Maintenance Facility, located at 13999 S. Western Ave., Gardena, CA 90249. All Proposals shall be submitted via PlanetBids. GTrans shall not accept submittals through any other platform. Copies of Request for Proposals (RFP) and any associated documents can be accessed through the City of Gardena - GTrans website at <https://www.planetbids.com/portal/portal.cfm?CompanyID=39470>. Proposals are due no later than 5:00 pm PST on July 24, 2020. Proposals received after the date and time specified above will be rejected by the City as non-responsive. **Gardena Valley News 7/2/2020-97334**

**Legal Notices-GV BEVERAGE LICENSE (UCC 6101 et seq. and B & P 24073 and 24074 et seq.) Escrow No. 009500-JK**

Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names, Social Security or Federal Tax Numbers, and address of the Seller/Licensee are: LIQUOR & JOY INC, 1013-15 W EL SEGUNDO BLVD, GARDENA, CA 90247. The business is known as: LIQUOR & JOY. The names, Social Security or Federal Tax Numbers, and addresses of the Buyer/Transferee are: PARAMJIT SINGH, 1013-15 W EL SEGUNDO BLVD, GARDENA, CA 90247. As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE

The assets to be sold are described in general as: FURNITURE, FIXTURES & EQUIPMENT, TRADE NAME, GOODWILL, LEASE, LEASEHOLD IMPROVEMENT, COVENANT NOT TO COMPLETE and are located at: 1013-15 W EL SEGUNDO BLVD, GARDENA, CA 90247. The kind of license to be transferred is: OFF-SALE GENERAL, License NO. 21-562040 now issued for the premises located at: 1013-15 W EL SEGUNDO BLVD, GARDENA, CA 90247. The anticipated date of the sale/transfer is JULY 31, 2020 at the office of: UNITED ESCROW CO, 3600 WILSHIRE BLVD #913, LOS ANGELES, CA 90010.

The amount of the purchase price or consideration in connection with the transfer of the license and business, including estimated inventory, is the sum of \$500,000.00, which consists of the following: DESCRIPTION, AMOUNT: CHECKS DEPOSITED INTO ESCROW BY BUYER \$500,000.00

It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 and 24074 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. Dated: JUNE 10, 2020 LIQUOR & JOY INC, A CALIFORNIA CORPORATION, Seller/Licensee PARAMJIT SINGH, Buyer/Transferee LA 250952 GVN 7/2/2020 **Gardena Valley News 7/2/2020-97449**

**NOTICE OF PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN THAT the Gardena City Council will hold a public hearing on **Tuesday, July 14, 2020 at 7:30 P.M.** on the following item:

**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 revises the methodology by 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. In conjunction with this item, the City Council will also be adopting revised CEQA Guidelines which will incorporate new thresholds for transportation impacts.

On June 2, 2020, the Planning Commission of the City of Gardena held a hearing on these matters and recommended that the City Council adopt the Circulation Plan amendments and revised CEQA Guidelines.

**Project Location: Citywide Applicant: City of Gardena**

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 July 10, 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](mailto: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. This notice is dated this 2nd day of July, 2020.

John F. Signo, AICP Senior Planner

**Gardena Valley News 7/2/2020-97372**

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE ROSECRANS PLACE PROJECT - REVISED SITE PLAN**

**TO:** Responsible and Interested Parties

**FROM:** City of Gardena Community Development Department

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, this notice is to advise you that the City of Gardena intends to adopt a Mitigated Negative Declaration (MND) for the proposed Project described below:

**LEAD AGENCY: City of Gardena PROJECT TITLE: Rosecrans Place Project - Revised Site Plan PROJECT APPLICANT: G3 Urban**

**PROJECT LOCATION: 2101 and 2129 Rosecrans Avenue, City of Gardena, County of Los Angeles**

**PROJECT DESCRIPTION:** The Rosecrans Place Project - Revised Site Plan would redevelop a site that contains approximately 42,400 square feet (SF) of commercial uses including an office building, an ancillary building, and automotive repair service building. The Project proposes a mixed-use (residential and live-work commercial) development with 113 dwelling units (DU) at a density of 20.7 DU/net AC, approximately 3,949 SF of workspace, approximately 68,268 SF of private and public open space, and 295 parking spaces. The proposed housing includes 57 attached townhouse DU with three floorplan options, 41 detached single-family garden court DU with four floorplan options, and 15 attached live-work DU with between 258 SF and 281 SF of workspace. The Project requires approval of a Vesting Tentative Tract Map (TTM #1-19; VTTM #82667) to create one 5.47-acre lot for residential condominium purposes and a Site Plan Review (SPR #1-19) to approve the proposed Site Plan.

**ENVIRONMENTAL DETERMINATION:** The City has prepared an Initial Study (EA #5-19) and determined that the Project may have a significant effect on the environment, but by implementing the identified mitigation measures, the Project's impacts would be reduced to less than significant levels. Accordingly, City staff is recommending that the Planning Commission adopt a Mitigated Negative Declaration (MND). The Planning Commission will consider adopting the MND as part of their consideration of the Project at a public hearing, tentatively scheduled for August 4, 2020 at 7:00 PM.

**HAZARDOUS WASTE SITE:** The Project site is not included on a list enumerated in Government Code Section 65962.5.

**DOCUMENT AVAILABILITY:** Copies of the Draft IS/MND will be available for public review beginning July 2, 2020 on the City's website at <https://www.cityofgardena.org/pending-projects/>, and by request at the Community Development Department- please contact John F. Signo, AICP, Senior Planner, at 310.217.9593 or via email at [jsigno@cityofgardena.org](mailto:jsigno@cityofgardena.org).

**PUBLIC REVIEW:** The 20-day public review period begins July 2, 2020 and ends July 21, 2020. Any interested person or agency may comment on this matter by submitting comments (please indicate "Rosecrans Place - Revised Site Plan" in the subject) via:

- Email to [jsigno@cityofgardena.org](mailto:jsigno@cityofgardena.org), or
- Postal mail to: John F. Signo, AICP, Senior Planner City of Gardena 1700 West 162nd Street Gardena, CA 90247

**Written comments on the Draft IS/MND should be submitted no later than 5:00 PM on July 21, 2020.** Responsible agencies should limit their comments to those Project activities that are within your area of expertise or which will be required to be carried out or approved by your agency. **Gardena Valley News 7/2/2020-97373**