

**Legal Notices-GV**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 20TRCP00167**

TO ALL INTERESTED PERSONS: Petitioner: DANIEL JULIAN CORELLO filed a petition with this court for a decree changing names as follows: DANIEL JULIAN CORELLO to DANIEL JULIAN LACKEY.

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING 10/02/2020**

**8:30 a.m., Dept. M Room: 350 Superior Court of California County of Los Angeles**

**825 Maple Avenue Torrance, CA 90503**

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in

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the following newspaper of general circulation, printed in this county: Gardena Valley News  
DATE: AUG 17, 2020  
RAMONA SEE  
Judge of the Superior Court  
**Gardena Valley News 8/27,9/3,10,17/2020-98816**

**NOTICE OF AUCTION SELF STORAGE LIEN SALE**

IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA SELF-STORAGE FACILITY ACT, BUSINESS AND PROFESSIONS CODE, SECTIONS 21700-21716. THERE BEING DUE AND UNPAID RENT, STORAGE CHARGES, FEES AND COSTS, NOTICE IS HEREBY GIVEN THAT THE GOODS WHICH ARE STORED AT SAF KEEP SELF STORAGE – GARDENA WILL BE SOLD BY UNIT AND PUBLIC AUCTION, AT 2045 W ROSECRANS AVE. GARDENA, CA 90249. ON W W W . S T O R - A G E T R E A S U R E S . C O M BY ONLINE COMPETITIVE BIDDING AFTER **SEPTEMBER 23, 2020 AT 9:30 AM** AND ANY DATES TO BE ANNOUNCED AT AUCTION UNTIL ALL GOODS ARE SOLD OR UNTIL THE LIEN IS SATISFIED UNLESS THE CHARGES ARE PAID BEFORE THAT TIME. THE PROPERTY CONSISTS OF ARTICLES OF HOUSEHOLD AND BUSI-

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NESS PROPERTY STORED BY THE FOLLOWING PARTIES:  
NAME: DESCRIPTION OF ITEMS:  
**YOUNG KIM BED FRAME, CAR SEAT, AND BOXES**  
**RAFAEL CALDERON SHELVES, AND BAGS OF CLOTHES**  
**RENEE MOORE WASHER, DRYER, REFRIGERATOR, AND BOXES**  
**ANGELA HOOKS LIVING ROOM FURNITURE**  
**KATRINA GREER SUITCASE, CLOTHES, AND BOXES**  
**JANICE AUSTIN MATTRESS, TABLE, BOXES, AND TOTES**  
**LENA WOOLFOLK TABLE, CHAIR, AND BOXES**  
**FRANK ALLEN BAGS AND BOXES**  
**JOHN CARRADINE TOTES, MATTRESS, SUITCASES, AND FURNITURE**  
**DARIN TURNTINE BOXES, TOTES, AND BAGS**

DAISY SANDOVAL, MANAGER  
SAF KEEP SELF STORAGE - GARDENA  
TELEPHONE (310)225-2577  
FACSIMILE (310)352-6944  
AUCTIONEER: W W W . S T O R - A G E T R E A S U R E S . C O M (480) 397-6503  
**Gardena Valley News 9/10,17/2020-99311**

TSG No.: 200154335-CA-MSI TS No.: CA2000286441 APN:

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6103-014-044 Property Address: 1738 WEST 145TH STREET GARDENA, CA 90247  
**NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/22/1994. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** On 10/08/2020 at 0:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 04/05/1994, as Instrument No. 94 662471, in book, page, of Official Records in the office of the County Recorder of LOS ANGELES County, State of California. Executed by: LUIS ORIBELLO AND MYRIAM ORIBELLO, HUSBAND AND WIFE, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 All right, title and interest conveyed to and now held by it under said

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Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 6103-014-044 The street address and other common designation, if any, of the real property described above is purposed to be: 1738 WEST 145TH STREET, GARDENA, CA 90247 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, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 52,058.47. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums se-

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cured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER:

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The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this Internet Web <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2000286441 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX

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75063 First American Title Insurance Company MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0371393 To: GARDENA VALLEY NEWS 09/17/2020, 09/24/2020, 10/01/2020, 10/08/2020  
**Gardena Valley News 9/17,24,10/1/2020-99381**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: BOBBI RICE CASE NO. 20STPB07401**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of BOBBI RICE. A PETITION FOR PROBATE has been filed by ADAM R. BROWN in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that ADAM R. BROWN 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

**ESOTERIC ASTROLOGY AS NEWS FOR WEEK SEPT. 16 - 22, 2020**

**NEW MOON, DAYS OF AWE & PEACE DAY AS AUTUMN BEGINS**

We have multiple festivals this week. All festivals, from ancient religions to our spiritual practices today, are astrologically based. The heavens - Sun, Moon, stars & planets - are God's story to humanity. They are also humanity's timetable and our Pathway back to heaven. Humanity's festivals, based on the stars, are rituals that keep humanity connected to the earth and to heaven.

Humanity has a natural longing for the Divine, wpecially when the world is in disharmony. The Soul, part of humanity's make-up, is what bridges the eternal with day to day livingness. The Soul loves ritual. Rituals call in the Soul of the people and their Divinity. All cultures, all religions have rituals.

As we study mulriplw ideologies and religious rituals, we touch into ancient beliefs, imagination, alchemy and creativity. Rhese are what redeem us (lifting matter, the Mother, our form, to the Light).

So this week's festivals are: the Virgo new moon on Thursday wherein we support the endeavors of the New Group of World Servers. Friday night is the first night of Rosh Hashanah, Hebrew Festival of Creation (the New Year), which begins the Ten Days of Awe. Monday is the International Day of Peace. And Tuesday is the first day of Autumn, with the Sun enters Libra, sign of creating Goodwill with all our relationships.

Happy Virgo new moon everyone, as we celebrate the Days of Awe and choosing peace as

# RISA'S STARS

Autumn 2020 begins. It will be quite a fall season this year; one for the history books and one we will never forget!

Note: As I write each day on FB & my webpage, I will be writing about each of these festivals. See my FB (Risa D'Angeles) page and Daily Studies on my webpage - [www.nightlightnews.org/](http://www.nightlightnews.org/)

ARIES: With Mars retrograde, all Aries may feel they are being tested. And you are. Do you also feel divided between four pathways, standing in the middle wondering which direction to pursue next? There are several past issues that need tending and closure before you will know how to proceed. They are being presented to you every day, so observe, assess, ponder, pray and have the intention to carefully and kindly complete all things unfinished. Then the next page turns.

TAURUS: Maintain your deep study and research into the possible future even though pressures and people may be hindrances to moving forward. The new realities must be brought forth and each sign has the responsibility for a facet of that diamond. Taurus has the illumination needed for others to understand the plans and purposes of the new era. You have land to buy, a community to build, a greenhouse to construct, a garden to plant and multiple things to teach so that many will learn, understand and be saved.

GEMINI: You experience confusion when not standing directly in the light. You must begin to

observe and understand both sides of all issues in order to create a triangle of synthesis, with you standing at the apex. There are two paths to choose from: one dark, one light. You must discern first the false light, then the true light. Then revelations and Right Choice can occur. Ponder upon these words. Draw and visualize the five-pointed star, a triangle and the Cross. Stand at the center of each. Do this over and over.

CANCER: A fusion and synthesis are occurring between what you were taught and what you now know and seek. Money is a concern. Know adequate resources will always be available. With others, be kind and never critical. Listen deeply, respond with compassion, never impatience. The homeopath Aconite neutralizes impatience (an excess of electrical energy). At times, you may feel like a rainstorm.

LEO: It's possible that thoughts and feelings from previous relationships are being remembered. It's possible there could be anger about the childhood experiences, all of which influence your adult behavior in relationships. It's good to ask what you learned in each relationship. And to ask, "Did I love, offer and give enough?" There's still time. Everyone is learning from everyone else, all the time. Your self-identity during these times of change.

VIRGO: Tend to finances; ask for assistance if puzzled, embrace the future by investing in supplies to sustain you and others for at least six months. Plan on others joining you. When self-

critical beliefs occur, heartache and anxiety are the result. It's important to know the difference between good and evil, light and dark (covered with a false light). It's best to always use words of praise and gratitude. Then magic happens.

LIBRA: Something profound, transformative and new has been occurring, affecting the foundations of your life. Through autumn you'll know more. Good things are coming about in your professional life. Is family visiting, changing or are you missing kinfolk? Are you thinking about religions or spirituality? Tend with care and kindness to all relationships. Your group sustains, nourishes and fortifies you. But someone's left out. Turn feelings of loss into the magic of gratitude.

SCORPIO: It may feel that you need to structure your surroundings so that nothing is left to chance. Also, you want to nurture and build an ever-growing participation in a social sphere. Groups of like-minded people need you and you need them for sustenance. You wonder what to do with your money as you are offered two choices. One grows in value, one dims. How do you decide which to choose? Which is more sustainable? Think precious metals.

SAGITTARIUS: It's time for something new in terms of relationships. Is it also time to travel somewhere you've been before to assess life with new eyes. Do be aware of how much work you've done; how hard you've labored and where you are today. In the next eighteen months, your

usual ways of thinking and interpreting will change. Your creativity will change, too. Some of this is already occurring. Is it topsy-turvy in our world with life tumbling about? Stay poised.

CAPRICORN: You asked for a playful column. I see why. Pluto and Saturn in your first house of self-identity. Everything about your life is deep and profound and you need someone else to be funny for a change. Humor frees you from the dark Plutonian depths. Let's not talk about money. You have enough. You aspire and actually have the ability to transform all environments into places of beauty Your life is a prayer that turns your abode into a shrine.

AQUARIUS: New and old realities tumble about in your life. You seem always on the precipice of change. Perhaps you grew up with too little or more than enough money. Either reality offered you a certain lens concerning money. And here we are today, the monetary world collapsing. Don't be fearful. From the ashes emerge great opportunities. Ponder upon priorities considering the world situation. What must (can) you do now? You'll come to true answers. A community of artists perhaps?

PISCES: Things feel (and are) very complex. In our states of solitude all desires and expectations are surfacing, informing us of what our values really are. Disappointments, sadness and unrealized hopes, leading to despair, can actually make us ill. It's important to be aware of this. Instead, lift up from the emotions by studying astrology, homeopathy, the tarot, numerology, gematria. Begin to connect the different disciplines. See a holistic doctor who does astrology with homeopathy. Deep, deeper to deepest layers will be uncovered, in safety. This is the new psychology.



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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: 01/27/21 at 8:30AM in Dept. 29 located at 111 N. HILL ST., LOS ANGELES, CA 90012

**Notice of Telephonic Hearing**

Due to court closures, you may participate telephonically by scheduling with Court-Call at 1-888-882-6878. Please check the court's website at www.lacourt.com for information regarding closure to the public. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with

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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 es-

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tate 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 JAMES A. DIAMOND - SBN 118484, DAVIDSON RUSS & DIAMOND 1875 W REDONDO BEACH BLVD., SUITE 301 GARDENA CA 90247 9/17, 9/24, 10/1/2020 **CNS-3397848# GARDENA VALLEY NEWS Gardena Valley News 9/17, 24, 10/1/2020-99405**

**FBN Legal Notices-GV****FICTITIOUS BUSINESS NAME STATEMENT 2020-115670**

The following person is doing business as: **HEARD FAMILY NETWORK**, 504 S CASWELL AVENUE, COMPTON, CA 90220. Registered Owners: LISA HEARD, 504 S CASWELL AVENUE, COMPTON, CA 90220. This business is conducted by: INDIVIDUAL. The date registrant started to transact busi-

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ness under the fictitious business name or names listed above: N/A. Signed: LISA HEARD. This statement was filed with the County Recorder Office: 07/31/2020. 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 9/3, 10, 17, 24/2020-99158**

**FICTITIOUS BUSINESS NAME STATEMENT 2020-126483**

The following person is doing business as: **LONG BEACH YELLOW CAB CO OP B. LONG BEACH YELLOW CAB**, 1515 W. 190TH STREET, STE 250, GARDENA, CA 90248. Registered Owners: **LONG BEACH YELLOW CAB COOPERATIVE INC.,**

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1515 W. 190TH STREET, STE 250, GARDENA, CA 90248. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 01/1999. Signed: JOHN ROUSE, PRESIDENT. This statement was filed with the County Recorder Office: 08/20/2020. 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 9/17, 24, 10/1, 8/2020-99408**

**FICTITIOUS BUSINESS NAME STATEMENT 2020-113136**

The following person is doing business as:

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**PAUL'S AUTO CENTER**, 2003 MARINE AVE, GARDENA, CA 90249. AI #03202838. Registered Owners: PSK SERVICE ENTERPRISES, INC., 15800 HAWTHORNE BLVD SUITS B & C, LAWDALE, CA 90260. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 03/2009. Signed: PAUL KIM, CEO. This statement was filed with the County Recorder Office: 07/28/2020. 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 9/17, 24, 10/1, 8/2020-99410**

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**FICTITIOUS BUSINESS NAME STATEMENT 2020-125748**  
The following person is doing business as: **PODCAST ACADEMY ONLINE**, 153 CITRINE CT, GARDENA, CA 90248. Registered Owners: MARGO LOVETT HOWLETT, 153 CITRINE CT, 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: MARGO LOVETT HOWLETT. This statement was filed with the County Recorder Office: 08/19/2020. 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 9/3, 10, 17, 24/2020-99159**

**FICTITIOUS BUSINESS NAME STATEMENT 2020-119332**

The following person is doing business as: **BN-LINK INC.**, 3545 GRANADA AVE, EL MONTE, CA 91731. Registered Owners: C E N T U R Y PRODUCTS, INC., 3545 GRANADA AVE, EL MONTE, CA 91731. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 05/2020. Signed: LAP WING SZE TO, GENERAL MANAGER. This statement was filed with the

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County Recorder Office: 08/06/2020. 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 9/17, 24, 10/1, 8/2020-99411**

**FICTITIOUS BUSINESS NAME STATEMENT 2020-134215**

The following person is doing business as: **A BETTER TREAT**, 12624 FELIPE STREET, EL MONTE, CA 91732. Registered Owners: A BETTER TOMORROW LLC, 12624 FELIPE STREET, EL MONTE, CA 91732. 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: BORIS CHUNG, CEO. This statement was filed with the County Recorder Office: 09/03/2020. 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 9/17, 24, 10/1, 8/2020-99415**

**PUBLIC NOTICE**

PUBLIC NOTICE IS HEREBY GIVEN THAT the City of Gardena is eligible for a grant under the Edward Byrne Justice Assistance Grant (JAG) Program FY 2020 Local Formula Solicitation for \$22,685.

Allocations are limited to local governments appearing on the FY 2020 Allocations List. In the past, the JAG Program has funded patrol vehicles, safety equipment, and technology improvement programs for sworn personnel.

The Gardena Police Department proposes to utilize the 2020 JAG funds to purchase mobile digital computers to be installed in the patrol vehicles to replace the equipment that is out of date and no longer operational.

Citizens, neighborhood, and community organizations are invited to review and comment on the City's JAG application. A copy of the application will be available for review in the City Clerk's Office located in City Hall, 1700 W. 162nd Street, Gardena.

For further information, please contact the City Clerk's Office at (310) 217-9565.

Comments should be directed to the Office of the Chief of Police or by email to mmaciel@gardena-police.org.

**Gardena Valley News 9/17/2020-99335**

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE 141ST AND NORMANDIE TOWNHOMES PROJECT**

TO: Responsible and Interested Parties FROM: City of Gardena Community Development Department

In accordance with the CEQA and the 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: 141st and Normandie Townhomes Project**

**PROJECT APPLICANT: The Olson Company**

**PROJECT LOCATION: 1335, 1337, 1341 and 1343 West 141st Street, City of Gardena, County of Los Angeles**

**PROJECT DESCRIPTION:** The 141st and Normandie Townhomes Project would redevelop a 2.02-acre site that currently operates as a landscape nursery (Lloyd's Nursery) and contains two residential structures. The project would develop 50 three-story attached condominium townhomes in six buildings, and includes a centralized communal outdoor space with tables, barbeque counters and a fire-pit. Each building would contain six to 11 dwelling units and have a maximum height of 36 feet seven inches (to roof ridge). The townhomes would consist of a mix of floor plans with two to three-bedroom options, ranging in size from 1,260 to 1,659 square feet. The Project includes a General Plan Amendment (GPA) #1-19, Zone Change (ZC) #1-19, Tentative Tract Map (TTM) #1-19 (TTM No. 82945), a Site Plan Review (SPR) #5-19 to allow development of a residential community, and a Variance (VAR) #2-19 to allow the wall along Normandie Avenue to be constructed on the property line in order to accommodate the needed storm drain facilities and to place a second transformer in that location.

**ENVIRONMENTAL DETERMINATION:** The City has prepared an Initial Study (EA #15-19) 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 the Mitigated Negative Declaration. The Planning Commission shall consider adopting the MND as part of their consideration of the project at a future public hearing, tentatively scheduled for October 20, 2020 at 7:00 p.m.

**Hazardous Waste Site:** The Project site is not included on a list enumerated in Gov. Code section 65962.5.

**DOCUMENT AVAILABILITY:** Copies of the Draft IS/MND will be available for public review beginning September 17, 2020:

• City's website: <https://www.cityofgardena.org/community-development/planning-projects/>

If you are not able to download a copy of the Draft IS/MND you can contact Amanda Acuna at [aacuna@cityofgardena.org](mailto:aacuna@cityofgardena.org).

**PUBLIC REVIEW:** The 20-day public review period begins on September 17, 2020 ends on October 6, 2020. Any interested person or agency may comment on this matter by submitting comments via email to [aacuna@cityofgardena.org](mailto:aacuna@cityofgardena.org) (please indicate "141st and Normandie Townhomes Project") in the subject or via postal mail to: Amanda Acuna, Senior Planner, 1700 West 162nd Street, Gardena, CA 90247. **Written comments on the Draft IS/MND should be submitted no later than 5:00 PM on October 6, 2020.** Due to possible mail delays, comments via email are preferred. 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 9/17/2020-99450**

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE EVERGREEN RESIDENTIAL PROJECT**

TO: Responsible and Interested Parties FROM: City of Gardena Community Development Department

In accordance with the CEQA and the 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: Evergreen Residential Project**

**PROJECT APPLICANT: Melia Homes Inc.**

**PROJECT LOCATION: 13615, 13619, and 13633 Vermont Avenue, City of Gardena, County of Los Angeles**

**PROJECT DESCRIPTION:** The Evergreen Residential Project would redevelop a 4.23-acre site that contains a motel (Moneta Motel) and a retail garden center (Moneta Nursery Garden Center). The project would develop 84 three-story attached condominium townhomes in 16 buildings, and includes a tot lot, swimming pool, landscaping, and other amenities. Each building would contain four to six dwelling units and have a maximum height of 40 feet (to roof ridge). The townhomes would consist of a mix of floor plans with two to four bedroom options, ranging in size from 1,528 to 1,801 square feet, with the exception of two units which would be 833 square feet with one bedroom and a den. The Project includes a General Plan Amendment (GPA) #2-20, Zone Change (ZC) #2-20, Tentative Tract Map (TTM) #2-20 (TTM No. 83037), and Site Plan Review (SPR) #3-20 to allow development of a residential community.

**ENVIRONMENTAL DETERMINATION:** The City has prepared an Initial Study (EA #5-20) 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 the Mitigated Negative Declaration. The Planning Commission shall consider adopting the MND as part of their consideration of the project at a future public hearing, tentatively scheduled for October 20, 2020 at 7:00 p.m.

**Hazardous Waste Site:** The Project site is not included on a list enumerated in Gov. Code section 65962.5.

**DOCUMENT AVAILABILITY:** Copies of the Draft IS/MND will be available for public review beginning September 17, 2020:

• City's website: <https://www.cityofgardena.org/community-development/planning-projects/>

If you are not able to download a copy of the Draft IS/MND, please contact John F. Signo, AICP at [jsigno@cityofgardena.org](mailto:jsigno@cityofgardena.org).

**PUBLIC REVIEW:** The 20-day public review period begins on September 17, 2020 ends on October 6, 2020. Any interested person or agency may comment on this matter by submitting comments via email to [jsigno@cityofgardena.org](mailto:jsigno@cityofgardena.org) (please indicate "Evergreen Residential Project") in the subject or via postal mail to: John F. Signo, AICP, Senior Planner, 1700 West 162nd Street, Gardena, CA 90247. **Written comments on the Draft IS/MND should be submitted no later than 5:00 PM on October 6, 2020.** Due to possible mail delays, comments via email are preferred. 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.

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