FBN Legal Notices-GV FICTITIOUS **BUSINESS NAME**

STATEMENT 2023-042488

The following person is doing business as: a) **SAMURAI ACTION** STUDIO b) GYM-NASTICS KIDS CLUB c) SAMURAI KARATE FOR KIDS, 20810 S WESTERN AVE 1, TORRANCE, CA 90501. Registered Owners: SAMURAI ACTION STUDIO INC. 20810 S WESTERN AVE 1, TORRANCE, CA 90501. This business is conducted by: CORPORATION The date registrant started to transact business under the fictitious business name names listed above: 02/2023. Signed: MICHINORI YAMAGI-WA, PRESIDENT. This statement was filed with the County Re-Office corder 02/27/2023. Notice This Fictitious Name Statement expires five vears from the date it was filed in the office of the County Recorder Office. A new Fictitious **Business Name State** ment 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 3/23,30,4/6,13/23-129175 5/18,25,61,8/2023

FICTITIOUS **BUSINESS NAME** STATEMENT 2023-101249

The following person is doing business as: PA-CIFIC COAST IT SER-VICES, 6336 ES-TRELLA AVE, LOS ANGELES, CA 90044. Registered Owners: JAVIER ERNESTO RAMIREZ, 6336 ES-TRELLA AVE, LOS

FBN Legal Notices-GV ANGELES, CA 90044. This business is con-ducted by: INDIVIDU-AL. The date registrant

started to transact business under the fictitious business name or names listed above 05/2023. Signed: JAVI-E R E R N E S T O RAMIREZ, OWNER. This statement was filed with the County Recorder Office: 05/08/2023. 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 usiness 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 5/18,25,6/1,8/23-131030

FICTITIOUS BUSINESS NAME STATEMENT 2023-102214

The following person is doing business as: **BIG CHEF GRILL**, 16001 SOUTH HOOVER ST, GARDENA, CA 90247. Registered Owners: AGUSTIN A CONTI, 16001 SOUTH HOOVER ST, GARDENA, CA 90247. This business is con-ducted by: INDIVIDU-. The date registrant started to transact business under the fictitious business name or names listed above: 04/2015. Signed: AGUSTIN A CONTI, OWNER This state ment was filed with the County Recorder Of-fice: 05/09/2023. 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

FBN Legal Notices-GV 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 5/18,25,6/1,8/23-131031 FICTITIOUS

BUSINESS NAME STATEMENT 2023-105275

The following person is doing business as: JUNK GUYS LA, 408 S OLEANDER AVE, COMPTON, CA 90220. Registered Owners: GRISELDA MARIA GUTIERREZ VIL-LALOBOS, 408 S OLEANDER AVE, COMPTON, CA 90220. This business is con-ducted by: INDIVIDU-. The date registrant started to transact business under the fictitious business name or names listed above: 05/2023. Signed: GRISELDA MARIA GUTIERREZ VIL-

LALOBOS, OWNER This statement was filed with the County Recorder Office: Recorder Office 05/11/2023. Notice -This Fictitious Name Statement expires five vears from the date it was filed in the office of the County Recorder Office. A new Fictitious **Business Name State**ment must be filed before that time. The filing of this statement does not of itself au-thorize the use in this state of a Fictitious Business Name in violation of the rights of an-other under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). Gardena Valley News 5/18,25,6/1,8/23-131032 FICTITIOUS

BUSINESS NAME STATEMENT 2023-053677

The following person is doing business as: BOOM BANG POW, be filed before that

GARDENA, CA 90248. Registered Owners: BEATRICE A. CAZES-SUS, 931 W. 190TH ST, GARDENA, CA 90248. This business is GARDENA, CA conducted by: INDI-VIDUAL. The date registrant started to der the fictitious busilisted above: 03/2023. Signed: BEATRICE A. CAZESSUS, OWNER. This statement was filed with the County Recorder Office: 03/10/2023. 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 fil-ing 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

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931 W. 190TH ST

Professions Code). Gardena Valley News 5/18,25,6/1,8/23-131033

FICTITIOUS BUSINESS NAME STATEMENT 2023-105418

The following person is doing business as: IN-OX PROFESSIONAL, 7249 ALONDRA BLVD, PARAMOUNT, CA 90723. Registered Owners: CLASS IN-TERNATIONAL, INC., 7249 ALONDRA BLVD, PARAMOUNT, CA 90723 This business is conducted by: COR-PORATION. The date registrant started to transact business under the fictitious business name or names listed above: 01/2001. Signed: MAHMOOD ARSHAD, PRESID-ENT. This statement was filed with the County Recorder Of-fice: 05/11/2023. Notice - This Fictitious Name Statement ex-

pires five years from

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

FBN Legal Notices-GV

the date it was filed in

5/18,25,6/1,8/23-131034 FICTITIOUS

BUSINESS NAME STATEMENT 2023-107777 The following person is doing business as: **RAQ N CREATIONS**, 2390 CRENSHAW BLVD STE E #220 TORRANCE, CA 90501. Mailing ad-dress: 1229 W 223RD STREET UNIT 211, TORRANCE, CA 90503. Registered Owners: RAQUEL MICHEL-JACKSON, 1229 W 223RD STREET UNIT 211 TORRANCE, CA

90502. This business is conducted by: INDI-VIDUAL. The date re-gistrant started to transact business under the fictitious business name or names listed above: 05/2023. Signed: RAQUEL MICHEL-JACKSON, OWNER. This state-ment was filed with the County Recorder Of-fice: 05/16/2023. 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).

FBN Legal Notices-GV Gardena Valley News 5/25,6/1,8,15/23-131243

FICTITIOUS BUSINESS NAME STATEMENT 2023-106946

The following person is doing business as: VI-TAL ORGANIZING, 191 AMETHYST CIRCLE, GARDENA CA 90248. Registered Owners: VITAL OR-GANIZING, LLC, 191 AMETHYST CIRCLE GARDENA, CA 90248 This business is conducted by: LIMITED LI-ABILITY COMPANY The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: TIMOTHY ADACHI, MEMBER. This statement was filed with the County Recorder Office 05/15/2023. 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 5/25,6/1,8,15/23-131244

FICTITIOUS BUSINESS NAME STATEMENT 2023-109791

Signed: ANDY TAKAO SUGIURA, PRESID-ENT. This statement was filed with the The following person is doing business as: **MWP MUSIC**, 3513 ROSEWOOD AVE, County Recorder Of-fice: 05/02/2023. Notice — This Fictitious Name Statement ex-ANGELES, CA LOS pires five years from 90066. Registered Owners: MAX POWERS, 3513 the date it was filed in the office of the County Recorder Office A new ROSEWOOD AVE Fictitious Business LOS ANGELES, CA 90066. This business is Name Statement must be filed before that conducted by: INDI-VIDUAL. The date re-gistrant started to time. The filing of this statement does not of itself authorize the use transact business unin this state of a Fictider the fictitious busitious Business Name in

FBN Legal Notices-GV

FBN Legal Notices-GV

ness name or names

listed above: 05/2023

Signed: MAX POWERS, OWNER.

This statement was

filed with the County Recorder Office: 05/17/2023. 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 State-

ment must be filed be-

fore that time. The fil-ing of this statement

does not of itself au-

thorize the use in this

state of a Fictitious

Business Name in viol-

ation of the rights of an-

other under federal.

state or common law

(see Section 14411

et.seq., Business and

Gardena Valley News 5/25,6/1,8,15/23-

FICTITIOUS

BUSINESS NAME STATEMENT

2023-097028

The following person is

doing business as: OF-FICE WORLD, 26302

S. WESTERN AVE SUITE #3, LOMITA, CA 90717. AI #ON 1483035. Registered

Owners: SUGI-MAN CORP, 26302 S.

WESTERN AVE SUITE

#3, LOMITA, CA 90717. This business is conducted by: COR-PORATION. The date

registrant started to

transact business un-

der the fictitious busi-

ness name or names

listed above: N/A

Professions Code)

131245

violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). Gardena Valley News 5/25,6/1,8,15/23-130890

FICTITIOUS BUSINESS NAME STATEMENT

2023-097031

The following person is doing business as: MA-GIC SIGNS AND TROPHIES, 15130 PRAIRIE AVE, LAWNDALE, CA 90260. Registered Owners: TONY A. NGUYEN, 15130 PRAIRIE AVE, LAWNDALE, CA 90260. This business is vIDUAL. The date re-gistrant started to transact business under the fictitious business name or names listed above: N/A. Signed: TONY A. NGUYEN, OWNER. This statement was filed with the County Recorder Office: 05/02/2023. Notice — This Fictitious Name Statement expires five vears from the date it was filed in the office of the County Recorder Office. A new Fictitious **Business Name State**ment 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 an-other under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). Gardena Valley News 5/25,6/1,8,15/23-30888

FICTITIOUS BUSINESS NAME STATEMENT

2023-094836 The following person is doing business as: **THEHQ**, 1317 EL PRA-DO AVENUE SUITE 3, TORRANCE, CA 90501. Mailing ad-dress: 1207 CLIPPER LN, HARBOR CITY, CA 90710. Registered

FBN Legal Notices-GV GENARO Owners: BLANCO JR, 1207 CLIPPER LN, HAR-BOR CITY, CA 90710. This business is conducted by: INDIVIDU-AL. The date registrant started to transact busi ness under the fictitious business name or names listed above: 04/2023 Signed: GEN ARO BLANCO JR OWNER. This state ment was filed with the County Recorder Office: 04/28/2023. 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 1441 et.seq., Business and Professions Code). Gardena Valley News 5/25,6/1,8,15/23-131295

FICTITIOUS **BUSINESS NAME** STATEMENT

2023-114763 The following person is doing business as: IKE C IBE AUTOSALES 2907 W 141ST PLACE APT 1, GARDENA, CA 90249. Registered Owners: IKENNA CAL ISTUS IBE, 2907 W 141ST PLACE, APT 1, GARDENA, CA 90249. This business is con-ducted by: INDIVIDU-AL. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: IKENNA CALISTUS IBE, OWN-ER. This statement was filed with the County Recorder Office: 05/24/2023 No tice -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 6/8,15,22,29/23-

131635 FICTITIOUS BUSINESS NAME

STATEMENT 2023-114845 The following person is

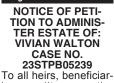
doing business as: JV ORNAMENTAL IRON WORKS, 9141 ALON-DRA BLVD SPC 16, BELLFLOWER, CA 90706. Registered Owners: JESUS SAL-VADOR VAZQUEZ CARDENAS 9141 ALONDRA BLVD SPC 16 BELLELOWER CA 90706. This business is conducted by: INDI-VIDUAL. The date registrant started to transact business under the fictitious business name or names

listed above: N/A.

FBN Legal Notices-GV Signed: JESUS SAL-VADOR VAZQUEZ CARDENAS, OWNER This statement was filed with the County Recorder Office 05/24/2023. Notice -Office his 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 6/8,15,22,29/23-131636

FICTITIOUS BUSINESS NAME STATEMENT 2023-112356

The following person is doing business as: a) ELIMS b) ELIMS DEN-IM, 14725 SOUTH B R O A D W A Y , GARDENA, CA 90248. AI #ON 1698892. Registered Owners: CAIT-AC GARMENT PRO-CESSING, INC., 14725 SOUTH BROADWAY GARDENA, CA 90248 This business is conducted by: CORPORA TION. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: AZUSA SAHARA, CFO. This statement was filed with the County Recorder Office: 05/22/2023 Notice — This Fictitious Name Statement ex-pires 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 ir violation of the rights of another under federal state or common law (see Section 14411 et.seq., Business and Professions Code). Gardena Valley News 6/8,15,22,29/23-131637 Legal Notices-GV



ies, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of VIVIAN WAITON ETITION FOR PROBATE has been filed by FRANK WALTON in the Superior Court of California County of LOS ANGELES. THE PETITION FOR PROBATE requests that FRANK WALTON be appointed as personal representative to administer the estate of the decedent. THE PETITION re-

Legal Notices-GV minister the estate under the Independent Administration of Estates Act. (This authority will allow the per-sonal 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 peti-tion and shows good cause why the court should not grant the authority A HEARING on the petition will be held in this court as follows:

07/20/23 at 8:30AM in Dept. 11 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 CRED-ITOR 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 let-ters 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 no-tice 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 per-

son interested in the estate, you may file with the court a Re-quest 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 AARON CHARLES GREGG - SBN 76612, AARON CHARLES

GREGG, APLC 110 E. WILSHIRE AV-ENUE, SUITE 503 ULLERTON CA 92832-1959 5/25, 6/1, 6/8/23 CNS-3701929# GARDENA VALLEY

NEWS Gardena Valley News 5/25,6/1,8/2023-131073

T.S. No. 23003669-1 CA APN: 4059-008-005 NOTICE OF THE PETITION re- TRUSTEE'S SALE dress or other com-quests authority to ad- YOU ARE IN DE- mon designation is

Legal Notices-GV Legal Notices-GV FAULT UNDER DEED OF TRUST DATED 12/23/1998 UNLESS YOU TAKE ACTION TO PRO-TECT YOUR PROP-ERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE P R O C E E D I N G 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, ex-pressed or implied, regarding title, posses-sion, 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: HUGH L KELLEY AND DOROTHY B. KEL-LEY, HUSBAND AND WIFE Duly Appointed Trustee: ZBS Law, LLP ded on 12/31/1998, as 2385665 of Official Records of Los Angeles County, California; Date of Sale: 06/15/2023 at 11:00 Date AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$52,481.66 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 des-

ignation of real prop-erty: 2915 W 137 STREET GARDENA,

4059-008-005 The un-

dersigned Trustee dis-

claims any liability for

any incorrectness of

the street address or

other common desig-

nation, if any, shown above. If no street ad-

90249 Described

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as follows:

shown, directions to the location of the property may be ob-tained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTEN-TIAL BIDDERS: If you are considering bid ding on this property li-en, you should understand that there are risks involved in bidding at a trustee auc-tion. 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 li-ens 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 li-ens that may exist on this property by contacting the county re-corder'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, pur-suant 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 cour-tesy to those not present at the sale. If you wish to learn whether your sale date has been postponed and, if applicable, the rescheduled time and date for the sale of this property, you may call 866-266-7512 or visit this Internet Web site www.elitepostandpub.c om using the file number assigned to this case 23003669-1 CA. 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. NOTICE TO TENANT: You may have a right to purchase this prop-As more fully de-scribed on said Deed of Trust. A.P.N #.: erty after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible ten-ant buyer," you can vou can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the prop-

Legal Notices-GV

erty if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase First 48 hours after the date of the trustee sale, you can call 866-266-7512 or visit this Internet Web site www.elitepostandpub.com using the file number assigned to this case 23003669-1 CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee Second vou must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidyou should conder " sider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated 05/16/2023 ZBS Law Dated: LLP, as Trustee 30 Corporate Park, Suite 450, Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: 866-266-7512 or www.elitepostandpub.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 automat-ic stay of a bankruptcy, this notice is for inform ational purposes only and does not constitute a demand for pavment or any attempt to collect such obligation. EPP 37271 Pub Dates 0 5 / 2 5 , 0 6 / 0 1 , 0 6 / 0 8 / 2 0 2 3 Gardena Valley News 5/25,6/1,8/2023-131093 NOTICE OF PETI-TION TO ADMINIS-TER ESTATE OF: **ROBERT JOHN TAR-**

UMOTO CASE NO. 23STPB05409

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherbe interested in wise the WILL or estate, or both of ROBERT JOHN TARUMOTO. A PETITION FOR PROBATE has been filed by KENJI TARU-MOTO in the Superior Court of California County of LOS ANGELES. THE PETITION FOR PROBATE requests that KENJI TARU-MOTO 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 the WILL or estate, or take many actions both of MARVIN without obtaining court JOHNSON.

Legal Notices-GV

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 in-

terested 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: 06/23/23 at 8:30AM in Dept. 5 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 CRED-ITOR 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 no-tice 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 No-tice (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 avail-able from the court clerk

Attorney for Petitioner MATTHEW C. YU ESQ. - SBN 256235 THE LAW OFFICE OF MATTHEW C.YU 3620 PACIFIC COAST HIGHWAY #200 TORRANCE CA 90505 5/25, 6/1, 6/8/23

CNS-3703596# GARDENA VALLEY NEWS Gardena Valley News 5/25,6/1,8/2023-

131228

NOTICE OF PETI-TION TO ADMINIS TER ESTATE O **MARVIN JOHNSON** CASE NO.

23STPB04922

To all heirs, beneficiaries, creditors, contin-gent creditors, and persons who may other-wise be interested in

Legal Notices-GV PETITION FOR

PROBATE has been filed by MAREN MILLER in the Superior Court of California County of LOS ANGELES.

THE PETITION FOR PROBATE requests that MAREN MILLER be appointed as personal representative to administer the estate of the decedent. THE PETITION re

quests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the per-sonal representative to take many actions without obtaining court approval. Before tak-ing 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 adminis tration 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 pe

tition will be held in this court as follows: 06/12/23 at 8:30AM in Dept. 2D 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 vour 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 CRED ITOR 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 per-sonal 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 author-ity may affect your rights as a creditor. You may want to con-sult with an attorney knowledgeable in Cali-

fornia 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 Re-quest for Special No-tice (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 RODNEY GOULD ESQ. - SBN 219234, LAW OFFICE OF RODNEY GOULD 14827 VENTURA

Legal Notices-GV BLVD., STE. 210 SHERMAN OAKS CA 91403 BSC 223409 5/25, 6/1, 6/8/23 **CNS-3704379**# GARDENA VALLEY NEWS Gardena Valley News 5/25,6/1,8/2023-131294

NOTICE OF PETI-TION TO ADMINIS-TER ESTATE OF: SIMA THORNE AKA SIMA KVESIC THORNE CASE NO

23STPB03942

To all heirs, beneficiaries, creditors, contin-gent creditors, and persons who may otherwise be interested in the WILL or estate, or both of SIMA THORNE AKA SIMA KVESIC THORNE. PETITION FOR

A PEILION FOR filed by LJUBO KVESclerk IC in the Superior Court of California County of LOS ANGELES. THE PETITION FOR PROBATE requests that LJUBO KVESIC 201

be appointed as personal representative to administer the estate of the decedent. THE PETITION re-

quests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are avail-able for examination in the file kept by the court. THE PETITION re-

quests authority to ad-minister the estate under the Independent Administration of Es tates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before tak ing certain very important actions, however the personal representative will be required to give notice to interested persons unless they have waived no-tice 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 pe-tition will be held in this court as follows: 08/02/23 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 CRED-ITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal repres entative 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)

Legal Notices-GV 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 author-ity may affect your rights as a creditor. You may want to con-sult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a per-son 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

ance may be in person or by your attorney. IF YOU ARE A CRED-ITOR or a contingent creditor of the decedent, you must file vour 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 no-tice under section 9052 of the California Pro-Request for Special Notice form is availbate Code Other California statutes and legal author-ity may affect your rights as a creditor. You may want to conable from the court Attorney for Petitioner ANTHONY J. VULIN -SBN 86676 ANTHONY J. VULIN ATTORNEY AT LAW 624 W. 9TH ST., STE sult with an attorney knowledgeable in California law. YOU MAY EXAMINE file kept by the court. If you are a per-

Legal Notices-GV

son interested in the estate, you may file with the court a Re-

quest for Special No-tice (form DE-154) of

the filing of an invent-

ory and appraisal of es-

tate assets or of any

petition or account as

provided in Probate Code section 1250. A

Request for Special

Notice form is avail-

able from the court

Attorney for Petitioner

ALTAMIRANO - SBN

ALTA LEGACY LAW, APLC

NOTICE OF PETI-

TION TO ADMINIS-

TER ESTATE OF

ALEXANDER GILFIL-

ΙΔΝ

CASE NO.

23STPB05827

To all heirs, beneficiar-

ies, creditors, contin-

gent creditors, and per-

sons who may other-wise be interested in

the WILL or estate, or both of ALEXANDER

GILFILLAN. A PETITION FOR

PROBATE has been filed by GLENN CUN-

NINGHAM in the Su-perior Court of Califor-

nia, County of LOS ANGELES.

THE PETITION FOR

clerk.

284723

SAN PEDRO CA 90731 6/1, 6/8, 6/15/23 CNS-3706247# GARDENA VALLEY NEWS

Gardena Valley News 6/1,8,15/2023-131601

NOTICE OF PETI-TION TO ADMINIS-TER ESTATE OF: ESSIE M. EZELL CASE NO

23STPB05326 To all heirs, beneficiaries. creditors. contingent creditors, and persons who may otherwise be interested in the WILL or estate, or of ESSIE M. both EZELL PETITION FOR

21250 HAWTHORNE BLVD, STE 500 PROBATE has been TORRANCE CA 90503 filed by BRUCE EZELL in the Superior Court of BSC 223411 6/1, 6/8, 6/15/23 California, County of LOS ANGELES. CNS-3704535# GARDENA VALLEY THE PETITION FOR NEWS PROBATE requests that BRUCE EZELL be Gardena Valley News 6/1,8,15/2023-131602 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 per-sonal 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 intersted persons unless they have waived notice or consented to the proposed action.) The independent adminis tration 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 06/22/23 at 8:30AM in

THE PETITION requests authority to ad-minister the estate under the Independent Administration of Es-Dept. 4 located at 111 N. HILL ST., LOS ANGELES, CA 90012 tates Act. (This author-ity will allow the personal representative to IF YOU OBJECT to the take many actions without obtaining court granting of the petition, approval. Before takyou should appear at the hearing and state

cedent.

Legal Notices-GV ant actions, however,

your objections or file written objections with the personal representthe court before the ative will be required to hearing. Your appeargive notice to interested persons unless they have waived no tice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an obiection to the petition and shows good cause why the court should not grant the authority

A HEARING on the pe tition will be held in this court as follows: 07/06/23 at 8:30AM in Dept. 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 CRED-

ITOR or a contingent creditor of the decedent, you must file 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 author-ity may affect your rights as a creditor. You may want to con-sult 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 Re-quest for Special No-tice (form DE-154) of the filing of an inventory and appraisal of es-tate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is avail-able from the court clerk

Attorney for Petitioner THOMÁS CALDWELL - SBN 239336, CALD-WELL LAW 21650 OXNARD STREET, SUITE 1580 WOODLAND HILLS CA 91367 6/8, 6/15, 6/22/23 CNS-3706811# GARDENA VALLEY NEWS Gardena Valley News 6/8,15,22/2023-131666

PROBATE requests that GLENN CUN-NINGHAM be appoin-NOTICE OF availability recirculated DRAFT ted as personal representative to administer the estate of the deprogram Environmental Impact Report for

The Los Angeles County Metro Area Plan PROJECT NO.: PRJ2021-004165 ADVANCE PLAN-NING PROJECT NO RPPL2021011918 ADVANCE PLAN-NING PROJECT NO. ing certain very import-RPPL2022010129

Legal Notices-GV ADVANCE PLAN-

NING PROJECT NO. RPPL2022010131 ADVANCE PLAN-NING PROJECT NO. RPPL2022010133 ADVANCE PLAN-

NING PROJECT NO. RPPL2022010143 **GENERAL PLAN** AMENDMENT NO. RPPL2021011925

ZONE CHANGE NO RPPL2021011985 **ENVIRONMENTAL** ASSESSMENT NO. RPPI 2021011920 STATE CLEARING HOUSE NUMBER 2022020274

In accordance with the California Environmental Quality Act (CEQA), notice is hereby given that a Recirculated Draft Program Environmental Impact Report (PEIR) for the Los Angeles County Metro Area Plan (Project) is available for public re-view from June 12, 2023, through July 28, 2023.

The County of Los Angeles (County), as lead agency, previ-ously circulated the Metro Area Plan Draft PEIR for public review from November 17, 2022, through January 16, 2023. After the conclusion of the public comment period for the Draft PEIR, the County elected to revise the Project to reflect County-driven revisions and to address comments received during and after the Draft PEIR public reand after the view period. The County has sub-sequently prepared a Recirculated Draft PEIR to analyze environmental impacts associated with implementation of the revised Project. The Re-circulated Draft PEIR wholly replaces the Draft PEIR that was originally circulated in November 2022

PROJECT LOCATION The Metro Planning Area is one of the County's 11 Planning Areas identified in the County General Plan and it (General Plan) includes the following seven unincorporated communities of the County: East Los County: East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, and Willowbrook. Collectively, these seven communities are re-

PROJECT DESCRIP-

TION The Metro Area Plan is intended to guide growth and develop-ment within the seven unincorporated communities of the Metro Planning Area through horizon year 2035. The goals and policies of the Metro Area Plan provide a development framework that supports the principles of smart growth and climate resiliency; provides for a variety of housing types; fosters economic opportunities; advocates historic preservation; and promotes a vibrant, safe, healthy, and diverse community with atten-tion on environmental Legal Notices-GV

iustice. The implementation programs of the Metro Area Plan provide strategies and actions to implement the plan, consistent with its goals and objectives. Walnut Park The Project includes boundaries: delete or

land use and zoning changes set forth in the 2021-2029 Housing Element Update (Hous ing Element) that would provide for approximately 30,968 additional dwelling units. An amendment to Title 22 (Planning and Zoning) of the County Code is also proposed to allow for the development of Accessory Commer-cial Uses (ACUs) on corner lots in residen-tial zones within the Project area. In addi-tion, the Project includes an implementa-tion program that would require the County to develop an industrial land use strategy (In-dustrial Program) for the communities of East Los_Angeles, Florence-Firestone, West Rancho-Dominguez Victoria and Willowbrook within five years of Project ap-proval. The Industrial Program would establish two new County-wide zones—Life Sciences Park (LSP) and Artisan Manufacturing (M-0.5)-to allow for cleaner, alternative industrial uses such as artisan manufacturing and life sciences facilities, which would apply to select candidate parcels, as identified in the Recirculated Draft PEIR. To implement the Industrial Program, the County will con-duct additional research and outreach to the property owners of candidate parcels: meet with stakeholders: gather relevant land use and economic data: perform additional analysis relative to the new industrial zones; and rezone appropriate candidate parcels with the appropriate industrial zones supported by the additional outreach information, and analysis. Under the two new industrial zones, candidate parcels could accommodate development of approximately 1,124,731 additional square feet of industrial building area.

Implementation of the Project requires various discretionary actions, including but are not limited to, the followina:

General Plan amendment to establish the Metro Area Plan, up-date the land use policy map, add a guiding principle, update the land use designation table, rescind three e x i s t i n g community/neighborg hood plans, and au-thorize certain administrative updates to the General Plan.

Zone Change to update the County's zoning map to maintain consistency with the updated land use policy map; revise ex-isting zoning map overlavs to establish the Planning Area Stand-ards District (PASD) the non-regulation overlay; delete the ex-

Legal Notices-GV

modify various CSD

Area Specific Boundar-

ies, and incorporate ex-

isting Setback Districts into the updated CSD

Sub-Areas and incor-

porate all Project pro-

posed rezoning efforts, including proposed

rezoning (outside of Florence-Firestone) set

forth in the Housing

Element, rezoning cer-

tain A-1 parcels to a residential zone,

adding the new Green Zones (-GZ) Combin-

ing Zone on parcels

that are currently sub-

ject to the Green Zone Ordinance, and other

technical clean-ups to

correct mapping errors

and eliminate unneces-

sary split-zoning or

spot-zoning. 1. Title 22 (Planning)

and Zoning) County

Code amendment to al-

low ACUs on corner

lots in residential

zones; allow shared kit-

chen complexes in cer-

tain commercial and in-

dustrial zones; require Conditional Use Per-

mits (CUPs) for K-12

schools and establish

development stand-

ards for K-12 schools;

establish a Planning

Area Standards Dis-

trict; re-categorize five existing Setback Dis-

tricts as CSD Sub-

Areas under the PASD

regulatory framework; revise or delete six ex-

isting CSDs; require a

20% lower-income set-

aside in housing devel-

opments on certain

sites rezoned or identi-fied in the Housing Ele-

ment; reorganize the Connect Southwest

Los Angeles and Wil-lowbrook TOD Specific

Plans so that regula-

tions and development

standards are codified

in a numbering system

that is consistent with

the rest of Title 22.

Angeles Third Street

Form-Based Code; and

amend Chapter 22,418

Florence-Firestone

Zones & Development

2 Amend the Florence-

Firestone TOD Specif-

ic Plan to allow shared

kitchen complexes in

certain commercial and industrial zones and re-quire CUPs for K-12

3. Amend the East Los Angeles 3rd Street Specific Plan to allow ACUs on certain lots in

the residential transect

zones: allow shared kit-

chen complexes in cer-

tain commercial tran-

sect zones; clarify reg-

ulations on blade signs:

and require CUPs for

K-12 schools and de-

lete the definition of

'school" which is incon-

sistent with the County-

Amend the Willow-

brook TOD Specific

Plan and Connect

Southwest Los Angeles

TOD Specific Plan to

reorganize various

components of the

Specific Plans so that

only regulations are co-

dified in Title 22 and

wide definition.

Los

amend the East

Standards.

schools.

Legal Notices-GV isting Willowbrook and chapters of these spe-East Rancho Domincific plans would also guez Community Standards District be streamlined with some technical clean-(CSD); modify the East Los Angeles, West Athens-Westmont and

SUMMARY OF signi-ficant Environmental iMPACTS The Recirculated Draft

PEIR identifies the following Project impacts significant and to be unavoidable, even with implementation of feasible mitigation meas ures: Air Quality, Biological Resources, Cul-tural Resources, Hazards and Hazardous Materials, Noise, Population and Housing, Public Services (Parks), Recreation, Tribal Cultural Resources, and Utilities and Service Systems. The Recirculated Draft PEIR identifies impacts in the following resource areas that are not expected to result in any significant environmental impacts: Aeshet ics

Agriculture/Forestry Resources, Energy Geology/Soils, Greenhouse Gas Emissions Hydrology/Water Qual-ity, Land Use/Planning, Mineral Resources Transportation, and Wildfire.

Various sites in unincorporated Los Angeles County are identified on lists enumerated under Section 65962.5 of the Government Code (Cortese List). A total of 247 Cortese List sites were identified within the Project area. Eleven (11) of the 247 sites are open/active investigation or remediation sites. However, 236 of the 247 Cortese list sites have release cases that have been closed by the lead regulatory agency.

Public Hearing

A public hearing on the proposed Metro Area Plan and the Recirculated Draft PEIR before the Los Angeles County Regional Planning Commission is tentatively scheduled for September 13, 2023. The public hearing will be properly no-ticed when the hearing date is confirmed.

Public Review Period

In accordance with CEQA Guidelines Section 15105, the 45-day public review period for the Recirculated Draft PEIR begins on PEIR begins on Monday, June 12, 2023, and ends on Friday, July 28, 2023. The County may hold a virtual Project informa-tion session(s) during the public review peri-od, which will be announced on the Project

website <u>PUBLIC COMMENTS</u> The Recirculated Draft PEIR wholly re-places the Draft PEIR that was circulated in November 2022. Public comments on the November 2022 Draft PEIR will not be re-sponded to in the Final PEIR. New public comments are requested on the Recircu-lated Draft PEIR, and only these will be responded to in the Final PEIR. Separate comment letters for the Recirculated Draft PEIR and the Public Hearing

Draft Metro Area Plan

ferred to as the Project

Legal Notices-GV reviews are requested during submission. Written comments on Recirculated Draft PEIR can be provided to the County by the Department of Region-

Legal Notices-GV Legal Notices-GV close of the 45-day review period on July 28, 2023. at 5:00 p.m. via email or mail to: Los Angeles County

al Planning Attn: Christina Tran 320 West Temple Street, G10 Los Angeles, California 90012

Project Name: 1450 Artesia Boulevard Specific Plan Project ("Project") Project Applicant: InSite Property Group Project Address: 1450 West Artesia Boulevard, City of Gardena

Public Comment Period: Thursday, June 8, 2023 to Monday, July 10, 2023 Public Scoping Meeting: Thursday, June 22, 2023 at 6:00 PM

Public Scoping Meeting: Thursday, June 22, 2023 at 6:00 PM Pursuant to California Public Resources Code §21165 and State California Environmental Qual-ity Act (CEQA) Guidelines §15050: Lead Agency Concept, the City of Gardena (City) is the Lead Agency for preparation of an Environmental Impact Report ("EIR") for the proposed 1450 Artesia Boulevard Specific Plan Project ("Project"). In accordance with State CEQA Guidelines §15082: Notice of Preparation and Determination of Scope of EIR, the City has prepared this Notice of Preparation (NOP) to provide responsible and trustee agencies, the Office of Planning and Re-course and the County, Clork with sufficient information describing the Drained and its potential search, and the County Clerk with sufficient information describing the Project and its potential environmental effects to enable the responsible agencies to make a meaningful response to this NOP

An Initial Study (see attached) was conducted to determine if the proposed Project has the poten-tial to result in a significant effect on the environment. On the basis of this initial evaluation, the City has found that the proposed Project may have a significant effect on the environment and an EIR will be required. The City is requesting your agency's specific and detailed input regarding the scope and content of the environmental information related to your agency's statutory re-sponsibility to be included in the Draft EIR. Pursuant to State CEQA Guidelines §15083: Early Public Consultation, this NOP also serves to facilitate consultation with any persons or organiza-tions that may be concerned with the Project's environmental effects. Additionally, this NOP serves as a notice for the Public Scoping Meeting, which is held to expedite and facilitate the consultation process.

Project Location - The Project site is located on the southwest corner of Artesia Boulevard and Normandie Avenue and was part of the recently rescinded Artesia Corridor Specific Plan. The 1450 Artesia Boulevard Specific Plan would cover approximately 6.33 acres collectively consisting of the sites located on Assessor Parel Numbers 6106-036-010, 6106-036-012, 6106-036-034, 6106-036-035, 6106-036-036, 6106-036-037.

Project Summary - The Applicant seeks approval of the 1450 Artesia Boulevard Specific Plan Project. The Proposed Project would involve the construction and operation of a mixed-use devel-opment with a total building area of 268,000 square feet (SF) and an approximate height of 75 opment with a total building area of 268,000 square feet (SF) and an approximate height of 75 feet, including a self-storage use (three levels totaling 186,000 gross square feet (GSF) with 1,480 storage units), an industrial warehouse use (one level totaling 72,000 GSF with ten loading docks), and an office/retail use (a mezzanine totaling 10,000 GSF). The Project's proposed 72,000 GSF of warehouse use includes 10,000 GSF of potential future square footage to account for the potential future acquisition of a 0.23-acre parcel currently occupied by a single residential dwelling unit. Additionally, proposed associated facilities and improvements include perimeter fencing, onsite and perimeter landscaping, lighting, exterior sidewalks, and pavement for on-site parking spaces. Under the Specific Plan, the parking lot area would be used periodically for City-sponsored outdoor events outside of the Project's warehouse/industrial component operfor City-sponsored outdoor events outside of the Project's warehouse/industrial component oper-

ating hours. The Applicant is coordinating with the Atlantic Richfield Company (ARC), which is a responsible party working under the direction of the California Department of Toxic Substances Control (RAP) by installing an engineered cap, soil vapor (DTSC) to implement a Remedial Action Plan (RAP) by installing an engineered cap, soil vapor probes, and associated infrastructure before the Applicant commences construction of the Pro-posed Project. The Applicant will undertake measures to protect this remedy and avoid an unreasonable risk of harm to human health and the environment, such as installing soil vapor barrier and ventilation systems beneath the structure to protect building occupants against indoor soil vapor intrusion; recording a land use covenant on the Site to prohibit sensitive uses thereon, such as residential uses, but which would permit the Proposed Project's commercial and industrial uses; complying with all institutional controls that DTSC may require; and undertaking long-term monitoring and maintenance of the soil vapor barrier and ventilation systems for the Proposed Project's development. Project's building. The Proposed Project structure would only overlap with the remediated Haack Rework area. The portion of the Proposed Project site that overlaps the Haack and Cooper sumps areas would be paved and utilized as a parking lot which would be located atop ARC's engineered cap as part of the DTSC-approved RAP.

gineered cap as part of the DTSC-approved RAP. Construction of the Proposed Project is expected to last approximately 18 months beginning in March 2024 and ending September 2025. The Proposed Project is anticipated to begin opera-tions in October 2025. The Applicant's timing for construction would not interfere with the imple-mentation of the RAP by ARC, nor with ARC's implementation of the RAP interfere with the Ap-plicant's construction and operation of the Proposed Project. **Project Approvals:** The Project will require the following approvals in addition to certification of the LIP required CCOA findings, and addition to certification of

Adoption of the 1450 Artesia Boulevard Specific Plan

· Zone Text Amendment to delete 18.08.015 of the Gardena Zoning Code

Development Agreement Site Plan Review

Lot Merger to consolidate the 3 lots into one parcel

Environmental Issues to be Evaluated in the Environmental Impact Report - Based on the Initial Study, the Project would result in potentially significant environmental impacts concerning the environmental issue areas listed below, which will be further evaluated in the EIR:

Noise

- Air QualityCultural Resources Hydrology and Water QualityLand Use and Planning
- Energy
- Geology and Soils
 Greenhouse Gas Emissions · Hazards and Hazardous Materials
- Transportation
- Tribal Cultural Resources
 - Utilities and Service Systems

Cortese List Notice: Pursuant to Public Resources Code 21092.6(a), the Project site is listed on several environmental databases, as determined by the regulatory agency database search com-piled pursuant to Government Code §65962.5 (California Department of Toxic Substances Con-

biled pursuant to Government Code §65962.5 (California Department of Toxic Substances Con-trol list of various hazardous sites). Environmental Review - A copy of this NOP and the Initial Study are available for review on the City of Gardena's Website beginning on Thursday, June 8, 2023 at: https://www.cityofgardena.org/community-development/planning-projects/ If you cannot access the documents from the website, please contact Amanda Acuna, Senior Planner, at 310.217.6110 or via email at <u>aacuna@cityofgardena.org</u>. Comment Period - The NOP's public review comment period is from June 8 – July 10, 2023. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project, to identify those environmental issues, potentially affected by the Project, which the City should address further in the EIR. Comments on the NOP can be submitted to Amanda Acuna, Senior Planner, at the City of Gardena by mail at City of Gardena Community Develop-ment Department, 1700 West 162nd Street, Gardena, California 90247, or by email at <u>aacuna@cityofgardena.org</u>, no later than 5:00 PM on July 10, 2023. However, e-mail is the pre-ferred method of communication. Please label the subject line "1450 Artesia Boulevard Specific Plan Project/NOP Comment." Public Scoping Meeting - Pursuant to CEQA Statue §21083.9(a)(2) and State CEQA Guidelines

Public Scoping Meeting - Pursuant to CEQA Statue §21083.9(a)(2) and State CEQA Guidelines §15082(c), the City of Gardena will hold a public scoping meeting as follows: When: Thursday, June 22, 2023 at 6:00 PM Where: City of Gardena City Council Chambers, 1700 West 162nd Street, Gardena, CA 90247

At this meeting, agencies, organizations, and members of the public will receive a brief presenta-tion on the Project and will have the opportunity to provide comments on the scope of the inform-ation and analysis to be included in the EIR. **Gardena Valley News 6/8/23-131811**

Legal Notices-GV Email: Met-

roAreaPlan@planning.l acounty.gov All written comment letters/emails regarding the Recirculated

Draft PEIR will be included in and responded to in the Response to Comments section of the Final PEIR. DOCUMENT AVAIL-

Legal Notices-GV

 Willowbrook Library
 11737 Wilmington Ave Adigital copy of the Recirculated Draft Los Angeles, CA 90059

at each library varies. Please refer to the PEIR is available on the Project website at County library website to confirm this informaplanning.lacounty.gov/l ong-rangeplanning/metro-area-plan/documents/ plan/documents/. A printed copy of the Recirculated Draft PEIR and the Public Hearing Draft Metro Area Plan is available for public review by ap-Thank you for your par-ticipation in the environmental review of the Metro Area Plan. Visit the Metro Area Plan website for more inpointment during nor-mal business hours at planning.lacounty.gov/l the Los Angeles County Department of Regional Planning's main office (320 W. planning/metro-area-Temple Street, Los Angeles, CA 90012) información y manten-erse informado sobre Los starting on Monday, June 12, 2023. A hard-copy of the Recircu-lated Draft PEIR (with el Plan del área metro-politana (Metro Area Plan - MAP) y el Bor-rador Recirculado del Informe Programático de Impacto Ambiental electronic copies of all appendices) and the Public Hearing Draft Metro Area Plan are also available at the circulated Draft PEIR) following public librar-

• AC Bilbrew Library 150 E. El Segundo Blvd Los Angeles, CA 90061

• City Terrace Library 4025 E. City Terrace Dr Los Angeles, CA 90063

· East Los Angeles Lib-

rary 4837 East 3rd St Los Angeles, CA 90022 · East Rancho Dominguez Library 4420 East Rose St East Rancho Domin-guez, CA 90221 Florence Library
 7807 Compton Ave Los Angeles, CA 90001

· Huntington Park Library 6518 Miles Ave Huntington Park, CA

TION TO ADMINIS-

CITY OF GARDENA NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, June 20, 2023, at 7:00 p.m., the Planning Commission of the City of Gardena will conduct a public hearing to consider the following:

1. REQUEST: Consideration of an Ordinance amending Chapter 18.13 of the Gardena Municipal Code relating to Accessory Dwelling units and making a determination that the Ordinance is exempt from CEQA pursuant to Public Resources Code Section 21080.17

Project Location: Citywide

REQUEST: Consideration of an Ordinance amending Sections 17.08.270 and 18.12.060 relating to two-unit housing developments and making a determination that the Ordinance is exempt from CEQA pursuant to the terms of Senate Bill 9.

Project Location: Citywide

The public hearings will be held in the Council Chambers of City Hall at 1700 West 162nd Street, Gardena, CA 90247.

The related materials will be on file and open for public inspection on the City's website at https://www.cityofgardena.org/community-develop-ment/planning-projects/ no later than June 16, 2023. You will have the opportunity to speak during the hearings. Written comments and docu-mentation may be submitted by email to publiccoment@cityofgardena.org. Alternatively, comments may be mailed to City of Gardena, at 1700 W. 162nd Street, Gardena, Califor-nia 00247 nia 90247

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 de-livered to the Gardena Planning and Environmental Quality Commis-sion at, or prior to, the public hearing. For further information, please contact the Planning Division, at (310) 217-9524. Amanda Acuna Senior Planner

Gardena Valley News 6/8/23-131810

Legal Notices-GV TER ESTATE OF: ERIC LAURENCE LOUPE CASE NO. 23STPB05974

or by your attorney. IF YOU ARE A CRED-ITOR or a contingent creditor of the de-To all heirs, beneficiaries, creditors, contin-gent creditors, and percedent, you must file your claim with the sons who may other-wise be interested in court and mail a copy the WILL or estate, or to the personal represboth of ERIC LAURENCE LOUPE entative appointed by the court within the later of either (1) four LAURENCE LOUPE. A PETITION FOR PROBATE has been filed by DESERINE LOUPE in the Superior Court of California, County of LOS ANGELES. months from the date of first issuance of letters to a general per-sonal representative, as defined in section 58(b) of the California ANGELES. THE PETITION FOR PROBATE requests that DESERINE LOUPE be appointed as personal represent-ative to administer the Probate Code, or (2) 60 days from the date

approval. Before tak-

ing certain very import-

ant actions however

the personal represent-

ative will be required to

give notice to inter-

ested persons unless

they have waived no-

tice or consented to the

proposed action.) The

independent adminis-tration authority will be

granted unless an in-

terested person files an

objection to the peti-tion and shows good

cause why the court should not grant the

authority. A HEARING on the pe-

tition will be held in this court as follows: 07/07/23 at 8:30AM in Dept. 2D 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

of mailing or personal delivery to you of a notice under section 9052 of the California Proestate of the decedent. THE PETITION rebate Code. Other California statutes and legal author-ity may affect your quests authority to administer the estate unrights as a creditor. You may want to con-sult with an attorney der the Independent Administration of Estates Act. (This authority will allow the perknowledgeable in California law. YOU MAY EXAMINE sonal representative to take many actions without obtaining court

Legal Notices-GV

the court before the

hearing. Your appear-

ance may be in person

the file kept by the court. If you are a per-son interested in the estate, you may file with the court a Re-quest for Special Notice (form DE-154) of the filing of an invent-ory 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 EDGAR SAENZ, ESQ. - SBN 126270, LAW OFFICE OF

EDGAR SAENZ 8921 S. SEPULVEDA BLVD., STE. 101 LOS ANGELES CA

90045 6/8, 6/15, 6/22/23

CNS-3707964# GARDENA VALLEY NEWS Gardena Valley News 6/8,15,22/2023-131726

My Designer Furniture, Showroom 1, 153 W. Rosecrans Avenue Storage LLC. / ReadySpaces Located at 153 W. Rosecrans Ave. Gardena, CA 90248 will be sold to the highest bidder at www.storagetreasures. com on June 12th, 2023 at 5:00 PM to satisfy the owner's lien for rent in accordance with CA law. All contents sold "as is" and by office only. Seller neither warrants title to any items sold and does not make any express

or implied warranties to any item sold. Vendtech Vending, Unit C1 at 153 W. Rosecrans Avenue Stor-age LLC. / ReadyS-paces Located at 153 W. Rosecrans Ave. Gardena, CA 90248 will be sold to the highest bidder at www.storagetreasures. com on March 14th, 2023 at 5:00 PM to satisfy the owner's lien for rent in accordance with CA law. All contents sold "as is" and by of-fice only. Seller neither warrants title to any items sold and does not make any express or implied warranties to

any item sold. Gardena Valley News 6/8,15/2023-131644

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Los Angeles, CA 90044

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plan/ o envíe un correo

electrónico a Met-

roAreaPlan@planning.l acounty.gov o llame al (213) 974-6409 o (213)

974-6316 y deje un mensaje. Para ver el

aviso de disponibilidad (Notice of Availability –

NOA) en línea, inclúy-

endo una versión del

NOA en español, por favor visite:

planning.lacounty.gov/l <u>o n g - r a n g e -</u> planning/metro-area-

GARDENA VALLEY

Gardena Valley News 6/8/2023-131723

NOTICE OF PETI-

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