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Weekend Forecast

Friday
Sunny
68°/57°



Saturday
Sunny
70°/57°



Sunday
Sunny
70°/57°



The Class of 2016 Assistance League



The 51st Annual Assistance League of San Pedro-South Bay Assisteens Recognition Ball for the Class of 2016 was held March 5. Honorees, front L to R: Katie Shewfelt, Serena Tramm, Amanda Lee, Christine O’Connell, Cheyenne Newallis L to R: Jessica Hay, Neeki Rizi, Vanja Bantencourt, Stephanie Grant, Ada Day, Emma Tsuneishi, Victoria Marquez. Photo by John Mattera Photography

Phone Scams Follow April Tax Deadlines

By Rob McCarthy

There’s nothing new under the sun when it comes to scam artists, who use the April tax deadlines and a little Internet research to make their schemes sound believable.

Seniors are most vulnerable to scams about the Internal Revenue Service or unpaid property taxes, according to the Los Angeles District Attorney’s Office. A fraud alert issued before the April 18 income-tax filing deadline warned seniors about the latest tax scam.

“Seniors should be on guard for thieves posing as investigators from the Internal Revenue Service,” the DA fraud alert said “The crooks typically make unsolicited calls, claiming the person owes taxes to the IRS. They then threaten victims with criminal prosecution, arrest or deportation unless payment is made – usually via prepaid debit cards.”

Elder financial abuse often goes unreported. Many victims are too embarrassed or afraid to report the crime. A study reported by *Consumers Digest* estimated that there are at least 5 million cases of this financial abuse in the United States each year, but law enforcement or government officials learn about only 1 in 25 cases.

The District Attorney asks South Bay residents who receive suspicious phone calls demanding payment of back taxes to call their local police departments or the DA’s office. Calls from tax collectors about “late” property taxes made the rounds last year in El Segundo.

Authorities advise residents, especially seniors, to tell a relative or a friend when they receive a suspicious phone call supposedly alerting them to unpaid taxes or an overdue bill. Financial crimes against seniors is a serious crime, as serious as physical abuse to local prosecutors.

Phone scams can happen to anyone’s elderly parent or grandparent, including the Los Angeles district attorney herself. Jackie Lacey’s 77-year-old mother was bilked out of money by someone using the “grandma scam.”

“My mother received a call from a person identifying himself as a police officer. He told her to wire money overseas to bail her grandson out of jail. He also told her not to tell anyone,” Lacey said. “The problem was her grandson wasn’t in jail and the caller wasn’t a police officer but a crook.”

The tax-season alert advises Los Angeles County residents that IRS agents don’t make phone calls. The IRS corresponds with taxpayers by mail, according to Lacey’s office. Do not send money or give your bank account information to anyone claiming to be from a governmental agency, the alert says.

The callers can find a victim’s name, address and other personal information on the Internet, then repeat the information over the phone to make the call sound official, authorities say. If something doesn’t seem right, seniors are advised to hang up the phone or call the police.

Anyone concerned that a senior is being scammed should local a law enforcement agency or the Los Angeles County Elder Abuse Hotline at 877-477-3646.)

The commissioner of the IRS issued his own scam alert April 13, ahead of the filing deadline and indicated that his department is aware of phone and email scams circulating across the country. They include:

- Call asking for W-2 information from payroll and human resource departments;
- “Verifying” tax return information over the phone
- Someone pretending to work for a tax preparer.

“After the tax deadline, watch out for these scammers promising a refund or threatening you with an unexpected tax bill,” IRS Commissioner John Koskinen said.

A tip-off would be an “urgent” callback request left on a voicemail. Even if the caller ID number looks like the IRS or a local government tax office, it might be faked. Scammers can alter caller ID numbers, to appear legitimate, according to the head of the IRS.

There has been a spike in email scams in 2016, which also appear to come from a tax agency or a tax software company. Do not reply or download any attachments, Koskinen advises.

Forward suspicious emails about federal income taxes to the IRS at phishing@irs.gov. •



L.A. County District Attorney Jackie Lacey says her mother was bilked by the “grandma scam.”

PUBLIC NOTICES

ORDINANCE NO. 2109
AN ORDINANCE OF THE CITY OF HAWTHORNE IMPOSING TECHNICAL REVIEW AND STUDY REQUIREMENTS FOR CERTAIN PROJECTS IN THE R-4 AND MIXED USE OVERLAY ZONES, AMENDING THE HAWTHORNE MUNICIPAL CODE, AND MAKING A DETERMINATION UNDER CEQA
WHEREAS, the City of Hawthorne (City) initiated amendments to the Hawthorne Municipal Code to impose technical review and study requirements for multi-family development projects in the Mixed Use Overlay and R-4 Maximum Density Zone so as to implement environmental mitigation measures regarding traffic safety, traffic circulation, and sewer impacts; and
WHEREAS, in conjunction with these amendments and this Ordinance, the City initiated amendments and additions to the design and development standards for the Mixed Use Overlay and R-4 Maximum Density Zone by way of Ordinance No. 2107, which are also intended to incorporate environmental mitigation measures and to address density, trash storage areas and parking impacts of developments in those Zones (Application 20162A04); and
WHEREAS, a Draft Environmental Impact Report (DEIR) under the California Environmental Quality Act (CEQA), State Clearinghouse No. 2009061099, was prepared for the Mixed Use Overlay (MUO) and R-4 Zone project, and, on June 14, 2011, the City Council adopted Resolution No. 7376 and certified the Final Environmental Impact Report (FEIR) for that project, adopted Findings of Fact, Statement of Over-Riding Consideration, and the Mitigation Monitoring Program; and
WHEREAS, on March 27, 2012, the City enacted Ordinance No. 2016, which eliminated the Conditional Use Permit requirement for multifamily residential housing in the R-4 and MUO zones pursuant to Government Code Sections 65583.2(h)-(j) and 65589.4; and
WHEREAS, Government Code Section 65583.2(i) allows cities to enact "objective, quantifiable, written development standards" for residential development if those standards do not prevent the city from achieving its share of the regional housing need; and
WHEREAS, on June 26, 2012, the City adopted the "Design Guide for Highest Density Residential and Mixed Use Development," dated June 22, 2012, ("Design Guide") which Guide is intended to establish clear and useful criteria for the planning, design, and aesthetics of highest-density residential and mixed-use developments in the City; and
WHEREAS, The Design Guide was adopted by Ordinance No. 2022 and added as Appendix B to Title 17 (Zoning) of the Hawthorne Municipal Code ("HMC"), and is required to be complied with in the development of high density residential and mixed-use developments pursuant to Sections 17.19.017 (Design and development standards) and 17.19.060 (Property development standards and site plan review) of the HMC; and
WHEREAS, Ordinance No. 2022 also adopted development and security standards for the Mixed Use Overlay and R-4 Zones in Chapters 17.19 and 17.87 of Title 17 (Zoning) of the HMC; and
WHEREAS, the City now seeks to impose technical review and study requirements to mitigate impacts to traffic safety, traffic circulation, and sewer capacities; and
WHEREAS, the intent and purpose of this Ordinance is to continue to accommodate

and enable multi-family residential development projects that are sufficient to meet the City's regional housing needs allocation and without discretionary review approval while at the same time protecting the public health, safety, and welfare through objective, quantifiable, and written development standards applicable to high-density development projects.
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE HEREBY ORDAINS AS FOLLOWS:
The City Council finds that all of the facts set forth in the recitals of this Ordinance are true and correct.
CEQA Findings.
On June 14, 2011, the City certified an FEIR for the adoption of the Mixed Use Overlay and R-4 Zones (State Clearinghouse No. 2009061099). This Ordinance does not expand the land area for those Zones, does not increase allowable densities in those zones, and does not add new uses into those Zones. Accordingly, this Ordinance is within the scope of the project reviewed in that EIR and does not create any new or more severe impacts than the project evaluated in that EIR. As certified, the FEIR required an Environmental Mitigation Monitoring Program pursuant to CEQA Section 21081.6. That program required mitigation measures to address impacts under the following categories: aesthetic; air quality; public services; traffic and circulation; utilities and service systems; water supply and quality; construction-related noise; construction-related traffic; and construction-related air quality.
Specifically, the mitigation monitoring program includes the following measures: (1) "As determined by the City, all applicants will provide information about the area-wide condition of the local sewer system serving respective sites, to the satisfaction of the City. If the conditions of the local sewer lines are not adequate to accommodate flows the developer(s) will contribute funds to identify area-wide improvements, including replacing the existing sewer line serving the site with a larger diameter line, as determined by the City;" (2) "As determined by the City, individual future developments will be required to prepare traffic studies that identify potential impacts and mitigation measures required for an individual project to reduce impacts on the street network and Congestion Management Program (CMP) facilities, including appropriate freeway segments;" and (3) "Space will be allocated either within the buildings or in outdoor areas for collection and storage of recyclable materials. Plans for space allocation for recycling will be subject to City review and approval, upon application for a building or occupancy permit."
This Ordinance is intended to implement mitigation measures required under the FEIR's mitigation monitoring program using defined development standards for the Mixed Use Overlay and R-4 Zones. Therefore, this Ordinance is within the scope of that EIR and implements its mitigation program. Accordingly, the City Council finds that no additional environmental review is required.
The Planning Department Staff determined that the proposed amendments to the HMC contained in this Ordinance constitute a project within the scope of CEQA and the City's CEQA Guidelines. The project qualifies as a Class 5 Project (Minor Alterations in Land Use Limitations) pursuant to CEQA Guidelines Section 15305 and thus is exempt from environmental review. The amendments do not change the land uses allowed on areas

of slopes greater than 20%, do not change allowable land uses or their intensities, and do not result in any increases in density. The City Council has reviewed the Planning Department's determination of exemption and based on its own independent judgment, concurs in staff's determination of exemption.
Third, the City Council also finds and determines that it can be seen with certainty that there is no possibility the adoption of the Ordinance may have a significant effect on the environment, because the development standards adopted by this Ordinance will impose greater limitations on development in the City and reduce environmental impacts, and will thereby serve to reduce potentially significant adverse environmental impacts. It is therefore exempt from California Environmental Quality Act review pursuant to Title 14, Section 15061(b)(3) of the California Code of Regulations.
The City Council finds and determines that the zoning text amendments set forth in Sections 4 and 5 of this Ordinance are consistent with the goals, policies, and standards of the General Plan. The changes further Goal 2.0 and Policy 2.8 by ensuring that high-density uses are compatible with existing land use zones and do not adversely affect residents in those zones and by ensuring that multi-family projects do not create significant impacts to traffic circulation, traffic safety, sewer capacity, or parking availability. These text amendments further Goal 1.0 and Goal 3.0 by requiring a higher percentage of commercial/retail uses in the Mixed Use Overlay zone. The text amendments are also consistent with the purposes and intent of the R-4 and Mixed Use Overlay zones and are compatible with other uses in the zones. They do not conflict with the goals and policies in the General Plan. The development standards specified are appropriate and necessary to ensure that the uses specified do not have a negative impact on the community's public health, safety, and welfare.
Chapter 13.64 (Public Sewerage) of Division II (Sewage And Waste Disposal) of Title 13 (Waters and Sewers) shall be amended to add new Section 13.64.030 ("Study requirements for specified development projects") to read as follows:
"13.64.030 Study requirement for specified development projects.
A. A sewer capacity study shall be required for any of the following development projects:
1. A multi-family project (a) in the R-4 zone; (b) with a density of 1.0 floor-to-area ratio and above; or (c) containing more than 10 dwelling units).
2. A mixed-use project that includes more than 10 units of multi-family housing.
B. A Licensed Civil Engineer, retained by the city at the applicant's sole expense, shall prepare the sewer capacity study.
C. The sewer capacity study shall determine the existing excess capacity of the sewer system servicing the property on which development is proposed.
D. Based on the estimates in Section 13.64.020, the applicant must show that sewage flow from the project will not exceed the excess capacity of the existing sewer system.
E. If the study finds that the sewage flow from the project will exceed the system's excess capacity, the applicant shall make any alterations necessary to ensure that sewer flow will not exceed capacity, including the construction of additional sewer capacity or the implementation of project features to reduce flow rates."
The Hawthorne Municipal Code is hereby

amended to add Title 14 to read as follows:
"Title 14
TECHNICAL REVIEW AND STUDY REQUIREMENTS FOR SPECIFIED DEVELOPMENT PROJECTS
Chapters:
14.02 Administrative Plan Review
14.04 Traffic Impact Studies
14.06 Site-Specific Traffic Safety Studies
Chapter 14.02
Administrative Plan Review
Sections:
14.02.040 Applicability.
14.02.060 Purpose.
14.02.080 Review Process and Scope.
14.02.040 Applicability.
Administrative plan review, as defined in Section 14.02.080, shall be required for all multi-family and mixed-use developments in any zone in the City.
14.02.060 Purpose.
The purpose of administrative plan review is to provide an informal process by which information about the proposed development project can be shared between an applicant and City staff. A goal of this process is to ensure that development projects satisfy all applicable standards and requirements, and potential problems and solutions in the project design are identified at the earliest possible stage and before formal applications are filed with the City. By doing so, applicants are able to incorporate those standards, requirements, and solutions in their plans when submitted for formal approval.
Furthermore, administrative plan review is intended to expedite and streamline the formal review process. The information gathered and exchanged at this early stage is intended to give the applicant and City a procedure to improve the design of the project, ensure that it incorporates required elements and design features, and lessens the possibility that significant corrections will be needed late in the process, thereby avoiding potential delay in the formal review and approval of the project.
14.02.080 Review Process and Scope.
A. Administrative plan review shall mean informal review of preliminary development plans for technical compliance with the requirements of this Title, Chapter 8.50 (Stormwater and Urban Runoff Pollution Control) of Title 8 (Health and Safety), Title 13 (Waters and Sewers), Title 15 (Buildings and Construction), Title 17 (Zoning), to the extent applicable, and any other applicable provisions of the Hawthorne Municipal Code and State and Federal law.
B. Administrative plan review shall involve City staff representatives from appropriate City departments, including, but not limited to, Planning, Building and Safety, and Public Works.
C. Administrative plan review shall be an informal review of preliminary plans. Completion of this process does not involve or constitute the granting of any rights to development and does not result in any ministerial or discretionary development approval. No fee shall be charged to the applicant for its submittal for, or participation in, administrative plan review.
Chapter 14.04
TRAFFIC IMPACT STUDIES
Sections:
14.04.020 Applicability.
14.04.040 Study requirements.
14.04.060 Standards.
14.04.080 Requirements for project approval.
14.04.020 Applicability.

A traffic impact study shall be required for any of the following projects:
A. Any multi-family project (a) in the R-4 zone, (b) that is likely to add 43 or more peak hour trips, or (c) multi-family project with 40 or more units].
B. Any mixed-use project (a) that includes more than 40 multi-family residential units; (b) with ground-level multi-family residential units; or (c) that is likely to add 43 or more peak hour trips.
This chapter shall not limit the effect of any other requirements under local, state, or federal law.
14.04.040 Study requirements.
A. A Licensed Traffic Engineer, retained by the city at the applicant's sole expense, shall prepare the traffic impact study. The project applicant shall submit the traffic impact study to the Department of Public Works as part of the project application.
B. The traffic impact study shall determine the current and projected (with project) levels of service and volume-to capacity ratio at all potentially affected intersections within a one-mile radius of the proposed project. The levels of service shall be based on Table 1 of the Circulation Element of the General Plan using the Intersection Capacity Utilization method.
C. Traffic impact study shall also determine the current and projected (with project) impacts at the following California Department of Transportation off-ramps within a three-mile radius of the project site utilizing strict Caltrans guidelines:
WB 105 off-ramp to Hawthorne Blvd.
WB 105 off-ramp to Prairie Ave.
WB 105 off-ramp to Crenshaw Blvd.
EB 105 off-ramp to 120th St.
NB 405 off-ramp El Segundo Blvd.
SB 405 off-ramp to La Cienega/El Segundo Blvd.
SB 405 off-ramp to El Segundo Blvd.
NB 405 off-ramp to Rosecrans Ave.
SB 405 off-ramp to Rosecrans Ave.
SB 405 off-ramp to Hindry Ave.
14.04.060 Project impact standards.
A project specified in Section 14.04.020 shall satisfy the following traffic impact development standards:
A. The proposed development will not increase Intersection Capacity Utilization by:
0.01 or more at an intersection operating at an E or F Level of Service;
0.02 or more at an intersection operating at a D Level of Service; or
0.04 or more at an intersection operating at a C Level of Service.
B. The State Department of Transportation's "Guide for the Preparation of Traffic Impact Studies," December 2002. (See www.dot.ca.gov/hq/tpp/offices/ocp/prgr_ceqa_files/tisguide.pdf)
14.04.080 Requirements for project approval.
If the study determines that the project will cause traffic impacts that exceed the development standards in Section 14.04.060, the applicant shall either (i) alter the proposed project to conform to those standards or (ii) include specific traffic and roadway improvements to address the traffic generated by the project.
Chapter 14.06
SITE-SPECIFIC TRAFFIC SAFETY STUDIES
Sections:
14.06.020 Applicability.
14.06.040 Study requirements.
14.06.060 Traffic safety standards.
14.06.020 Applicability.
A site-specific traffic safety study shall be required for the following projects:
A. A multi-family project (a) in the R-4 zone; (b) that is likely to add 43 or more peak hour trips,

or (c) multi-family project with 40 or more units.
B. A mixed-use project (a) that includes more than 40 multi-family residential units; or (b) with ground-level multi-family residential units.
14.06.040 Study requirements.
A. A Licensed Traffic Engineer, retained by the city at the applicant's sole expense, shall prepare the traffic safety study. The project applicant shall submit the traffic safety study to the Department of Public Works as part of the project application. If the applicant submits a traffic safety study prepared by a consultant not retained by the city, the city may retain, at the applicant's sole expense, a traffic consultant to verify the applicant's study.
B. The traffic safety study shall assess the safety of traffic flows within the project site and at each ingress and egress point of the proposed project.
14.06.060 Traffic safety standards.
The project shall satisfy one or more of the following traffic safety development standards:
A. A vision clearance triangle shall be provided and maintained, where the legs of the vision clearance triangle are a minimum of 15 feet in length as measured from the edge of the driveway at the property line and from 2 to 8 feet above the driveway height.
B. All relevant sight distances and other design requirements set forth in Chapter 400 of the California Department of Transportation's Highway Design Manual.
If any provision, clause, sentence or paragraph of this Ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect the other provisions of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this ordinance are declared to be severable.
The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the summarized ordinance to be published once in a newspaper of general circulation, published and circulated in the City of Hawthorne, or if there is none, the City Clerk shall cause it to be posted in at least three public places in the City of Hawthorne, California.
PASSED, APPROVED, and ADOPTED this 12th day of April, 2016.
ALEX VARGAS,
MAYOR
City of Hawthorne, California
ATTEST:
NORB HUBER,
CITY CLERK
City of Hawthorne, California
APPROVED AS TO FORM:
RUSSELL I. MIYAHIRA,
CITY ATTORNEY
City of Hawthorne, California
, **Monica Dircisci**, the duly appointed Deputy City Clerk of the City of Hawthorne, California, **DO HEREBY CERTIFY** that the foregoing Ordinance, No. 2109 was duly adopted by the City Council of the City of Hawthorne, at their regular meeting of the City Council held **April 12, 2016** and that it was adopted by the following vote, to wit:
AYES: Councilmembers Awad, Reyes English, Michelin, Valentine, Mayor Vargas.
NOES: None.
ABSTAIN: None.
ABSENT: None.
Deputy City Clerk
City of Hawthorne, California
Hawthorne Press Tribune Pub 4/21/16
HH-25066

ORDINANCE NO. 2102
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING TITLE 17 of the Hawthorne Municipal Code, CHAPTERS 17.25 (C-1), 17.26 (C-2), 17.28 (C-3), 17.32 (M-1), 17.34 (M-2), AND ADDING SECTION 17.20.310 (EXTERIOR COLORS) AND CHAPTER 17.30 (COMMERCIAL DEVELOPMENT STANDARDS), related to the regulation of EXTERIOR COLORS OF MULTI-FAMILY AND COMMERCIAL STRUCTURES
WHEREAS, the City of Hawthorne seeks to promote quality architectural expression; and
WHEREAS, the City also seeks to reduce onerous regulations in an effort to repair its image as unfriendly to businesses and property owners; and
WHEREAS, the current list of approved colors is widely considered to be unimaginative, dull and dated; and
WHEREAS, the City wishes to encourage owners of buildings to invest in repainting and refurbishing their buildings without fear of City interference; and
WHEREAS, the City desires to permit a more contemporary and vibrant look that does not require frequent updates to the list of approved colors; and
WHEREAS, the code amendments will not have an adverse effect, either individually or cumulatively, on wildlife or the habitat upon which wildlife depends, and that on the basis of substantial evidence the presumption of an adverse effect is rebutted, and
WHEREAS, on December 2, 2015, the Planning Commission held a duly noticed public hearing on the project, and following the close of the public hearing, recommended to the City Council the approval of an ordinance implementing Zoning Code Amendment 2015ZA07; and
WHEREAS, the City provided published notice of a public hearing on January 26, 2016, and the City Council held a duly noticed public hearing on the project.
NOW, THEREFORE, the City Council of the City of Hawthorne does hereby ordain as follows:
Section 1. The facts set forth in the recitals are true and correct.
Section 2. The proposed amendments to the Hawthorne Municipal Code contained herein constitute a project within the scope of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project qualifies as a Class 5 Project (Minor Alterations in Land Use Limitations) pursuant to CEQA Guidelines Section 15305 and thus are exempt from environmental review. This exemption is applicable because the amendment does not change the land uses allowed

on areas of slopes greater than 20% and do not change allowable land uses in a manner that could create a potentially significant impact on the environment and because the proposed changes do not alter density or building massing.
Section 3. Section 17.20.320 (Exterior Colors) of Chapter 17.20 (Development Standards for All Residential Zones) of Title 17 (Zoning) of the City of Hawthorne Municipal Code is hereby added as follows:
17.20.320 Exterior Colors
Prior to commencement of construction of, or changes to the exterior of, any multi-family building consisting of at least 4 units, the owner of the property or homeowner's association shall obtain approval of all exterior colors from the planning commission.
Base colors and accent colors should be selected to avoid monotony throughout the project site and neighborhood. Color schemes should present a harmonious range of accent materials. Approval of exterior colors shall also be required for awnings, fencing, and walls.
A minimum of three complementary colors shall be used for each building. Selected colors shall be consistent with the color schemes commonly found in the architectural style of the building. The primary base color should be subtle, preferably derived from earth tones and natural building materials such as brick, stone, and terra cotta. However, muted shades of more vivid hues are acceptable if characteristic of the style. Contrasting but complementary accent colors should be used for trim, windows, doors, awnings, and key architectural elements. The use of materials and color should convey a sense of quality and permanence. Colors should be compatible with neighboring buildings. Paint used on building surfaces along heavily traveled or service areas should be graffiti-resistant.
Section 4. Section 17.25.080 (Exterior Colors) of Chapter 17.25 (C-1 Freeway Commercial/Mixed Use Classification) of Title 17 (Zoning) of the City of Hawthorne Municipal Code is hereby deleted in its entirety.
Section 5. Section 17.25.090 (Appeals for Exterior Colors) of Chapter 17.25 (C-1 Freeway Commercial/Mixed Use Classification) of Title 17 (Zoning) of the City of Hawthorne Municipal Code is hereby deleted in its entirety.
Section 6. Section 17.26.080 (Exterior Colors) of Chapter 17.26 (C-2 Local Commercial Classification) of Title 17 (Zoning) of the City of Hawthorne Municipal Code is hereby deleted in its entirety.
Section 7. Section 17.26.090 (Appeals for Exterior Colors) of Chapter 17.26 (C-2 Local Commercial Classification) of Title 17 (Zoning) of the City of Hawthorne Municipal Code is hereby deleted in its entirety.

Section 8. Section 17.28.080 (Exterior Colors) of Chapter 17.28 (C-3 General Commercial Classification) of Title 17 (Zoning) of the City of Hawthorne Municipal Code is hereby deleted in its entirety.
Section 9. Section 17.28.090 (Appeals for Exterior Colors) of Chapter 17.28 (C-3 General Commercial Classification) of Title 17 (Zoning) of the City of Hawthorne Municipal Code is hereby deleted in its entirety.
Section 10. Chapter 17.30 (Commercial Development Standards) of Title 17 (Zoning) of the City of Hawthorne Municipal Code is hereby added as follows:
CHAPTER 17.30 COMMERCIAL DEVELOPMENT STANDARDS
17.30.010 Exterior Colors
Prior to commencement of construction of, or changes to the exterior of, any commercial building or structure, the owner of the property or the tenant with the property owner's written consent, shall obtain approval of all exterior colors from the planning commission.
Base colors and accent colors should be selected to avoid monotony throughout the project site and neighborhood. Color schemes should present a harmonious range of accent materials. Approval of exterior colors shall also be required for awnings, fencing, property line walls and painted signs.
A minimum of three complementary colors shall be used for each building. Selected colors shall be consistent with the color schemes commonly found in the architectural style of the building. The primary base color should be subtle, preferably derived from earth tones and natural building materials such as brick, stone, and terra cotta. However, muted shades of more vivid hues are acceptable if characteristic of the style. Contrasting but complementary accent colors should be used for trim, windows, doors, awnings, and key architectural elements. The use of materials and color should convey a sense of quality and permanence. Colors should be compatible with neighboring buildings. Paint used on building surfaces along heavily traveled or service areas should be graffiti-resistant.
Section 11. Section 17.32.070 (Exterior Colors) of Chapter 17.32 (M-1 Limited Industrial Classification) of Title 17 (Zoning) of the City of Hawthorne Municipal Code is hereby deleted in its entirety.
Section 12. Section 17.32.080 (Appeals for Exterior Colors) of Chapter 17.34 (M-1 Limited Industrial Classification) of Title 17 (Zoning) of the City of Hawthorne Municipal Code is hereby deleted in its entirety.
Section 13. Section 17.34.080 (Exterior Colors) of Chapter 17.25 (M-2 Heavy Industrial Classification) of Title 17 (Zoning) of the City of

Hawthorne Municipal Code is hereby deleted in its entirety.
Section 14. Section 17.34.090 (Appeals for Exterior Colors) of Chapter 17.34 (M-2 Heavy Industrial Classification) of Title 17 (Zoning) of the City of Hawthorne Municipal Code is hereby deleted in its entirety.
Section 15. Section 17.35.020 (Exterior colors) of Chapter 17.35 (On-premise signs) of Title 17 (Zoning) of the City of Hawthorne Municipal Code is hereby deleted in its entirety.
Section 16. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause a summary of the same to be published once in an adjudicated newspaper in the City of Hawthorne and post a certified copy of the proposed ordinance in the City Clerk's office at least 5 days before the City Council meeting at which the ordinance is to be adopted. Within 15 days after adoption of the ordinance, a summary of the ordinance must be published with the names of the council members voting for and against the ordinance.
Section 17. If any provision, clause, sentence or paragraph of this Ordinance or the application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provision of this Ordinance are declared to be severable.
PASSED, APPROVED, and ADOPTED this 12th day of April, 2016.
ALEX VARGAS, MAYOR
City of Hawthorne, California
ATTEST:
NORB HUBER,
CITY CLERK
City of Hawthorne, California
APPROVED AS TO FORM:
RUSSELL I. MIYAHIRA,
CITY ATTORNEY
City of Hawthorne, California
I, **Monica Dircisci**, the duly appointed Deputy City Clerk of the City of Hawthorne, California, **DO HEREBY CERTIFY** that the foregoing Ordinance, No. 2109 was duly adopted by the City Council of the City of Hawthorne, at their regular meeting of the City Council held April 12, 2016 and that it was adopted by the following vote, to wit:
AYES: Councilmembers Awad, Reyes English, Michelin, Valentine, Mayor Vargas.
NOES: None.
ABSTAIN: None.
ABSENT: None.
Deputy City Clerk
City of Hawthorne, California
Hawthorne Press Tribune Pub. 4/21/16
HH-25064

NOTICE OF PETITION TO ADMINISTER ESTATE OF: FERRIS HOLLINGQUEST CASE NO. BP172130
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of FERRIS HOLLINGQUEST:
A PETITION FOR PROBATE has been filed by RHODA JEAN HOLLINGQUEST in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that RHODA JEAN HOLLINGQUEST be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 05/09/16 at 8:30AM in Dept. 11 located at 111 N. HILL ST., LOS ANGELES, CA 90012



LIEN SALE: 2012 Toyota Camry VIN: 4T4BF1FK5CR196294 LIC: CA 6VBH166 To be sold: 4/28/2016 9:00 AM. Address: Nicas Auto Service 1612 S. Burlington Ave. Los Angeles, CA 90006 S & B Lien Sales Inglewood News
INGLEWOOD NEWS 4/21/2016

HI-25069



LIEN SALE: 2010 Honda Accord VIN: 5J6TF1H56AL014898 LIC: 6ZMM402 To be sold: 4/28/2016 9:00 AM. Address: A Touch Of Class 15300 S. Avalon Blvd. Compton, CA 90220 S & B Lien Sales Inglewood News
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HI-25070

Film Review

‘The Jungle Book,’ Animation For A New Generation

By Ryan Rojas for Cinemacy.com

It’s a weird thing, to be old enough to feel nostalgia for one’s own childhood. As the first wave of this millennial generation, and a child of the 90s, I am part of the last generation of people to have watched our movies on VHS cassette tapes. One of those movies amongst a collection of other classic Disney animated films, is the 1967 version of, *The Jungle Book*.

Thirty-nine years ago a hand-drawn masterpiece debuted (the last animated film that Walt Disney personally oversaw before passing away), I find myself at the famed El Capitan Theatre

from the other Disney hit *Zootopia*, provides the voice of the villain whose distrust of the man-cub sets the story in motion, claiming the young boy is a threat to all of the animal kingdom, vowing to hunt him down to remove him – permanently – from the jungle.

When young Mowgli decides, for the betterment of his family and the rest of the jungle, to leave his wolf family behind, including his mother Raksha (Lupita Nyong’o, *Star Wars: The Force Awakens*) and father Akela (Giancarlo Esposito, *Breaking Bad*), he meets the rest of the iconic *Jungle Book* characters. Credit the film for understanding and playing to all of the



Neel Sethi in *The Jungle Book*. Courtesy of Disney

in Hollywood, waiting for this new update to begin. As a critic amongst critic peers, sitting in a mostly family-and-kids packed screening, I put on my 3-D glasses, and after seeing the opening, iconic, Disney castle and logo fill the screen, we are all one theatre, pulled into a truly amazing, fully digitally animated world that is the *Jungle Book* for a new generation.

This year’s remake of the same name, *The Jungle Book*, brings to the screen the same heart-warming story as the 1967 version but in dazzling and brilliantly rendered CGI animation (parents, don’t fear that this new remake is following the trend of “darker” films – save that for 2018’s Warner Brothers version of the remake, simply titled, *Jungle Book*). The marketing promotes that this film is brought to us “from the Studio that gave us *Pirates of the Caribbean*,” which smartly reminds us that they know how to adapt the rollercoaster ride-to-movie experience. Upon dissolving from the Disney logo, the camera glides and flies, twists and turns, over and under vines and tree branches in ride-like manner, as we follow digitally animated wolves and animals scaling the jungle, as well as our protagonist and our young man-cub.

Mowgli, played by newcomer Neel Sethi, is the only human onscreen for the entirety of the movie (again, this film should technically be considered an animated film), and gives the sort of school-play performance. Our young Mowgli, swathed in the same red trunk undergarment, is surrounded by the familiar animal friends we all know and love as part of the *Jungle Book*-lore – and who are all cast perfectly. As Mowgli’s protective panther Bagheera, who finds and watches over the young child, Ben Kingsley is strong and eloquent with his English dialect, narrating our way in to this new world. As the threatening and snarling tiger Shere Kahn, fellow Brit Idris Elba (*Beasts of No Nation*), whose voice you may recognize

characters (and actors) strengths, for the movie blossoms anew in fun in the second act when a lone Mowgli meets his bear pal Baloo, the ever-hilarious Bill Murray.

Murray as Baloo is a delight, and from this point forward, it felt as though the older-aged skewing audience took equal-to-more delight in seeing the lovable bear crack so casually wise as only Murray can. And yes, the iconic songs make the cut here, (Murray’s splashy rendition of “The Bare Necessities” feels like it was performed by Disneyland’s very own New Orleans Square jazz band) but in good restraint. The movie weaves the songs naturally into the story that’s in place, meaning no show-stopping musical numbers here, but that serves the feeling of being a movie all the same. This extends to the other *Jungle Book* hit “I Wanna Be Like You,” sung by the legendary Christopher Walken, as King Louie gets a massive wide-eyed character redesign akin to a slightly more friendly King Kong – slightly.

The Jungle Book is the latest Disney movie from their animated masterpiece canon to get a “live-action” remake (after *Cinderella*, and look for the recently announced Emily Blunt-starring *Mary Poppins*). It’s a through and through adaptation, almost exact copy and paste of the hand-drawn version, and yet it still feels plumb new, every moment of it captivating and eliciting childlike wonder from all. Director Jon Favreau (*Iron Man*) whips up a new animated experience for a new generation of kids. Your kids’ kids adaptation will most likely be the Virtual-Reality experience, but for now, the film impresses with its use of digital animation, along with the magic that made it so great – those simple, bare necessities. •

105 minutes. Rated PG for some sequences of scary action and peril. Now playing everywhere.

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Hawthorne Happenings

News for the ‘City of Good Neighbors’

From City Clerk Norb Huber VOLUNTEER APPRECIATION DAY

Every year the Hawthorne Presidents Council does a nice thing for the community. It hosts a volunteer appreciation day at the Memorial Center. This year’s event will be held this Sunday April 24 beginning at 2 p.m. Volunteerism is good for the body and soul. It makes you feel good helping others. We look forward to saying thank you to all of those who have worked hard this past year, not for money or benefits, but for the sheer joy of giving back to the community.



May 7th. All Hawthorne students get to run for free with registration for others online. Congratulations to the Hawthorne Math and Science Academy for being ranked 12th best high school in the state of California. Great job by the Hawthorne School District under the outstanding leadership of Dr. Helen Morgan, HSD superintendent, and the school board.

COMMUNITY K9 DINNER

I know it is a few weeks away, but the Hawthorne President’s Council will once again sponsor a Community BBQ Dinner to raise funds for the Hawthorne Police Department’s K9 Unit. The date is Thursday, May 26th starting at 5 p.m. at the Memorial Center.

GOD, FAMILY, AND COLD ONES

Some of you readers out there have commented that you are disappointed when I don’t include some reference to having a cold one, or how my old lady is upset with me for doing something stupid, or when I try to create the gospel according to Huber by misquoting the Holy Scriptures. It’s difficult to be “fresh and real” every week. The truth be told, I don’t drink much. Honestly, I’ve had only one cold one in the last month. My dear wife has stayed with me for more than 36 years, and God works in “mysterious ways” to seek and to save people like me who were lost. When it’s all said and done, take my column for what it’s meant to be, a little “crumb” for the soul. Take it with a “grain of salt”. If you don’t like what I say, file it in the circular file. It doesn’t hurt me too much when I see so many of my columns rolled up inside those newspapers thrown in the gutter getting run over by cars and wet from the sprinklers. Why should I worry? Life is good. God loves me, my old lady loves me and I love to have a cold one once in a while. •

Email me at: norbhuber@gmail.com

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Police Reports

Mon 4/4/16 to Sun 4/10/16
ROBBERY 11800 S HAWTHORNE BL PARKING LOT
Mon 4/4/16 13:53
Property Taken: \$80.00 IN CASH
ROBBERY 12000 S GREVILLEA AV STREET, HIGHWAY, ALLEY
Tue 4/5/16 12:41
Property Taken: 14K ROPE GOLD BRACELET
BURGLARY – RESIDENTIAL 11700 S CEDAR AV HOUSE
Tue 4/5/16 01:20
Property Taken: FIREARMS JEWELRY/ PRECIOUS METAL
Property Taken: GOLD OMEGA WATCH, GOLD BANGAL BRACELET, GOLD NECKLACE, DIAMOND RING WHITE GOLD, GOLD
PENDANT, MOVADO WATCH,

WITTNAUER WATCH, SEIKO WATCH (MENS), SEIKO WATCH (WOMENS), GUCCI WATCH,
3PC PEARL NECKLACE SET, DIAMOND BRACELET, GOLD NECKLACE
Method of Entry: BODY FORCE POE: SINGLE SWING DOOR Entry Loc: FRONT
BURGLARY – RESIDENTIAL 11600 S ACACIA AV APARTMENT/CONDO
Tue 4/5/16 05:39
Method of Entry: UNLOCKED
BURGLARY – RESIDENTIAL 4500 W 118TH ST APARTMENT/CONDO
Wed 4/6/16 09:50
Property Taken: MULTI-COLORED PURSE WITH CDL,CREDIT CARDS, \$400/US
Method of Entry: UNKNOWN
CARJACKING 12500 S DOTY AV

STREET, HIGHWAY, ALLEY
Wed 4/6/16 18:09
VEHICLE: STN - CA 2009 CHEV IMP 4D BLK
BURGLARY – RESIDENTIAL 4200 W BROADWAY APARTMENT/CONDO
Thu 4/7/16 22:37
Method of Entry: KICK DOOR
BURGLARY 14100 S DOTY AV
Fri 4/8/16 13:07
Property Taken: orion 26 inch tv, blk nikon camera, black leather camera case with superman sign, red tool box with misc tools
BURGLARY – RESIDENTIAL 4400 W 135TH ST APARTMENT/CONDO
Fri 4/8/16 14:47
Property Taken: playstation 3 and silver wireless controller, blk hoverboard, silver michael kors watch
Method of Entry: OPENED

BURGLARY – COMMERCIAL 14900 S PRAIRIE AV RESTAURANT, FAST FOODS, CAFE
Sat 4/9/16 11:10
Property Taken: \$250 IN DOLLAR BILLS AND A FEW TWO DOLLAR BILLS
Method of Entry: CUT PADLOCK
BURGLARY 13700 S HAWTHORNE BL
Sun 4/10/16 11:23
Property Taken: cement mixer portable proforce, blue mikita faces adapter, 2 air soft gun 900 murui and 800 1911 silver, skill saw
ROBBERY 14500 S HINDRY AV WAREHOUSE
Sun 4/10/16 12:34
ROBBERY 13700 S CHADRON AV STREET, HIGHWAY, ALLEY
Sun 4/10/16 15:46
Property Taken: \$300 •

Sports

West Proves Too Much for Leuzinger

By Joe Snyder

After picking up its first win of the season against Compton Dominguez two weeks ago, Leuzinger High’s baseball team had hopes to begin the Pioneer League and, at least, be able to compete against a very good West Torrance team last week. Unfortunately for the mostly young and inexperienced Olympians, they have a long way to go. The Warriors, who entered last week as the sixth ranked team in the CIF-Southern Section Division IV, overwhelmed Leuzinger twice. At West on April 13, the Warriors blanked Leuzinger 16-0. At Leuzinger last Friday, the Olympians took an early 2-1 lead after the first inning, only to see West score the game’s final 25 runs for a 26-2 rout.

In the first game, Leuzinger started out with a fine pitching performance by starter Jose Rodriguez, the winning pitcher in the Olympians’ 8-4 win over the Dons on April 6 at Leuzinger, trailing 1-0 through two innings. Rodriguez, however, was replaced by Ceaser Bernel and that opened the flood gates for the Warriors, who are 11-9 overall and 2-0 in league. West let loose for 10 runs to bulge their lead to 11-0. The Warriors added five more runs.

The Olympians mustered just one hit off West pitcher Matt Sterns. Sterns struck out 10 batters in five innings. Sophomore reliever Adam Gonzalez pitched two scoreless innings for the Warriors. Tony Ruiz had Leuzinger’s only hit in the second inning. West’s offense was led by Nathan D’Emilia who collected four hits in five at-bats with two runs and one run batted in. Sean Worley and Cody Wissler each went three-for-four and drove in three runs. Wissler scored three runs.

“We had one bad inning,” Leuzinger head coach Jorge Pech said. “We took Rodriguez out and West scored 10 runs. We played good defense. We’re a young team and we hope to get better.”

Last Friday, the Olympians got things started with two runs to take a 2-1 lead in the bottom of the first. West, however, exploded for seven runs in the top of the second, one in the third, 10 in the fourth and seven in the fifth. Leuzinger had three hits and committed seven errors, after making just one on April 13.

The league won’t get much easier as the Olympians face always tough Torrance this week. After hosting the Tartars, who are 1-1 in league after splitting their first two Pioneer games with rival South Torrance, Leuzinger visits Torrance at Kendall Field Friday at 3:15 p.m. Leuzinger is at home against South next Wednesday at the same time.

SANTA MONICA BREAKS HAWTHORNE
Hawthorne High’s baseball team began the



Leuzinger baserunner Ko Ahoia gets back to first base in last week’s Pioneer League baseball game against West Torrance. The Warriors routed the Olympians 16-0 and 26-2. Leuzinger visits Torrance in league next Wednesday at 3:15 p.m. Photo by Joe Synder

Ocean League against highly regarded Santa Monica after an 8-0 preseason non-league record. The Vikings, one of the favorites to win the league, proved they were numerous steps ahead of the Cougars with an easy sweep. At Hawthorne on April 12, Santa Monica cruised to a 9-2 win to end the Cougars’ eight-game winning streak. At Santa Monica last Thursday, things got only worse for Hawthorne as the Vikings crushed the Cougars 15-2.

In the first game, Hawthorne had a few bright spots, behind Brandon Brown who went two-for-three and drove in both Cougar runs. Dion Turner and Andres Cordova each had one hit and one run. Trailing just 3-2 through six innings, Santa Monica blew the game open with six runs in the top of the

seventh. Losing pitcher Andy Monarrez pitched six-plus innings, allowing four earned runs on six hits. Sophomore Daniel Sanchez replaced Monarrez, allowing five runs but none were earned as the Cougars committed four errors for the game.

Hawthorne (8-3 overall and 0-2 in league) also lost to Rolling Hills Prep 5-3 in a Contreras Tournament game on Saturday. The Cougars hope to get back on the winning track with a pair of Ocean contests against Beverly Hills. After hosting the Normans last Tuesday, the Cougars visit Beverly Hills at La Cienega Park today at 3:15 p.m. Hawthorne hosts Animo Leadership from Inglewood in a doubleheader Saturday, beginning at 10 a.m. before resuming league at home against El

Segundo next Tuesday at 3:15 p.m.

Culver City Sweeps Lawndale: Lawndale High’s baseball team began the Ocean League with two games against league contender Culver City last week and the Centaurs showed the Cardinals why. Behind pro baseball prospect and UCLA signee pitcher Nolan Martinez, host Culver rolled over the Cardinals 10-1 on April 12. Last Thursday, Lawndale was defeated by the Centaurs, 3-1.

Things will not get any easier as the Cardinals face Santa Monica in two games this week. After visiting the Vikings last Tuesday, Lawndale hosts Santa Monica today at 3:15 p.m. The Cardinals host Beverly Hills next Tuesday at the same time. •



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Paul Martin’s For a Casual Fine Dining Experience

By Gregg McMullin

If you’re in the mood for some great food from an extensive menu that uses sustainable seafood, free range chicken and all natural beef then Paul Martin’s American Grill should be your next dinning experience. Once you enter Paul Martin’s American Grill you are greeted by a friendly staff including Vanessa the manager. If you’re lucky enough your server could be Freddy or any number of other servers who will you help take you on a culinary journey you won’t soon forget. Looking at the décor and the menu coupled with a wine list that is presented in a progressive format, from lighter to fuller intensity within each section, it should give even the most discernable wine connoisseur a plethora of choices.

I had the opportunity to visit Paul Martin’s American Grill and sample a number of dishes. Our server Freddy explained that each menu item is made from scratch each day using no shortcuts including using absolutely no frozen ingredients or pre-made sauces. “We’re fresh everyday,” he said.

To start Freddy brought a soup out that was more than a just your typical soup. I’m a mushroom soup kind of person but the Wild Mushroom soup that I had the honor to taste and savior was a party for my taste buds. This vegetarian with cream has an unheard of six types of mushrooms swimming in your bowl awaiting your pleasure.

If this delectable starter isn’t for you but a salad is you can’t go wrong with the Butter Lettuce salad or the Kale Caesar. The Butter Lettuce salad uses some of the tastiest lettuce coupled with blue cheese, candied walnuts, Fuji apples topped with a maple vinaigrette. The Kale Caesar salad mixes baby kale, parmesan

cheese, wild white anchovies, fresh croutons and a house made Caesar dressing. This is not your typical Caesar salad but has you wondering why its taken you so long to discover what you’ve been missing out on. With both salads ask for seconds on the freshly baked bread.



The Brick Chicken is one of Paul Martin’s signature dishes.



The Wild Mushroom soup has six different types of mushrooms and each spoonful has chunks in every bite.

Next an order of Salt and Pepper Shrimp were brought to our table. These Mexican Pacific wild prawns were lightly scattered in a buttermilk batter and scalded lightly and painted with pesto aioli. If you like prawns you’ve met your paradise; hese were a vacation of deliciousness.

Sampling all the starters was a challenge since each had me craving more. It was time to venture into the land of entrees and at Paul Martin’s American Grill there’s plenty to select

from. The Brick Chicken I ordered was a succulent piece of free-range chicken. Moist in every sense of the word that was paired with freshly made mashed potatoes and seasonal vegetables. This is one of the restaurant’s signature dishes and for good reason.



If you enjoy a good French Dip sandwich you’ll love this one.



The Paul Martin kitchen staff makes three different types of ice cream daily along with their cookies.

Since I ordered off the dinner menu I thought I’d order one from the lunch menu. The French Dip could qualify as one of the best roast beef sandwiches in the South Bay. This natural roast beef prized sandwich is a monument of beef between a freshly baked roll. The horseradish and au jus that accompanies this classic makes this a winner. Along with this sandwich we had the opportunity to sample the sweet potato fries and coleslaw. The fries are full of natural

flavor and just the right blend of seasonings.

Save room for one of the South Bay’s best Banana Cream pies. This dessert starts with a vanilla bean homemade pastry cream and then filled with chocolate, bananas and fresh cream on top. Or devour any of their three daily homemade ice creams, accompanied with homemade cookies.

Paul Martin’s American Grill has Daily Specials that are some of the best values around. On Sundays a three-course prime rib dinner is more than a bargain. The Monday all day ‘Wine Dinner for Two’ includes and entrée, salad for each guest and a bottle of wine from a selection of 25 wines. At \$50 it is a very popular place. On Tuesdays the Fried Chicken three course meal is another reason to visit Paul Martin’s American Grill. There is a happening Happy Hour from 3-7pm with drink and menu specialty items to share.

You might think this is more of an advertisement for a really good restaurant. Actually it is a review of some of the best cuisine offered in our backyard and the service and atmosphere along with the food will take you and your taste buds on a nirvana high.

Paul Martin’s American Grill offers a full restaurant rental as well as a private dining and meeting rooms that can accommodate up to 60 guests. They also offer a more intimate room with seating for up to 24. Ideal for private screenings or presentations, this room is wired for sound and features two flat screen monitors. For more information or to book an event, please contact Kristen Ibarra by e-mailing Kristen.I@PMAGrill.com or calling (310) 643-9300.

Paul Martin’s American Grill is located at 2361 Rosecrans Avenue, El Segundo and there is plenty of validated parking or valet. •

PUBLIC NOTICES

URGENCY ORDINANCE NO. 2112
AN URGENCY ORDINANCE OF THE CITY OF HAWTHORNE IMPOSING TECHNICAL REVIEW AND STUDY REQUIREMENTS FOR CERTAIN PROJECTS IN THE R-4 AND MIXED USE OVERLAY ZONES, AMENDING THE HAWTHORNE MUNICIPAL CODE, DECLARING THE URGENCY THEREOF, AND MAKING A DETERMINATION UNDER CEQA

WHEREAS, the City of Hawthorne (City) initiated amendments to the Hawthorne Municipal Code to impose technical review and study requirements for multi-family development projects in the Mixed Use Overlay and R-4 Maximum Density Zone so as to implement environmental mitigation measures regarding traffic safety, traffic circulation, and sewer impacts; and

WHEREAS, in conjunction with these amendments and this Ordinance, the City initiated amendments and additions to the design and development standards for the Mixed Use Overlay and R-4 Maximum Density Zone by way of Ordinance No. 2107, which are also intended to incorporate environmental mitigation measures and to address density, trash storage areas and parking impacts of developments in those Zones (Application 2016ZA04); and

WHEREAS, a Draft Environmental Impact Report (DEIR) under the California Environmental Quality Act (CEQA), State Clearinghouse No. 2009061099, was prepared for the Mixed Use Overlay (MUO) and R-4 Zone project, and, on June 14, 2011, the City Council adopted Resolution No. 7376 and certified the Final Environmental Impact Report (FEIR) for that project, adopted Findings of Fact, Statement of Over-Riding Consideration, and the Mitigation Monitoring Program; and

WHEREAS, on March 27, 2012, the City enacted Ordinance No. 2016, which eliminated the Conditional Use Permit requirement for multifamily residential housing in the R-4 and MUO zones pursuant to Government Code Sections 65583.2(h)-(i) and 65589.4; and

WHEREAS, Government Code Section 65583.2(i) allows cities to enact "objective, quantifiable, written development standards" for residential development if those standards do not prevent the city from achieving its share of the regional housing need; and

WHEREAS, on June 26, 2012, the City adopted the "Design Guide for Highest Density Residential and Mixed Use Development," dated June 22, 2012, ("Design Guide") which Guide is intended to establish clear and useful criteria for the planning, design, and aesthetics of highest-density residential and mixed-use developments in the City; and

WHEREAS, The Design Guide was adopted by Ordinance No. 2022 and added as Appendix B to Title 17 (Zoning) of the Hawthorne Municipal Code ("HMC"), and is required to be complied with in the development of high density residential and mixed-use developments pursuant to Sections 17.19.017 (Design and development standards) and 17.19.060 (Property development standards and site plan review) of the HMC; and

WHEREAS, Ordinance No. 2022 also adopted development and security standards for the Mixed Use Overlay and R-4 Zones in Chapters 17.19 and 17.87 of Title 17 (Zoning) of the HMC; and

WHEREAS, the City now seeks to impose technical review and study requirements to mitigate impacts to traffic safety, traffic circulation, and sewer capacities; and

WHEREAS, the intent and purpose of this Ordinance is to continue to accommodate and enable multi-family residential development projects that are sufficient to meet the City's regional housing needs allocation and without discretionary review approval while at the same time protecting the public health, safety, and welfare through objective, quantifiable, and

written development standards applicable to high-density development projects.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE HEREBY ORDAINS AS FOLLOWS:

The City Council finds that all of the facts set forth in the recitals of this Ordinance are true and correct.

CEQA Findings.

On June 14, 2011, the City certified an FEIR for the adoption of the Mixed Use Overlay and R-4 Zones (State Clearinghouse No. 2009061099). This Ordinance does not expand the land area for those Zones, does not increase allowable densities in those zones, and does not add new uses into those Zones. Accordingly, this Ordinance is within the scope of the project reviewed in that EIR and does not create any new or more severe impacts than the project evaluated in that EIR. As certified, the FEIR required an Environmental Mitigation Monitoring Program pursuant to CEQA Section 21081.6. That program required mitigation measures to address impacts under the following categories: aesthetic; air quality; public services; traffic and circulation; utilities and service systems; water supply and quality; construction-related noise; construction-related traffic; and construction-related air quality.

B. Specifically, the mitigation monitoring program includes the following measures: (1) "As determined by the City, all applicants will provide information about the area-wide condition of the local sewer system serving respective sites, to the satisfaction of the City. If the conditions of the local sewer lines are not adequate to accommodate flows the developer(s) will contribute funds to identify area-wide improvements, including replacing the existing sewer line serving the site with a larger diameter line, as determined by the City;" (2) "As determined by the City, individual future developments will be required to prepare traffic studies that identify potential impacts and mitigation measures required for an individual project to reduce impacts on the street network and Congestion Management Program (CMP) facilities, including appropriate freeway segments;" and (3) "Space will be allocated either within the buildings or in outdoor areas for collection and storage of recyclable materials. Plans for space allocation for recycling will be subject to City review and approval, upon application for a building or occupancy permit."

C. This Ordinance is intended to implement mitigation measures required under the FEIR's mitigation monitoring program using defined development standards for the Mixed Use Overlay and R-4 Zones. Therefore, this Ordinance is within the scope of that EIR and implements its mitigation program. Accordingly, the City Council finds that no additional environmental review is required.

D. The Planning Department Staff determined that the proposed amendments to the HMC contained in this Ordinance constitute a project within the scope of CEQA and the City's CEQA Guidelines. The project qualifies as a Class 5 Project (Minor Alterations in Land Use Limitations) pursuant to CEQA Guidelines Section 15305 and thus is exempt from environmental review. The amendments do not change the land uses allowed on areas of slopes greater than 20%, do not change allowable land uses or their intensities, and do not result in any increases in density. The City Council has reviewed the Planning Department's determination of exemption and based on its own independent judgment, concurs in staff's determination of exemption.

E. Third, the City Council also finds and determines that it can be seen with certainty that there is no possibility the adoption of the Ordinance may have a significant effect on the environment, because the development standards adopted by this Ordinance will impose

greater limitations on development in the City and reduce environmental impacts, and will thereby serve to reduce potentially significant adverse environmental impacts. It is therefore exempt from California Environmental Quality Act review pursuant to Title 14, Section 15061(b) (3) of the California Code of Regulations.

The City Council finds and determines that the zoning text amendments set forth in Sections 4 and 5 of this Ordinance are consistent with the goals, policies, and standards of the General Plan. The changes further Goal 2.0 and Policy 2.8 by ensuring that high-density uses are compatible with existing land use zones and do not adversely affect residents in those zones and by ensuring that multi-family projects do not create significant impacts to traffic circulation, traffic safety, sewer capacity, or parking availability. These text amendments further Goal 1.0 and Goal 3.0 by requiring a higher percentage of commercial/retail uses in the Mixed Use Overlay zone. The text amendments are also consistent with the purposes and intent of the R-4 and Mixed Use Overlay zones and are compatible with other uses in the zones. They do not conflict with the goals and policies in the General Plan. The development standards specified are appropriate and necessary to ensure that the uses specified do not have a negative impact on the community's public health, safety, and welfare.

Chapter 13.64 (Public Sewer Capacity) of Division II (Sewage And Waste Disposal) of Title 13 (Waters and Sewers) shall be amended to add new Section 13.64.030 ("Study requirements for specified development projects") to read as follows:

"13.64.030 Study requirement for specified development projects.

A. A sewer capacity study shall be required for any of the following development projects:

1. A multi-family project [(a) in the R-4 zone; (b) with a density of 1.0 floor-to-area ratio and above; or (c) containing more than 10 dwelling units].

2. A mixed-use project that includes more than 10 units of multi-family housing.

B. A Licensed Civil Engineer, retained by the city at the applicant's sole expense, shall prepare the sewer capacity study.

C. The sewer capacity study shall determine the existing excess capacity of the sewer system servicing the property on which development is proposed.

D. Based on the estimates in Section 13.64.020, the applicant must show that sewage flow from the project will not exceed the excess capacity of the existing sewer system.

E. If the study finds that the sewage flow from the project will exceed the system's excess capacity, the applicant shall make any alterations necessary to ensure that sewer flow will not exceed capacity, including the construction of additional sewer capacity or the implementation of project features to reduce flow rates."

The Hawthorne Municipal Code is hereby amended to add Title 14 to read as follows:

TITLE 14
TECHNICAL REVIEW AND STUDY REQUIREMENTS FOR SPECIFIED DEVELOPMENT PROJECTS
CHAPTERS:
14.02 Administrative Plan Review
14.04 Traffic Impact Studies
14.06 Site-Specific Traffic Safety Studies
Chapter 14.02 Administrative Plan Review
Sections:
14.02.040 Applicability.
14.02.060 Purpose.
14.02.080 Review Process and Scope.
14.02.040 Applicability.

Administrative plan review, as defined in Section 14.02.080, shall be required for all multi-family and mixed-use developments in any zone in the City.

14.02.060 Purpose.

The purpose of administrative plan review is to provide an informal process by which information about the proposed development project can be shared between an applicant and City staff. A goal of this process is to ensure that development projects satisfy all applicable standards and requirements, and potential problems and solutions in the project design are identified at the earliest possible stage and before formal applications are filed with the City. By doing so, applicants are able to incorporate those standards, requirements, and solutions in their plans when submitted for formal approval.

Furthermore, administrative plan review is intended to expedite and streamline the formal review process. The information gathered and exchanged at this early stage is intended to give the applicant and City a procedure to improve the design of the project, ensure that it incorporates required elements and design features, and lessens the possibility that significant corrections will be needed late in the process, thereby avoiding potential delay in the formal review and approval of the project.

14.02.080 Review Process and Scope.

A. Administrative plan review shall mean informal review of preliminary development plans for technical compliance with the requirements of this Title, Chapter 8.50 (Stormwater and Urban Runoff Pollution Control) of Title 8 (Health and Safety), Title 13 (Waters and Sewers), Title 15 (Buildings and Construction), Title 17 (Zoning), to the extent applicable, and any other applicable provisions of the Hawthorne Municipal Code and State and Federal law.

B. Administrative plan review shall involve City staff representatives from appropriate City departments, including, but not limited to, Planning, Building and Safety, and Public Works.

C. Administrative plan review shall be an informal review of preliminary plans. Completion of this process does not involve or constitute the granting of any rights to development and does not result in any ministerial or discretionary development approval. No fee shall be charged to the applicant for its submittal for, or participation in, administrative plan review.

Chapter 14.04 TRAFFIC IMPACT STUDIES
Sections:
14.04.020 Applicability.
14.04.040 Study requirements.
14.04.060 Standards.
14.04.080 Requirements for project approval.
14.04.020 Applicability.

A traffic impact study shall be required for any of the following projects:

A. Any multi-family project (a) in the R-4 zone, (b) that is likely to add 43 or more peak hour trips, or (c) multi-family project with 40 or more units].

B. Any mixed-use project (a) that includes more than 40 multi-family residential units; (b) with ground-level multi-family residential units; or (c) that is likely to add 43 or more peak hour trips.

This chapter shall not limit the effect of any other requirements under local, state, or federal law.

14.04.040 Study requirements.

A. A Licensed Traffic Engineer consultant, retained by the city at the applicant's sole expense, shall prepare the traffic impact study. The project applicant shall submit the traffic impact study to the Department of Public Works as part of the project application.

B. The Traffic Impact study shall determine the current and projected (with project) levels of service and volume-to capacity ratio at all potentially affected intersections within a

one-mile radius of the proposed project. The levels of service shall be based on Table 1 of the Circulation Element of the General Plan using the Intersection Capacity Utilization method.

C. Traffic impact Study shall also determine the current and projected (with project) impacts at the following California Department of Transportation off-ramps within a three-mile radius of the project site utilizing strict Caltrans guidelines:

WB 105 off-ramp to Hawthorne Blvd.
WB 105 off-ramp to Prairie Ave.
WB 105 off-ramp to Crenshaw Blvd.
EB 105 off-ramp to 120th St.
NB 405 off-ramp El Segundo Blvd.
SB 405 off-ramp to La Cienega/El Segundo Blvd.
SB 405 off-ramp to El Segundo Blvd.
NB 405 off-ramp to Rosecrans Ave.
SB 405 off-ramp to Rosecrans Ave.
SB 405 off-ramp to Hindry Ave.

14.04.060 Project impact standards.

A project specified in Section 14.04.020 shall satisfy the following traffic impact development standards:

A. The proposed development will not increase Intersection Capacity Utilization by: 0.01 or more at an intersection operating at an E or F Level of Service; 0.02 or more at an intersection operating at a D Level of Service; or 0.04 or more at an intersection operating at a C Level of Service.

B. The State Department of Transportation's "Guide for the Preparation of Traffic Impact Studies," December 2002. (See www.dot.ca.gov/hq/tpp/offices/oc/plgr_ceqa_files/tisguide.pdf)

14.04.080 Requirements for project approval. If the study determines that the project will cause traffic impacts that exceed the development standards in Section 14.04.060, the applicant shall either (i) alter the proposed project to conform to those standards or (ii) include specific traffic and roadway improvements to address the traffic generated by the project.

Chapter 14.06 SITE-SPECIFIC TRAFFIC SAFETY STUDIES
Sections:
14.06.020 Applicability.
14.06.040 Study requirements.
14.06.060 Traffic safety standards.
14.06.020 Applicability.

A site-specific traffic safety study shall be required for the following projects:

A. A multi-family project (a) in the R-4 zone; (b) that is likely to add 43 or more peak hour trips, or (c) multi-family project with 40 or more units.

B. A mixed-use project (a) that includes more than 40 multi-family residential units; or (b) with ground-level multi-family residential units.

14.06.040 Study requirements.

A. A Licensed Traffic Engineer, retained by the city at the applicant's sole expense, shall prepare the traffic safety study. The project applicant shall submit the traffic safety study to the Department of Public Works as part of the project application. If the applicant submits a traffic safety study prepared by a consultant not retained by the city, the city may retain, at the applicant's sole expense, a traffic consultant to verify the applicant's study.

B. The traffic safety study shall assess the safety of traffic flows within the project site and at each ingress and egress point of the proposed project.

14.06.060 Traffic safety standards.

The project shall satisfy one or more of the following traffic safety development standards:

A. A vision clearance triangle shall be provided and maintained, where the legs of the vision clearance triangle are a minimum of 15 feet in length as measured from the edge of the driveway at the property line and from

2 to 8 feet above the driveway height.

B. All relevant sight distances and other design requirements set forth in Chapter 400 of the California Department of Transportation's Highway Design Manual."

Urgency Declaration. This Ordinance is for the immediate preservation of the public peace, health, and safety and shall take effect immediately upon adoption pursuant to California Government Code Section 36937(b). The facts constituting the urgency include the following. First, multi-family and mixed-use high-density development in concentrated areas of the City poses a risk of exceeding existing infrastructure capacity by generating demands on sewer, water, storm drains, and transportation facilities that cannot be accommodated by existing infrastructure. Second, the City's interim moratorium on those high-density projects will expire on March 27, 2016, unless extended, whereas this Ordinance would become effective on April 21, 2016, unless effective immediately. If neither this Ordinance nor the moratorium are in place for that 25-day period, it would create a regulatory condition allowing projects without adequate infrastructure and other on-site facilities necessary to service them. This Ordinance's development standards and study requirements prevent imminent adverse effects on infrastructure capacities by ensuring that approved projects are serviced by adequate infrastructure facilities. For these reasons, and based on other evidence in the record of these proceedings, the immediate effectiveness of this Ordinance is necessary to preserve the public peace, health, and safety.

If any provision, clause, sentence or paragraph of this Ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect the other provisions of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this ordinance are declared to be severable.

The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the summarized ordinance to be published once in a newspaper of general circulation, published and circulated in the City of Hawthorne, or if there is none, the City Clerk shall cause it to be posted in at least three public places in the City of Hawthorne, California.

PASSED, APPROVED, AND ADOPTED this 22nd day of March, 2016.

ALEX VARGAS,
MAYOR
City of Hawthorne, California
ATTEST:
NORB HUBER,
CITY CLERK
City of Hawthorne, California
APPROVED AS TO FORM:
RUSSELL I. MIYAHARA,
CITY ATTORNEY
City of Hawthorne, California
Monica Dircisci, the duly appointed Deputy City Clerk of the City of Hawthorne, California, **DO HEREBY CERTIFY** that the foregoing Urgency Ordinance, No. 2112 was duly adopted by the City Council of the City of Hawthorne, at their regular meeting of the City Council held **March 22, 2016** and that it was adopted by the following vote, to wit:

AYES: Councilmembers Awad, Reyes English, Michelin, Valentine, Mayor Vargas.
NOES: None.
ABSTAIN: None.
ABSENT: None.
Deputy City Clerk
City of Hawthorne, California
Hawthorne Press Tribune Pub. 4/21/16
HH-25068



NOTICE INVITING BIDS

DISTRICT	HAWTHORNE SCHOOL DISTRICT
PROJECT IDENTIFICATION	Carpet and Flooring Time and Material
PROJECT NO	Service Bid Number M15-16-17
BIDS DUE BY	May 10, 2016 at 10:00 AM Sharp!
SUBMIT BIDS TO	Hawthorne School District 13021 S. Yukon Ave. Hawthorne, California 90250
BID AND CONTRACT DOCUMENTS AVAILABLE	http://www.hawthorne.k12.ca.us/bids
DEADLINE FOR RFIs	May 3, 2016; 4:00 PM

NOTICE IS HEREBY GIVEN that the Hawthorne School District of Los Angeles County, California, acting by and through its Governing Board, hereinafter referred to as the "Owner" or "District", will receive prior to the above stated time and date sealed bids for the award of a Contract for the following: **SERVICE BID NO. M15-16-17 CARPET AND FLOORING TIME AND MATERIAL.**

All bids shall be made and presented only on the forms presented by the Owner. Bids shall be received in the Office of the **Hawthorne School District at 13021 S. Yukon Ave., Hawthorne, California 90250** and shall be opened and publicly read aloud at the above state time and place. Any bids received after the time specified above or after any extensions due to material changes shall be returned unopened. *Allocate extra time due to parking restrictions when submitting bids.*

Minimum contract term is one (1) year. Quoted prices must stay in effect for one (1) year after award of bid and may be extended upon

mutual consent of District and Contractor for an additional four (4) years in accordance with provisions contained in Education Code Section 17596 and the bid documents.

CONTRACTOR should consult the General Conditions, Supplementary Conditions, and General Requirements regarding Milestones and Liquidated Damages.

Each bidder shall be a licensed contractor pursuant to the California Business and Professions Code, and be licensed to perform the work called for in the Contract Documents. The successful bidder must possess a valid and active **Class C15** License at the time of bid and throughout the duration of this Contract. The Contractor's California State License number shall be clearly stated on the bidder's proposal. Subcontractors shall be licensed pursuant to California law for the trades necessary to perform the Work called for in the Contract Documents. Each bid must strictly conform with and be responsive to the Contract Documents as defined in the General Conditions.

In accordance with California Public Contract Code Section 22300, the Owner will permit the substitution of securities for any moneys withheld by the Owner to ensure performance under the Contract.

Prevailing wages are applicable to the Project. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are available from the Director of the Department of Industrial Relations. Pursuant to California Labor Code Sections 1720 et seq., it shall be mandatory upon the Contractor to whom the Contract is awarded, and upon any subcontractor under such Contractor, to pay not less than the said specified rates to all workers employed by them in the execution of the Contract.

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in the Labor Code, unless currently registered and qualified to perform public work pursuant to Labor Code section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

The Contractor and all subcontractors shall furnish certified payroll records as required pursuant Labor Code section 1776 directly to the Labor Commissioner in accordance with Labor Code section 1771.4 on at least on a monthly basis (or more frequently if required by the District or the Labor Commissioner) and in a format prescribed by the Labor Commissioner. Monitoring and enforcement of the prevailing wage laws and related requirements will be performed by the Labor Commissioner/ Department of Labor Standards Enforcement (DLSE).

Separate payment and performance bonds, each in an amount equal to 100% of the total Contract amount issued by a California admitted surety as defined in California Code of Civil Procedure Section 995.120, are required, and shall be provided to the Owner prior to execution of the Contract and shall be in the form set forth in the Contract Documents.

It is each bidder's sole responsibility to ensure its bid is timely delivered and received at the location designated as specified above. Any bid received at the designated location after the scheduled closing time for receipt of bids shall be returned to the bidder unopened.

Bid Security. Each Bid Proposal shall be accompanied by Bid Security in an amount Ten Percent (10%) of Maximum amount of Bid. Failure of any Bid Proposal to be accompanied by Bid Security in the form and in the amount required shall render such Bid Proposal to be non-responsive and rejected by the District. No Withdrawal of Bid Proposals. No Bidder shall withdraw its Bid Proposal for a period of ninety (90) days after the award of the Contract by the District's Board of Education. During this time, all Bidders shall guarantee prices quoted in their respective Bid Proposals.

Substitute Security. In accordance with the provisions of California Public Contract Code §22300, substitution of eligible and equivalent securities for any moneys withheld by the District to ensure the Contractor's performance under the Contract will be permitted at the request and expense of the Contractor. The foregoing notwithstanding, the Bidder to whom the Contract is awarded shall have thirty (30) days following action by the District's Board of Education to award the Contract to such Bidder to submit its written request to the District to permit the substitution of securities for retention. The failure of the Bidder to make such written request to the District within said thirty (30) day period shall be deemed a waiver of the Bidder's rights under California Public Contract Code §22300. Waiver of Irregularities. The District reserves the right to reject any or all Bid Proposals, make

multiple awards, or to waive any irregularities or informalities in any Bid Proposal or in the bidding. Award of Contract. The Contract for the Work, if awarded, will be by action of the District's Board of Education to the responsible Bidder submitting the lowest responsive Bid Proposal. If the Bid Proposal requires Bidders to propose prices for Alternate Bid Items, the District's selection of Alternate Bid Items, if any, for determination of the lowest priced Bid Proposal and for inclusion in the scope of the Contract to be awarded shall be in accordance with this Notice and the Instructions for Bidders.

Inquiries and Clarifications. The Bidder is advised that all inquiries and clarifications about the Bid Documents, Drawings, Specifications, etc., shall be submitted to the District in writing at least seven (7) days before the bid opening date. The District will respond at its earliest possible opportunity. Verbal communication by either party with regard to this matter is invalid. Inquiries shall be sent in writing to Aneska Ines Kekula at ikekula@hawthorne.k12.ca.us or (310) 675-9464 by May 3, 2016, at 4:00 PM.

It is each bidder's sole responsibility to ensure its bid is timely delivered and received at the location designated as specified above. Any bid received at the designated location after the scheduled closing time for receipt of bids shall be returned to the bidder unopened.

Aneska Ines Kekula
Purchasing Director
HAWTHORNE SCHOOL DISTRICT
Los Angeles County, State of California
FOR: The Board of Trustees
Publication:
Herald Publication and Hawthorne School District online
1st Publication: April 21, 2016
2nd Publication: April 28, 2016
Hawthorne Press Tribune Pub. 4/21, 4/28/16
HH-25076

LIEN SALE: 2006 BMW
VIN: WBAEH13406CR50737
LIC: 6Y1Y450
To be sold: 5/5/2016
Address: 14201 S. HALLDALE AVE.
GARDENA, CA 90249
INGLEWOOD NEWS: 4/21/16

HI-25077



LIEN SALE: 1998 BAYLINER
VIN: YAMA1701H798
LIC: 9145PE
To be sold: 5/9/2016
Address: 3163 W. PICO BLVD.
LOS ANGELES, CA 90019
INGLEWOOD NEWS: 4/21/16

HI-25078



LIEN SALE: BOAT/TRAILER COMBINATION
1) 2003 BAYLINER, 2) 2003 KARAV
VIN: 1) USHN26CLD303.
2) 5KTB819163F110583
LIC: 1) 5277RA, 2) 4EF2780
To be sold: 5/9/2016
Address: 1501 N. ALAMEDA ST.
COMPTON, CA 90220
INGLEWOOD NEWS: 4/21/16

HI-25079

Request for Proposals

City of Hawthorne
Development Opportunity
Integrated Commercial
(Hotel/Restaurant/Retail)

The City of Hawthorne is soliciting proposals from qualified firms, organizations, and/or developers who are interested in acquiring and developing a 4.3 acre site located near City Hall. The City desires to attract a private developer to purchase and develop the site into a high quality integrated commercial development with hotel, restaurant, and retail uses.

To participate in this bidding process and obtain further information please contact
Maria Majcherek, Associate Planner, at 310-349-2972 or at mmajcherek@cityofhawthorne.org
The deadline to submit proposals is no later than May 17, 2016 by 3:00 p.m.
Hawthorne Press Tribune Pub. 4/21, 4/28/16
HH-25074

Success is how high you bounce when you hit the bottom.
-George S. Patton

Finance

The Financial Solution You’ve Been Looking For Might Be Right Under Your Roof

(BPT) - What would you do with a little extra money? Chances are, you thought of something pretty fast - and you probably had more than one idea. Whether you’re looking to improve your home, pay off outstanding debt or take a vacation, a little cash can go a long way and you can find the money without changing jobs or cutting expenses. The answer lies within the walls around you in your own home.

The housing bust of 2007-09 was a rough time for many homeowners, but today’s market has shown signs of continued recovery and as it does, homes continue to increase in value. Sixty percent of homeowners report equity in their homes has increased since 2013, and almost half expect their equity will increase even more this year, according to research from loanDepot. And as that equity continues to grow, more and more homeowners are realizing that capitalizing on it can be a valuable tool to support their financial stability.

“Homeowners who bought during the housing boom are regaining equity many thought was lost forever, yet too many are not aware of the equity they have gained or they are unclear about how to determine changes in their equity,” says Bryan Sullivan, chief financial officer of loanDepot. “People who bought after the housing boom when prices were low are realizing homeownership can be a great investment and asset leveraged through equity to realize many dreams. Whether they choose to leverage their home equity now or reserve it for future needs, millions of homeowners have choices today not available just a few years ago.”

To better understand how homeowners

would leverage additional funds from a home equity loan, loanDepot surveyed 1,000 homeowners to get their responses. The most common uses for funds from a home equity loan included:

- Remodeling projects. The majority of respondents, 39 percent, said they would reinvest the money acquired by their loan into making further improvements to their home, continuing to support its value.
- Consolidating high interest debt. For homeowners with significant debt obligations, a home refinancing loan can offer the opportunity to pay down that debt and replace it with a home loan that features a more favorable interest rate.
- Save for retirement. More than 17 percent of those surveyed said they would use the money to bolster their current retirement package or even start a retirement fund.
- Pay down student loans. College was a wonderful part of your life, the loans - not so much. Nine percent of respondents said they would use the money to be done with those payments once and for all.
- Take a trip. If that dream trip seems to always be just slightly out of your financial reach, a home equity loan can help. Nearly five percent of respondents said they would use the additional money for vacation and travel purposes.

Learn more about taking out a home equity loan

Everyone could use a little extra money and finding it is easier than you may think, you just have to capitalize on your home’s inherent value. To learn more about obtaining a second mortgage and the flexibility such equity would offer you, visit www.loanDepot.com/homeequity today or watch this video. •

Seniors

3 Tips For Achieving Financial Wellness In Retirement

(BPT) - Financial wellness is central to retirement planning. Balancing financial priorities is like eating a balanced meal. When preparing for retirement, it is important to make a commitment to your financial health as you would to your personal health. By looking at one’s finances and establishing healthy habits early on, the more prepared you will be for life after retirement.

Sixty-one percent of the general population and half of U.S. Latinos plan to rely more on personal savings than on Social Security income in retirement, according to a recent study conducted by Massachusetts Mutual Life Insurance Company (MassMutual). While Social Security plays a role in retirement planning, there are many other funding options to consider. Taking the right steps at an early stage is key to achieving financial wellness after retirement.

Here are three tips to help secure a healthy financial future:

Determine How Much You Will Need.

In order to create a solid retirement plan, it’s important to understand your current financial situation and determine how much you will need for retirement. Know your income and expenses, and the value of your savings and investments. Then define your goals for both the present and retirement. Maybe you want to save for traveling abroad or for your children’s college education, while others prefer to have a part-time job or stay involved with the business they built. Make sure you conservatively estimate what you need with all these factors considered

Know The Role Of Social Security.

Determining how much money you will need after retirement is the first step to knowing

the role of Social Security for your overall retirement plan. Just like with healthy eating, planning for retirement is about finding the right balance for you. This means asking yourself, how will Social Security fit into your overall retirement plan? The answer: it should only be one part of your plan. While Social Security is a great supplement to your income, it probably won’t be enough on its own. So be sure to fill your plate with all sorts of healthy options for a well-balanced retirement. To help close the gap between savings and Social Security, consider other sources of income like regular contributions to your company retirement account (being sure to maximize any employer match), external investments and annuities.

Plan Ahead For Health Care.

A study conducted by MassMutual found that 73 percent of retirees in better health say they feel financially secure compared to 51 percent of retirees in poorer health, and planning for the unexpected can help maintain peace of mind. One of the biggest curveballs in retirement can be related to the cost of health care. Be sure to carefully think through and consider your options for paying for health care in your retirement, which may include but should not be limited to Medicare, Medicaid and various forms of insurance.

Maintaining financial wellness after retirement is all about keeping a good balance and knowing the different options that are available for savings and income. The biggest benefit in the end will be peace of mind and enjoying a comfortable retirement that will fulfill your needs and expectations. A financial professional can work with you to create a roadmap towards financial wellness. To learn more, visit massmutual.com. •

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HERALD PUBLICATIONS

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Wowser Schnauzers



Edsel

We are looking for volunteers to help with our pet adoption fairs which are held every Saturday at the Petco located at 537 N. Pacific Coast Highway Redondo Beach 90277, from noon-3:30 p.m. If you are interested in volunteering and can commit to at least one Saturday a month, please contact us at info@msfr.org. You can also visit all of our Miniature Schnauzers & Friends rescues at the adoption fair or check out our website, www.msfr.org. If you have any questions about a particular dog's availability you can email us at info@msfr.org. Schnauzers! Bet you can't adopt just one!

If tiny and cute is what you're looking for in a friend and family member then I'm your man! My name is **Edsel** and I'm a 3-year old, male Miniature Schnauzer/Lhasa Apso mix. I was rescued from a LA county shelter where the MSFR folks found me in the medical ward listed as a stray. My leg was injured, an abrasion that required a few staples, but I'm all healed and fully recovered. Everyone says I am quite the looker, have a great personality and am a real treasure. I think it's because I'm so nice and I get along well with other dogs. Although I'm only 14 pounds, I can assure that it's all sweetness and I'll be the best companion and lap dog you could ever want. If you are interested in Edsel, please email info@msfr.org for more information.

Frankie is my name and I am looking

for a new family who will want to love me as much as I'm going to love them. My previous owner wasn't very loving when they just dumped me at the shelter. They had been my family since I was just a puppy and, according to them, I contracted juvenile cataracts when I was a year old. I was a loyal and great companion for 6 years so I was really surprised when they decided to leave me at the shelter because they were moving to a non-pet residence. Now here I sit, a 6-year old, male, purebred Miniature Schnauzer looking for my forever home. Due to my limited vision, I can be a bit nervous at first meeting but once I get comfortable with my surroundings, I become people friendly in no time at all. I get along great with other dogs and I really need to be adopted by a family who has another doggie pal to show me the ropes. I'm only 18 pounds but it's all personality and sweetness. If you are interested in Frankie, please email info@msfr.org for more information.

My name is **Slater** and I'm a 2-year old, male "Schnoodle" (Schnauzer/Poodle mix). I was rescued from a LA county shelter where they called me a stray. When I was first rescued I was terribly frightened and pretty skittish what some might call a real mess. I had some very special one/one training and am happy to say that I've gotten over some of my fear issues. I'm continuing on that path and am now doing much better with strangers. That said, I think I would do best in a home without small children and



Frankie



Slater

with someone that has a little dog experience because I could really benefit from a confident owner. My friends all think I'm a really great guy because I'm very loyal, funny and 16 pounds of affection. I get along great with other dogs, I absolutely LOVE to go for walks and did I mention I'm cute a button? If you are interested in Slater, please email info@msfr.org for more information.

When people say they love German Shepherds, they must be talking about dogs

like me. I'm **Thorin** and if you're looking for a family dog I'm considered quite the catch. In addition to the traits of loyalty and protectiveness that my breed is known for, my friends say that I'm highly intelligent and gentle. I love kids, get along with other dogs and strangers - even when I encounter them in public places - I ride well in a car, am crate trained, quiet and calm. I have good basic obedience skills and I'm currently working on my Canine Good Citizen Certification. Not bad for a handsome guy that is 3-4 years old and a very fit 75 pounds. Like many of my breed, I need to be with my family to keep an eye on them so I'm looking for a forever home where I won't be left alone. Thorin can be seen by appointment at Yellow Brick Road Doggie Playcare in El Segundo Call 310-606-5507 or email southbaydoggie@hotmail.com for an appointment or more information. •



Thorin

Saving one animal won't change the world, but the world will surely change for that animal.

Happy Tails



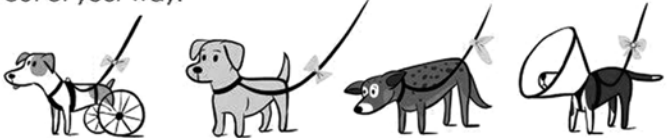
Dani is happy to be the center of attention!

Congratulations to **Dani**, renamed Poppy, and her new Mom. Dani is the senior gal who was returned to us in February (after 3 years) because her adopter was moving into a no-pet residence. Dani's Mom is a long time Schnauzer lover, having had 4 rescues in the past, who very recently lost her husband. Since her Mom is home most of the time,

Dani will be the center of attention, which will make her very happy. This adoption truly asks the question of who needed whom the most. They found each other when they both needed someone to bring happiness into their lives. It was obvious when Dani's Mom, with tears in her eyes, scooped her up in her arms and took her home to Arcadia. •

THE YELLOW DOG PROJECT.com

If you see a dog with a **YELLOW RIBBON** or something yellow on the leash, **this is a dog who needs some space**. Please do not approach this dog with your dog. Please maintain distance or give this dog and his/her person time to move out of your way.



There are many reasons why a dog may need space:
HEALTH ISSUES
IN TRAINING
BEING REHABILITATED
SCARED OR REACTIVE AROUND OTHER DOGS

THANK YOU!
Those of us who own these dogs appreciate your help and respect!
Illustrated by Lili Chin www.doggiedrawings.net

PUBLIC NOTICES

ORDINANCE NO. 2107
AN ORDINANCE OF THE CITY OF HAWTHORNE AMENDING AND IMPOSING DEVELOPMENT STANDARDS AND REQUIREMENTS FOR CERTAIN PROJECTS IN ALL RESIDENTIAL ZONES AND DESIGNATED MIXED USE AREAS, AMENDING THE HAWTHORNE MUNICIPAL CODE, AND MAKING A DETERMINATION UNDER CEQA
WHEREAS, the City of Hawthorne (City) initiated consideration of amendments and additions to the design and development standards for the Mixed Use Overlay and R-4 Maximum Density Residential Zone to incorporate environmental impact mitigation measures and to amend and impose other development standards and requirements for certain projects in those zones; and
WHEREAS, a Draft Environmental Impact Report (DEIR) under the California Environmental Quality Act (CEQA), State Clearinghouse No. 2009061099, was prepared for the Mixed Use Overlay (MUO) and R-4 Zone project, and, on June 14, 2011, the City Council adopted Resolution No. 7376 and certified the Final Environmental Impact Report (FEIR) for that project, adopted Findings Fact, Statement of Over-Riding Consideration, and the Mitigation Monitoring Program; and
WHEREAS, on March 27, 2012, the City enacted Ordinance No. 2016, which eliminated the Conditional Use Permit requirement for multifamily residential housing in the R-4 and MUO zones pursuant to Government Code Sections 65583.2(h)-(i) and 65589.4; and
WHEREAS, Government Code Section 65583.2(i) allows cities to enact "objective, quantifiable, written development standards" for residential development if those standards do not prevent the city from achieving its share of the regional housing need; and
WHEREAS, on June 26, 2012, the City adopted the "Design Guide for Highest Density Residential and Mixed Use Development," dated June 22, 2012, ("Design Guide") which Guide is intended to establish clear and useful criteria for the planning, design, and aesthetics of highest-density residential and mixed-use developments in the City; and
WHEREAS, The Design Guide was adopted by Ordinance No. 2022 and added as Appendix B to Title 17 (Zoning) of the Hawthorne Municipal Code ("HMC"), and is required to be complied with in the development of high density residential and mixed-use developments pursuant to Sections 17.19.017 (Design and development standards) and 17.19.060 (Property development standards and site plan review) of the HMC; and
WHEREAS, Ordinance No. 2022 also adopted development and security standards for the Mixed Use Overlay and R-4 Zones in Chapters 17.19 and 17.87 of Title 17 (Zoning) of the HMC; and
WHEREAS, on June 26, 2012, the City enacted Ordinance No. 2022, which adopted design and development standards for the Mixed Use Overlay and R-4 Zones and was codified in Chapters 17.19 and 17.87 of, and Appendix B to, Title 17 (Zoning) of the Hawthorne Municipal Code (HMC); and
WHEREAS, the City now seeks to adopt additional design and development standards that are objective, quantifiable, and written for projects in the R-4 and MUO zones that are intended to implement mitigation measures required by the FEIR and address the traffic, parking, sewage, safety, vehicle circulation, and other components of multi-family projects in those zones; and
WHEREAS, the intent and purpose of this Ordinance is to continue to accommodate and enable multi-family residential development projects that are sufficient to meet the City's regional housing needs allocation and without discretionary review approval while at the same time protecting the public health, safety, and welfare through development standards applicable to high-density development projects; and
WHEREAS, in conjunction with the amendments in this Ordinance, the City initiated amendments to the Hawthorne Municipal Code by way of a companion ordinance (Ordinance No. 2109) that imposes technical review and study requirements relating to sewer capacity and traffic safety for multi-family development projects in the Mixed Use Overlay zone and R-4 Maximum Density zone so as to implement environmental mitigation measures regarding traffic safety, traffic circulation, and sewer impacts; and
WHEREAS, the City published notice of the Planning Commission's March 2, 2016, public hearing on Zoning Code Amendment 2016ZA04; and
WHEREAS, on March 2, 2016, the Planning

Commission held a duly noticed public hearing on the Application, and following the dose of the hearing, recommended to the City Council the approval of adopting an ordinance implementing Zoning Code Amendment 2016ZA04; and
WHEREAS, the City provided published notice of the City Council's public hearing on March 10, 2016, and the City Council held a duly noticed public hearing on the Application; and
WHEREAS, the City Council has reviewed and considered the zone text amendment as designated in Planning Commission Resolution PC2016-16 and all its constituent parts and concurrent applications and finds it to be integrated, internally consistent and compatible.
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE HEREBY ORDAINS AS FOLLOWS:
Section 1. The City Council finds that all of the facts set forth in the recitals of this Ordinance are true and correct.
Section 2. CEQA Findings.
On June 14, 2011, the City certified an FEIR for the adoption of the Mixed Use Overlay and R-4 Zones (State Clearinghouse No. 2009061099). This Ordinance does not expand the land area for those Zones, does not increase allowable densities in those zones, and does not add new uses into those Zones. Accordingly, this Ordinance is within the scope of the project reviewed in that EIR and does not create any new or more severe impacts than the project evaluated in that EIR. As certified, the FEIR required an Environmental Mitigation Monitoring Program pursuant to CEQA Section 21081.6. That program required mitigation measures to address impacts under the following categories: aesthetic; air quality; public services; traffic and circulation; utilities and service systems; water supply and quality; construction-related noise; construction-related traffic; and construction-related air quality.
Specifically, the mitigation monitoring program includes the following measures: (1) "As determined by the City, all applicants will provide information about the area-wide condition of the local sewer system serving respective sites, to the satisfaction of the City. If the conditions of the local sewer lines are not adequate to accommodate flows the developer(s) will contribute funds to identify area-wide improvements, including replacing the existing sewer line serving the site with a larger diameter line, as determined by the City;" (2) "As determined by the City, individual future developments will be required to prepare traffic studies that identify potential impacts and mitigation measures required for an individual project to reduce impacts on the street network and Congestion Management Program (CMP) facilities, including appropriate freeway segments;" and (3) "Space will be allocated either within the buildings or in outdoor areas for collection and storage of recyclable materials. Plans for space allocation for recycling will be subject to City review and approval, upon application for a building or occupancy permit."
This Ordinance is intended to implement mitigation measures required under the FEIR's mitigation monitoring program using defined development standards for the Mixed Use Overlay and R-4 Zones. Therefore, this Ordinance is within the scope of that EIR and implements its mitigation program. Accordingly, the City Council finds that no additional environmental review is required.
Section 3. The City Council finds and determines that the zoning text amendments set forth in this Ordinance are consistent with the goals, policies, and standards of the General Plan. The changes further Goal 2.0 and Policy 2.8 of the Land Use Element by ensuring that high-density uses are compatible with existing land use zones and do not adversely affect residents in those zones and by ensuring that multi-family projects do not create significant impacts to traffic circulation and safety or sewer capacity. These text amendments further Goal 1.0 and Goal 3.0 by requiring a higher percentage of commercial/retail uses in the Mixed Use Overlay zone. The text amendments are also consistent with the purposes and intent of the R-4 and Mixed Use Overlay zones and are compatible with other uses in the zones. They do not conflict with the goals and policies in the General Plan. The development standards specified are appropriate and necessary to ensure that the uses specified do not have a negative impact on the community's public health, safety, and welfare.
Section 4. Section 17.17.060 (Density bonus housing agreement) of Chapter 17.17 (Residential Density Bonus) of Title 17 (Zoning) shall be amended to renumber part 16 of subsection A as part 17 and add a new part 16 of subsection A to read as follows:

16. The following disclosures shall be included in all sale or lease agreements associated with any project that includes a density bonus:
a. For each condominium unit offered for sale, a recorded disclosure statement that the unit is assigned a specified number of parking spaces and giving notice that guest parking is not provided on site pursuant to state laws in effect at the time of construction.
b. For each apartment offered for lease, a written disclosure in each lease agreement that the unit is assigned a specified number of parking spaces and giving notice that guest parking is not provided on site pursuant to state laws in effect at the time of construction.
c. For each unit, whether offered for sale or lease, a written statement, signed by the purchaser or lessee, acknowledging that on-street parking may be unavailable.
Section 5. Chapter 17.19 (R-4 maximum density residential classification) of Title 17 (Zoning) shall be amended by adding Section 17.19.016 (Floor area ratio) as follows:
17.19.016 Floor area ratio
In addition to density and other limitation within this chapter and in Appendix B, residential developments in R-4 shall be limited to a floor area ratio of 1.3, as calculated over the entire project area, excluding parking areas.
Section 6. Chapter 17.19 (R-4 Maximum density residential classification) of Title 17 (Zoning) of the Hawthorne Municipal Code is hereby amended to add a new Section 17.19.021 (Security Requirements) to read as follows:
17.19.021 Security requirements
1. The security standards of Chapter 17.20 shall apply to all multi-family development projects in the R-4 Maximum Density Residential Zone.
2. The applicant for approval a project that includes residential condominiums shall ensure that the covenants, conditions and restrictions that are recorded for the project require owners of individual condominium units to comply with the City's crime-free multi-family housing program and that they include a crime-free lease addendum, in the form that is on file with and approved by the City.
3. The owner of property for a new residential apartment project shall ensure that a covenant is recorded against the property ensuring that the property owner, and each successor in interest, comply with the City's crime-free multi-family housing program and that the owner and successor require tenants to execute a crime-free lease addendum, in the form that is on file with and approved by the City.
Section 7. The title of Chapter 17.20 (Supplementary Use and Bulk Requirements for All Residential Zones) of Title 17 (Zoning) shall be amended to read:
Chapter 17.20
SUPPLEMENTARY USE, BULK, TRAFFIC AND OTHER REQUIREMENTS DEVELOPMENT STANDARDS FOR ALL RESIDENTIAL ZONES
Section 8. Chapter 17.20 (Development standards for all residential zones) of Title 17 (Zoning) shall be amended by adding:
17.20.310 Additional development requirements
A. All residential developments shall comply with, in addition to the requirements of this title, all applicable development requirements set forth in Chapter 8.50 (Stormwater and urban runoff pollution control) of Title 8 (Health and safety) and Titles 13 (Sewers) and 14 (Technical Review and Study Requirements for Specified Development Projects).
B. Administrative plan review shall be required for all multifamily residential developments pursuant to Title 14.
Section 9. Chapter 17.54 (Trash Storage) of Title 17 (Zoning) shall be deleted and replaced as follows:
Chapter 17.54 Trash Storage
17.54.010 Required trash, recycling and organics storage area.
Plans for all new residential, commercial and industrial construction in all zones in the city shall include a designated storage area for trash, recycling and organics. The purpose of this is to meet public health and safety standards as well as to accomplish the State's mandatory recycling and organics diversion requirements.
A. The trash, recycling and organics storage areas shall be enclosed on three sides with permanent building material and on the fourth side with an access gate. Trash, recycling and organics storage areas must be covered or stored under a structure to prevent storm water from coming in contact with the containers or the interior of storage area. For residential

developments, trash and recycling storage areas must be ADA accessible.
B. The building material shall be of the same or substantially similar material as the building, if it is constructed as an attached part of a building. The storage area shall be of solid block, brick or masonry construction. In no case shall the building material of the trash storage area have less than one-hour fire resistance capability.
C. The access gate shall be no less than 7 feet wide and shall be along the longest side of the storage area enclosure. The gate shall be constructed of metal or another durable material approved by the building department and shall be constructed in a manner so as to obstruct the view of the trash containers from outside of the area.
D. Fire sprinklers as approved by the fire department shall be installed where the trash storage area is an attached part of a building. Fire sprinklers are also required when the trash storage area is located closer than 5 feet from any building or property line that may be built upon. However, fire sprinklers are not required if the trash area is enclosed (including roof but excluding door or opening) in noncombustible material of at least one-hour fire-resistance construction. The enclosure shall be arranged as required by the fire department.
E. No trash, recycling or organics bin or storage area shall be located less than 14 feet vertically or 10 feet horizontally from any door or window opening in a residential structure.
F. No garage, warehouse, parking lot or any other structure or open area required by other provisions of this code shall be utilized as a trash, recycling and organics storage area except that open space area may be utilized as access to a trash and recycling storage area. A trash, recycling and organics storage area may be located below grade, provided that the storage area does not exceed a maximum of 11 feet below sidewalk grade, the access ramp does not exceed fifteen percent, and the minimum clearance at every point along the path of access is 7 feet. These requirements do not apply if the said trash, recycling and organics area is otherwise serviced by freight elevators.
G. Trash, recycling and organics storage areas shall be located at a distance of not more than 140 feet from the point of trash collection pick-up. The point of pick-up shall be considered to be at the face of the curb abutting the nearest street or at another location approved by the building department as a feasible location for truck access. The point of pick-up shall be readily accessible to the trash collection vehicles. Where the point of pick-up is not at a street, there shall be a path or route of access of not less than 15 feet in width and an unobstructed clear height of not less than 14 feet 6 inches; power lines, tree limbs or any other protrusion, whether owned by the property owner or not, shall be considered a height obstruction. In commercial or industrial areas where a drop bin is planned to be used for trash, recycling and organics storage, there shall be a clear unobstructed access to a height of 20 feet above the drop bin. The surface of any access route other than a street shall be paved. Where trash and recycling bins are required by the planning department, a paved surface of not less than 5 feet in width shall be provided from the trash and recycling bin to the point of pick-up. All such pavement shall conform to the pavement requirements of this code in those provisions regarding parking lot pavement. The trash, recycling and organics storage area shall be readily accessible to the collection vehicle at all times.
H. The size of the trash, recycling and organics storage area shall be determined as follows to accommodate the storage of at least three containers, one each for trash, recycling and organics:
1. Residential.

Number of Units	Size of Area
a. 10 or less:	20 square feet for the first unit, plus 10 square feet per each additional unit, at one or more locations;
b. 11 - 16 units:	One single location with minimum dimensions of 5 by 18 feet;
c. 17 - 30 units:	Two locations with minimum dimensions of 4.5 by 8 feet, or one single location with minimum dimensions of 4.5 by 15 feet;
d. Over 30 units:	A total of 4 square feet per unit for the first 30 units plus 2.5 square feet for each additional unit in one location, or separate locations with minimum dimensions of 4.5 by 15 feet each.

2. Commercial—Industrial. There shall be provided 10 square feet of trash storage area per 1,000 square feet of building area, but in no case less than 36 square feet and no less than one location with dimensions of 4.5 by 8 feet. Where drop bins are planned, the dimensions of the trash storage area shall be no less than 12 feet by 10 feet.
3. Dimensions of storage areas may be reconfigured to fit site plan but must accommodate equivalent area sizes and access for bins.
I. The trash, recycling and organics storage area shall be maintained in a good state of repair at all times.
J. All trash, recycling and organics containers shall be stored in the designated storage area. No one shall store trash, rubbish or containers for trash, recycling or organics in any building, open area or any other area outside the designated storage area.
Section 10. Part 1 of Subsection B of Section 17.87.060 (Property development standards and site plan review) of Chapter 17.87 (Mixed Use Overlay Zone (MU)) of Title 17 (Zoning) shall be amended to read as follows:
B. Residential and Commercial/Retail Mix.
1. Commercial/retail uses shall incorporate a minimum of twenty/30 percent of the building footprint area in which they are located or at least ten/10 percent of all building footprints within the project, whichever is greater, including residential and nonresidential uses. In circumstances where this minimum commercial area requirement is likely to produce unsustainable commercial square footage, the planning commission may grant a smaller minimum area through the conditional use permit process, and provided that the following findings are made:
a. The provision of twenty/30 percent of the building footprint area in which the commercial space is to be located, or at least ten/10 percent of all building footprints within the project, will create a commercial space that is uncharacteristically large for the vicinity in which it is to be located or is otherwise impractical for reasons of insufficient frontage, odd shape, frontage on a residential street only, etc.; and
b. The provision of the minimum commercial space described above will likely lead to protracted and repeated vacancies in the commercial space(s) which will contribute to blight; and
c. There are no viable alternative designs that are feasible that will meet the requirement and be economically sustainable; and
d. The applicant has shown through evidence and market analysis that the proposed alternative minimum commercial area will be economically viable and sustainable, and will be compatible with the vicinity in which it is located. Evidence may include letters of interest or intent from prospective commercial tenants, market studies that link size to tenant types, demonstration of similar uses under similar conditions existing elsewhere, or any combination or additional evidence that the planning commission deems necessary to support the approval of a lower minimum commercial area.
Section 11. Subsection C of Section 17.87.060 (Property development standards and site plan review) of Chapter 17.87 (Mixed use overlay zone (MU)) of Title 17 (Zoning) shall be amended to read as follows:
C. Density and Intensity.
1. Residential uses as a part of a mixed use project shall have a maximum of thirty dwelling units per acre as calculated over the entire project area.
2. The floor area ratio (FAR) shall be a maximum of two-and-one-half 1.5 FAR as calculated over the entire project area, excluding parking areas.
3. Building coverage and parking facilities shall not exceed 90 percent of the entire project area.

Section 12. Subsection R (Security Requirements) of Section 17.87.060 (Property Development standards and site plan review) of Chapter 17.87 (Mixed Use Overlay Zone (MU)) of Title 17 (Zoning) of the Hawthorne Municipal Code is hereby amended to read as follows:
R. Security Requirements.
1. The security standards of Section 17.20.300 shall apply to all development projects in the Mixed Use Overlay Zone.
2. The applicant for approval of a project that includes residential condominiums shall ensure that the covenants, conditions and restrictions that are recorded for the project require owners of individual condominium units to comply with the City's crime-free multi-family housing program and that they include a crime-free lease addendum, in the form on file with and approved by the City.
3. The owner of property for a new residential apartment project or mixed use project with residential apartments shall ensure that a covenant is recorded against the property ensuring that the owner, and each successor in interest, comply with the City's crime-free multi-family housing program and that the owner and successor require tenants to execute a crime-free lease addendum, in the form on file with and approved by the City.
Section 13. Section 17.87.060 (Property development standards and site plan review) of Chapter 17.87 (Mixed use overlay zone (MU)) of Title 17 (Zoning) shall be amended by adding subsection S as follows:
S. Additional development requirements
1. All mixed use developments shall comply with, in addition to the requirements of this title, all applicable development requirements set forth in Chapter 8.50 (Stormwater and urban runoff pollution control) of Title 8 (Health and safety) and Titles 13 (Sewers) and 14 (Technical Review and Study Requirements for Specified Development Projects).
2. Administrative plan review shall be required for all mixed use developments pursuant to Title 14.
Section 14. If any provision, clause, sentence or paragraph of this Ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect the other provisions of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this ordinance are declared to be severable.
Section 15. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the summarized ordinance to be published once in a newspaper of general circulation, published and circulated in the City of Hawthorne, or if there is none, the City Clerk shall cause it to be posted in at least three public places in the City of Hawthorne, California.
PASSED, APPROVED, and ADOPTED this 12th day of April, 2016.
ALEX VARGAS, MAYOR
City of Hawthorne, California
ATTEST:
NORBERT HUBER,
CITY CLERK
City of Hawthorne, California
APPROVED AS TO FORM:
RUSSELL I. MIYAHIRA,
CITY ATTORNEY
City of Hawthorne, California
I, **Monica Dicicci**, the duly appointed Deputy City Clerk of the City of Hawthorne, California, **DO HEREBY CERTIFY** that the foregoing Ordinance, No. 2107 was duly adopted by the City Council of the City of Hawthorne, at their regular meeting of the City Council held **April 12, 2016**, and that it was adopted by the following vote, to wit:
AYES: Councilmembers Awad, Reyes English, Michelin, Valentine, Mayor Vargas.
NOES: None.
ABSTAIN: None.
ABSENT: None.
Deputy City Clerk
City of Hawthorne, California
Hawthorne Press Tribune Pub. 4/21/16
HH-25065

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code)
Esrow No. T-014000-SC
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.
(2) The name and business addresses of the seller are: BENEFICIAL EXTERMINATING, INC., 1771 PLACENTIA AVE, COSTA MESA, CA 92627; 1860 CHICAGO AVE, #7, RIVERSIDE, CA 92507; 935 POINSETTIA AVE, #201, VISTA, CA 92081 AND 5135 & 5131 W. ROSECRANS AVE, HAWTHORNE, CA 90250
(3) The location in California of the chief executive office of the Seller is: SAME
(4) The names and business address of the Buyer(s) are: BENEX LLC, 169 SAXONY RD, STE 111, ENCINITAS, CA 92024
(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES, EQUIPMENT, TRADE NAME, LEASEHOLD INTEREST & IMPROVEMENTS, COVENANT NOT TO COMPETE, GOODWILL, INVENTORY of that certain business located at 1771 PLACENTIA AVE, COSTA MESA, CA 92627; 1860 CHICAGO AVE, #7, RIVERSIDE, CA 92507; 935 POINSETTIA AVE, #201, VISTA, CA 92081 AND 5135 & 5131 W. ROSECRANS AVE, HAWTHORNE, CA 90250
(6) The business name used by the seller(s) at said location is: BENEFICIAL EXTERMINATING
(7) The anticipated date of the bulk sale is MAY 9, 2016, at the office of TOWER ESCROW INC, 23024 CRENSHAW BLVD, TORRANCE, CA 90505, Esrow No. T-014000-SC, Esrow Officer: SOPHIE WANG / CINDIE KIM
(8) Claims may be filed with Same as 7 above.
(9) The last date for filing claims is: MAY 6, 2016
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.
(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE
Dated: FEBRUARY 12, 2016
TRANSFEREES: BENEX LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
LA1652134L-CORR HAWTHORNE COMMUNITY NEWS 4/21/16
Hawthorne Press Tribune Pub. 4/21/16
HH-25072

TSG No.: 8577563 TS No.: CA1500270937 FHAAVPMI No.: APN: 4078-011-034 Property Address: 4714 WEST 149TH STREET LAWNDALE, CA 90260 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/22/2012. 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 05/11/2016 at 10:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 07/02/2012, as Instrument No. 20120980574, in book , page , of Official Records in the office of the County Recorder of LOS ANGELES County, State of California. Executed by: MILTON G. ALVAREZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, 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 All right, title and interest conveyed to and now held by it under said 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# 4078-011-034 The street address and other common designation, if any, of the real property described above is purported to be: 4714 WEST 149TH STREET, LAWNDALE, CA 90260 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 \$254,005.60. 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 secured 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, 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: 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 2924d 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/propertySearch/Terms.aspx, using the number assigned to this case CA1500270937 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 6 Campus Cir, Bldg 6, 1st Floor Westlake, TX 76262 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) 939-0772 NPP0278519 To: LAWNDALE TRIBUNE 04/21/2016, 04/28/2016, 05/05/2016
Lawndale Tribune Pub. 4/21, 4/28, 5/5/16
HL-25071

Hawthorne School District
Purchasing Department
13021 S. Yukon Ave.
Hawthorne, CA 90250
(310) 676-2276
(310) 675-3159 - fax
April 7, 2016
NOTICE INVITING REQUEST FOR PROPOSALS
PEST CONTROL SERVICES - RFP NUMBER R15-16-15
The Hawthorne School District is seeking proposals from qualified and experienced pest management businesses who are duly certified, registered and licensed in the State of California to render quality pest control services in order to provide a prevention, management strategies, routine maintenance for a pest free environment.
The Hawthorne School District, located in Los Angeles County, in the State of California serves a student population numbering approximately 10,300 students in grades Kindergarten through Twelfth grade. Currently the School District has 11 sites which must include a cafeteria: Three Middle Schools, Seven Elementary Schools, and one Charter high school. In addition, there are administrative sites, which include the District Office, Warehouse and Maintenance Department.
There will be a mandatory **Pre-Bid Conference and Job Walk** located at the Hawthorne School District Warehouse, 13021 S. Yukon

Ave, Hawthorne, CA 90250, on **Tuesday, May 4, 2016 at 10:00 AM**. Any Contractor bidding on the Project who fails to attend the entire mandatory job walk and conference will be deemed a non-responsive bidder and will have its RFP returned unopened. **Allocate extra time due to parking restrictions in the area. RFP due by Friday, May 11, 2016 at 2:00 PM Sharp!**
If you would like to submit a response to this Request for Proposals please send one (1) original and four (4) copies of requested materials to:
Hawthorne School District
Attention: Aneska I. Kekula
13021 S. Yukon Ave.
Hawthorne, CA 90250
Questions regarding this RFP may be directed to Aneska I. Kekula, Purchasing Director, in writing via email at ikekula@hawthorne.k12.ca.us.
Aneska Ines Kekula
Purchasing Director
HAWTHORNE SCHOOL DISTRICT
Los Angeles County, State of California
FOR: The Board of Trustees
Publication:
Herald Publication and Hawthorne School District online
1st Publication: April 14, 2016
2nd Publication: April 21, 2016
Hawthorne Press Tribune Pub. 4/14, 4/21/16
HH-25060

Things do not happen. Things are made to happen.
- John F. Kennedy

PUBLIC NOTICES

URGENCY ORDINANCE NO. 2111
AN URGENCY ORDINANCE OF THE CITY OF HAWTHORNE AMENDING AND IMPOSING DEVELOPMENT STANDARDS AND REQUIREMENTS FOR CERTAIN PROJECTS IN ALL RESIDENTIAL ZONES AND DESIGNATED MIXED USE AREAS, AMENDING THE HAWTHORNE MUNICIPAL CODE, REPEALING AN INTERIM MORATORIUM, DECLARING THE URGENCY THEREOF, AND MAKING A DETERMINATION UNDER CEQA
WHEREAS, the City of Hawthorne (City) initiated consideration of amendments and additions to the design and development standards for the Mixed Use Overlay and R-4 Maximum Density Residential Zone to incorporate environmental impact mitigation measures and to amend and impose other development standards and requirements for certain projects in those zones; and
WHEREAS, a Draft Environmental Impact Report (DEIR) under the California Environmental Quality Act (CEQA), State Clearinghouse No. 2009061099, was prepared for the Mixed Use Overlay (MUO) and R-4 Zone project, and, on June 14, 2011, the City Council adopted Resolution No. 7376 and certified the Final Environmental Impact Report (FEIR) for that project, adopted Findings Fact, Statement of Over-Riding Consideration, and the Mitigation Monitoring Program; and
WHEREAS, on March 27, 2012, the City enacted Ordinance No. 2016, which eliminated the Conditional Use Permit requirement for multifamily residential housing in the R-4 and MUO zones pursuant to Government Code Sections 65583.2(h)-(i) and 65589.4; and
WHEREAS, Government Code Section 65583.2(i) allows cities to enact "objective, quantifiable, written development standards" for residential development if those standards do not prevent the city from achieving its share of the regional housing need; and
WHEREAS, on June 26, 2012, the City adopted the "Design Guide for Highest Density Residential and Mixed Use Development," dated June 22, 2012, ("Design Guide") which Guide is intended to establish clear and useful criteria for the planning, design, and aesthetics of highest-density residential and mixed-use developments in the City; and
WHEREAS, The Design Guide was adopted by Ordinance No. 2022 and added as Appendix B to Title 17 (Zoning) of the Hawthorne Municipal Code ("HMC"), and is required to be complied with in the development of high density residential and mixed-use developments pursuant to Sections 17.19.017 (Design and development standards) and 17.19.060 (Property development standards and site plan review) of the HMC; and
WHEREAS, Ordinance No. 2022 also adopted development and security standards for the Mixed Use Overlay and R-4 Zones in Chapters 17.19 and 17.87 of Title 17 (Zoning) of the HMC; and
WHEREAS, on June 26, 2012, the City enacted Ordinance No. 2022, which adopted design and development standards for the Mixed Use Overlay and R-4 Zones and was codified in Chapters 17.19 and 17.87 of, and Appendix B to, Title 17 (Zoning) of the Hawthorne Municipal Code (HMC); and
WHEREAS, the City now seeks to adopt additional design and development standards that are objective, quantifiable, and written for projects in the R-4 and MUO zones that are intended to implement mitigation measures required by the FEIR and address the traffic, parking, sewage, safety, vehicle circulation, and other components of multi-family projects in those zones; and
WHEREAS, on February 11, 2016, the City enacted Interim Urgency Ordinance No. 2108, which imposed a 45-day moratorium on Large-Scale Multi-Family Projects, with the intent to repeal that moratorium once the development standards in this Ordinance become effective; and
WHEREAS, the intent and purpose of this Ordinance is to continue to accommodate and enable multi-family residential development projects that are sufficient to meet the City's regional housing needs allocation and without discretionary review approval while at the same time protecting the public health, safety, and welfare through development standards applicable to high-density development projects; and
WHEREAS, in conjunction with the amendments in this Ordinance, the City initiated amendments to the Hawthorne Municipal Code by way of a companion ordinance (Ordinance No. 2109) that imposes technical review and study requirements relating to sewer capacity and traffic safety for multi-family development projects in the Mixed Use Overlay zone and R-4 Maximum Density zone so as to implement environmental mitigation measures regarding traffic safety, traffic circulation, and sewer impacts; and
WHEREAS, the City published notice of the Planning Commission's March 2, 2016, public hearing on Zoning Code Amendment 2016ZA04; and
WHEREAS, on March 2, 2016, the Planning Commission held a duly noticed public hearing on the Application, and following the close of the hearing, recommended to the City Council the approval of adopting an ordinance implementing Zoning Code Amendment 2016ZA04; and
WHEREAS, the City provided published notice of the City Council's public hearing on March 10, 2016, and the City Council held a duly noticed public hearing on the Application; and
WHEREAS, the City Council has reviewed and considered the zone text amendment as designated in Planning Commission Resolution PC2016-16 and all its constituent parts and concurrent applications and finds it to be integrated, internally consistent and compatible.
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE HEREBY ORDAINS AS FOLLOWS:
Section 1. The City Council finds that all of the facts set forth in the recitals of this Ordinance are true and correct.
Section 2. CEQA Findings.
A. On June 14, 2011, the City certi-

fied an FEIR for the adoption of the Mixed Use Overlay and R-4 Zones (State Clearinghouse No. 2009061099). This Ordinance does not expand the land area for those Zones, does not increase allowable densities in those zones, and does not add new uses into those Zones. Accordingly, this Ordinance is within the scope of the project reviewed in that EIR and does not create any new or more severe impacts than the project evaluated in that EIR. As certified, the FEIR required an Environmental Mitigation Monitoring Program pursuant to CEQA Section 21081.6. That program required mitigation measures to address impacts under the following categories: aesthetic; air quality; public services; traffic and circulation; utilities and service systems; water supply and quality; construction-related noise; construction-related traffic; and construction-related air quality.
B. Specifically, the mitigation monitoring program includes the following measures: (1) "As determined by the City, all applicants will provide information about the area-wide condition of the local sewer system serving respective sites, to the satisfaction of the City. If the conditions of the local sewer lines are not adequate to accommodate flows the developer(s) will contribute funds to identify area-wide improvements, including replacing the existing sewer line serving the site with a larger diameter line, as determined by the City;" (2) "As determined by the City, individual future developments will be required to prepare traffic studies that identify potential impacts and mitigation measures required for an individual project to reduce impacts on the street network and Congestion Management Program (CMP) facilities, including appropriate freeway segments;" and (3) "Space will be allocated either within the buildings or in outdoor areas for collection and storage of recyclable materials. Plans for space allocation for recycling will be subject to City review and approval, upon application for a building or occupancy permit."
C. This Ordinance is intended to implement mitigation measures required under the FEIR's mitigation monitoring program using defined development standards for the Mixed Use Overlay and R-4 Zones. Therefore, this Ordinance is within the scope of that EIR and implements its mitigation program. Accordingly, the City Council finds that no additional environmental review is required.
Section 3. The City Council finds and determines that the zoning text amendments set forth in this Ordinance are consistent with the goals, policies, and standards of the General Plan. The changes further Goal 2.0 and Policy 2.8 of the Land Use Element by ensuring that high-density uses are compatible with existing land use zones and do not adversely affect residents in those zones and by ensuring that multi-family projects do not create significant impacts to traffic circulation and safety or sewer capacity. These text amendments further Goal 1.0 and Goal 3.0 by requiring a higher percentage of commercial/retail uses in the Mixed Use Overlay zone. The text amendments are also consistent with the purposes and intent of the R-4 and Mixed Use Overlay zones and are compatible with other uses in the zones. They do not conflict with the goals and policies in the General Plan. The development standards specified are appropriate and necessary to ensure that the uses specified do not have a negative impact on the community's public health, safety, and welfare.
Section 4. Section 17.17.060 (Density bonus housing agreement) of Chapter 17.17 (Residential Density Bonus) of Title 17 (Zoning) shall be amended to read: ~~number part 16 of subsection A as part 17 and add a new part 16 of subsection A to read as follows:~~
16. The following disclosures shall be included in all sale or lease agreements associated with any project that includes a density bonus:
a. For each condominium unit offered for sale, a recorded disclosure statement that the unit is assigned a specified number of parking spaces and giving notice that guest parking is not provided on site pursuant to state laws in effect at the time of construction.
b. For each apartment offered for lease, a written disclosure in each lease agreement that the unit is assigned a specified number of parking spaces and giving notice that guest parking is not provided on site pursuant to state laws in effect at the time of construction.
c. For each unit, whether offered for sale or lease, a written statement, signed by the purchaser or lessee, acknowledging that on-street parking may be unavailable.
Section 5. Chapter 17.19 (R-4 maximum density residential classification) of Title 17 (Zoning) shall be amended by adding Section 17.19.016 (Floor area ratio) as follows:
17.19.016 Floor area ratio
In addition to density and other limitation within this chapter and in Appendix B, residential developments in R-4 shall be limited to a floor area ratio of 1.3, as calculated over the entire project area, excluding parking areas.
Section 6. Chapter 17.19 (R-4 Maximum density residential classification) of Title 17 (Zoning) of the Hawthorne Municipal Code is hereby amended to add a new Section 17.19.021 (Security Requirements) to read as follows:
17.19.021 Security requirements
1. The security standards of Chapter 17.20 shall apply to all multi-family development projects in the R-4 Maximum Density Residential Zone.
2. The applicant for approval of a project that includes residential condominiums shall ensure that the covenants, conditions and restrictions that are recorded for the project require owners of individual condominium units to comply with the City's crime-free multi-family housing program and that they include a crime-free lease addendum, in the form that is on file with and approved by the City.
3. The owner of property for a new residential apartment project shall ensure that a covenant is recorded against the property ensuring that the property owner, and each successor in interest, comply with the City's

crime-free multi-family housing program and that the owner and successor require tenants to execute a crime-free lease addendum, in the form that is on file with and approved by the City.
Section 7. The title of Chapter 17.20 (Supplementary Use and Bulk Requirements for All Residential Zones) of Title 17 (Zoning) shall be amended to read:
Chapter 17.20
SUPPLEMENTARY USE, BULK, TRAFFIC AND OTHER REQUIREMENTS DEVELOPMENT STANDARDS FOR ALL RESIDENTIAL ZONES
Section 8. Chapter 17.20 (Development standards for all residential zones) of Title 17 (Zoning) shall be amended by adding:
17.20.310 Additional development requirements
A. All residential developments shall comply with, in addition to the requirements of this title, all applicable development requirements set forth in Chapter 8.50 (Stormwater and urban runoff pollution control) of Title 8 (Health and safety) and Titles 13 (Sewers) and 14 (Technical Review and Study Requirements for Specified Development Projects).
B. Administrative plan review shall be required for all multifamily residential developments pursuant to Title 14.
Section 9. Chapter 17.54 (Trash Storage) of Title 17 (Zoning) shall be deleted and replaced as follows:
Chapter 17.54 Trash Storage
17.54.010 Required trash, recycling and organics storage area.
Plans for all new residential, commercial and industrial construction in all zones in the city shall include a designated storage area for trash, recycling and organics. The purpose of this is to meet public health and safety standards as well as to accomplish the State's mandatory recycling and organics diversion requirements.
A. The trash, recycling and organics storage areas shall be enclosed on three sides with permanent building material and on the fourth side with an access gate. Trash, recycling and organics storage areas must be covered or stored under a structure to prevent storm water from coming in contact with the containers or the interior of storage area. For residential developments, trash and recycling storage areas must be ADA accessible.
B. The building material shall be of the same or substantially similar material as the building, if it is constructed as an attached part of a building. The storage area shall be of solid block, brick or masonry construction. In no case shall the building material of the trash storage area have less than one-hour fire resistance capability.
C. The access gate shall be no less than 7 feet wide and shall be along the longest side of the storage area enclosure. The gate shall be constructed of metal or another durable material approved by the building department and shall be constructed in a manner so as to obstruct the view of the trash containers from outside of the area.
D. Fire sprinklers as approved by the fire department shall be installed where the trash storage area is an attached part of a building. Fire sprinklers are also required when the trash storage area is located closer than 5 feet from any building or property line that may be built upon. However, fire sprinklers are not required if the trash area is enclosed (including roof but excluding door or opening) in noncombustible material of at least one-hour fire-resistance construction. The enclosure shall be arranged as required by the fire department.
E. No trash, recycling or organics bin or storage area shall be located less than 14 feet vertically or 10 feet horizontally from any door or window opening in a residential structure.
F. No garage, warehouse, parking lot or any other structure or open area required by other provisions of this code shall be utilized as a trash, recycling and organics storage area except that open space area may be utilized as access to a trash and recycling storage area.
A trash, recycling and organics storage area may be located below grade; provided that the storage area does not exceed a maximum of 11 feet below sidewalk grade, the access ramp does not exceed fifteen percent, and the minimum clearance at every point along the path of access is 7 feet. These requirements do not apply if the said trash, recycling and organics area is otherwise serviced by freight elevators.
G. Trash, recycling and organics storage areas shall be located at a distance of not more than 140 feet from the point of trash collection pick-up. The point of pick-up shall be considered to be at the face of the curb abutting the nearest street or at another location approved by the building department as a feasible location for truck access. The point of pick-up shall be readily accessible to the trash collection vehicles. Where the point of pick-up is not at a street, there shall be a path or route of access of not less than 15 feet in width and an unobstructed clear height of not less than 14 feet 6 inches; power lines, tree limbs or any other protrusion, whether owned by the property owner or not, shall be considered a height obstruction. In commercial or industrial areas where a drop bin is planned to be used for trash, recycling and organics storage, there shall be a clear unobstructed access to a height of 20 feet above the drop bin. The surface of any access route other than a street shall be paved. Where trash and recycling bins are required by the planning department, a paved surface of not less than 5 feet in width shall be provided from the trash and recycling bin to the point of pick-up. All such pavement shall conform to the pavement requirements of this code in those provisions regarding parking lot pavement. The trash, recycling and organics storage area shall be readily accessible to the collection vehicle at all times.
H. The size of the trash, recycling and organics storage area shall be determined as follows to accommodate the storage of at least three containers, one each for trash, recycling and organics:
1. Residential.

Number of Units	Size of Area
a. 10 or less:	20 square feet for the first unit, plus 10 square feet per each additional unit, at one or more locations;
b. 11 - 16 units:	One single location with minimum dimensions of 5 by 18 feet;
c. 17 - 30 units:	Two locations with minimum dimensions of 4.5 by 8 feet, or one single location with minimum dimensions of 4.5 by 15 feet;
d. Over 30 units:	A total of 4 square feet per unit for the first 30 units plus 2.5 square feet for each additional unit in one location, or separate locations with minimum dimensions of 4.5 by 15 feet each.

2. Commercial—Industrial. There shall be provided 10 square feet of trash storage area per 1,000 square feet of building area, but in no case less than 36 square feet and no less than one location with dimensions of 4.5 by 8 feet. Where drop bins are planned, the dimensions of the trash storage area shall be no less than 12 feet by 10 feet.
3. Dimensions of storage areas may be reconfigured to fit site plan but must accommodate equivalent area sizes and access for bins.
I. The trash, recycling and organics storage area shall be maintained in a good state of repair at all times.
J. All trash, recycling and organics containers shall be stored in the designated storage area. No one shall store trash, rubbish or containers for trash, recycling or organics in any building, open area or any other area outside the designated storage area.
Section 10. Part 1 of Subsection B of Section 17.87.060 (Property development standards and site plan review) of Chapter 17.87 (Mixed Use Overlay Zone (MUJ)) of Title 17 (Zoning) shall be amended to read as follows:
B. Residential and Commercial/Retail Mix.
1. Commercial/retail uses shall incorporate a minimum of twenty30 percent of the building footprint area in which they are located or at least ten10 percent of all building footprints within the project, whichever is greater, including residential and nonresidential uses. In circumstances where this minimum commercial area requirement is likely to produce unsustainable commercial square footage, the planning commission may grant a smaller minimum area through the conditional use permit process, and provided that the following findings are made:
a. The provision of twenty30 percent of the building footprint area in which the commercial space is to be located, or at least ten10 percent of all building footprints within the project, will create a commercial space that is uncharacteristically large for the vicinity in which it is to be located or is otherwise impractical for reasons of insufficient frontage, odd shape, frontage on a residential street only, etc.; and
b. The provision of the minimum commercial space described above will likely lead to protracted and repeated vacancies in the commercial space(s) which will contribute to blight; and
c. There are no viable alternative designs that are feasible that will meet the requirement and be economically sustainable; and
d. The applicant has shown through evidence and market analysis that the proposed alternative minimum commercial area will be economically viable and sustainable, and will be compatible with the vicinity in which it is located. Evidence may include letters of interest or intent from prospective commercial tenants, market studies that link size to tenant types, demonstration of similar uses under similar conditions existing elsewhere, or any combination or additional evidence that the planning commission deems necessary to support the approval of a lower minimum commercial area.
Section 11. Subsection C of Section 17.87.060 (Property development standards and site plan review) of Chapter 17.87 (Mixed use overlay zone (MUJ)) of Title 17 (Zoning) shall be amended to read as follows:
C. Density and Intensity.
1. Residential uses as a part of a mixed use project shall have a maximum of thirty dwelling units per acre as calculated over the entire project area.
2. The floor area ratio (FAR) shall be a maximum of ~~two and one-half~~ 1.5 FAR as calculated over the entire project area, excluding parking areas.
3. Building coverage and parking facilities shall not exceed 90 percent of the entire project area.
Section 12. Subsection R (Security Requirements) of Section 17.87.060 (Property Development standards and site plan review) of Chapter 17.87 (Mixed Use Overlay Zone (MUJ)) of Title 17 (Zoning) of the Hawthorne Municipal Code is hereby amended to read as follows:
R. Security Requirements.
1. The security standards of Section 17.20.300 shall apply to all development projects in the Mixed Use Overlay Zone.
2. The applicant for approval of a project that includes residential condominiums shall ensure that the covenants, conditions and restrictions that are recorded for the project require owners of individual condominium units to comply with the City's crime-free multi-family housing program and that they include a crime-free lease addendum, in the form on file with and approved by the City.
3. The owner of property for a new residential apartment project or mixed use project with residential apartments shall ensure that a covenant is recorded against the property ensuring that the owner, and each successor in interest, comply with the City's crime-free multi-family housing program and that the owner and successor require tenants to execute a crime-free lease addendum, in the form on file with and approved by the City.

Section 13. Section 17.87.060 (Property development standards and site plan review) of Chapter 17.87 (Mixed use overlay zone (MUJ)) of Title 17 (Zoning) shall be amended by adding subsection S as follows:
S. Additional development requirements
1. All mixed use developments shall comply with, in addition to the requirements of this title, all applicable development requirements set forth in Chapter 8.50 (Stormwater and urban runoff pollution control) of Title 8 (Health and safety) and Titles 13 (Sewers) and 14 (Technical Review and Study Requirements for Specified Development Projects).
2. Administrative plan review shall be required for all mixed use developments pursuant to Title 14.
Section 14. Repeal of Ordinance. By this Ordinance, the City Council hereby repeals Interim Urgency Ordinance No. 2108 (45-day moratorium on Large-Scale Multi-Family Projects) in its entirety. This repeal shall be effective as of the same date Sections 4 through 13 are effective. Notwithstanding Section 16 of this Ordinance, this repeal is not severable from Sections 4 through 13.
Section 15. Urgency Declaration. This Ordinance is for the immediate preservation of the public peace, health, and safety and shall take effect immediately upon adoption pursuant to California Government Code Section 36937(b). The facts constituting the urgency include the following. First, multi-family and mixed-use high-density development in concentrated areas of the City poses a risk of exceeding existing infrastructure capacity by generating demands on sewer, water, storm drains, and transportation facilities that cannot be accommodated by existing infrastructure. Second, the City's interim moratorium on those high-density projects will expire on March 27, 2016, unless extended, whereas this Ordinance would become effective on April 21, 2016, unless effective immediately. If neither this Ordinance nor the moratorium are in place for that 25-day period, it would create a regulatory condition allowing projects without adequate infrastructure and other on-site facilities. The development standards imposed by this Ordinance will ensure appropriate density limits and adequate on-site and public facilities to prevent imminent adverse effects on infrastructure capacities. For these reasons, and based on all other evidence in the record of these proceedings, the immediate effectiveness of this Ordinance is necessary to preserve the public peace, health, and safety.
Section 16. If any provision, clause, sentence or paragraph of this Ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect the other provisions of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this ordinance are declared to be severable.
Section 17. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the summarized ordinance to be published once in a newspaper of general circulation, published and circulated in the City of Hawthorne, or if there is none, the City Clerk shall cause it to be posted in at least three public places in the City of Hawthorne, California.
PASSED, APPROVED, AND ADOPTED this 22nd day of March, 2016.
ALEX VARGAS, MAYOR
City of Hawthorne, California
ATTEST:
NORBERT HUBER,
CITY CLERK
City of Hawthorne, California
APPROVED AS TO FORM:
RUSSELL I. MIYAHIRA,
CITY ATTORNEY
City of Hawthorne, California
I, Monica Dicitri, the duly appointed Deputy City Clerk of the City of Hawthorne, California, **DO HEREBY CERTIFY** that the foregoing Urgency Ordinance, No. 2111 was duly adopted by the City Council of the City of Hawthorne, at their regular meeting of the City Council held **March 22, 2016** and that it was adopted by the following vote, to wit:
AYES: Councilmembers Awad, Reyes English, Michelin, Valentine, Mayor Vargas.
NOES: None.
ABSTAIN: None.
ABSENT: None.
Deputy City Clerk
City of Hawthorne, California
Hawthorne Press Tribune Pub 4/21/16
HH-25067



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Fictitious Business Name Statement 2016067687

The following person(s) is (are) doing business as FAMILY FOCUSED COACHING, 8919 FLEETWING AVENUE, LOS ANGELES, CA 90045, LOS ANGELES COUNTY. Registered Owner(s): MELINDA DALENE MESHAD, 8919 FLEETWING AVENUE, LOS ANGELES, CA 90045. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: 05/28/1958. Signed: MELINDA DALENE MESHAD, OWNER. This statement was filed with the County Recorder of Los Angeles County on March 21, 2016. NOTICE: This Fictitious Name Statement expires on March 21, 2021. A new Fictitious Business Name Statement must be filed prior to March 21, 2021. 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 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 3/31, 4/7, 4/14, 4/21/2016 H-1418

Fictitious Business Name Statement 2016071027

The following person(s) is (are) doing business as HANSEN SCREEN & GLASS, 1527 CENTINELA AVE, INGLEWOOD, CA, 90302, LOS ANGELES COUNTY. Registered Owner(s): CHRISTIAN E FOSTER II, 525 E FRANKLIN AVE#4, EL SEGUNDO, CA, 90245. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: 05/01/2004. Signed: CHRISTIAN E FOSTER, II, OWNER. This statement was filed with the County Recorder of Los Angeles County on March 23, 2016. NOTICE: This Fictitious Name Statement expires on March 23, 2021. A new Fictitious Business Name Statement must be filed prior to March 23, 2021. 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 14400 ET SEQ., Business and Professions Code). Inglewood News: Pub. 3/31, 4/7, 4/14, 4/21/2016 HI-1419

Fictitious Business Name Statement 2016065902

The following person(s) is (are) doing business as R & R PARTNERS, INC., 1) 1700 E. WALNUT AVE, EL SEGUNDO, CA, 90245, LOS ANGELES COUNTY. 2) 615 RIVERSIDE DRIVE, RENO, NV. Registered Owner(s): R & R PARTNERS, CALIFORNIA, INC., 900 SOUTH PAVILION CENTER DRIVE, LAS VEGAS, NV. This business is being conducted by a corporation. The registrant commenced to transact business under the fictitious business name or names listed above on: 10/20/2010. Signed: MORGAN BAUMGARTNER, SECRETARY. This statement was filed with the County Recorder of Los Angeles County on March 17, 2016. NOTICE: This Fictitious Name Statement expires on March 17, 2021. A new Fictitious Business Name Statement must be filed prior to March 17, 2021. 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 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 3/31, 4/7, 4/14, 4/21/2016 H-1420

Fictitious Business Name Statement 2016072185

The following person(s) is (are) doing business as HELEN & RENES KITCHEN, 1324 W PALMER ST, COMPTON, CA, 90220, LOS ANGELES COUNTY. Registered Owner(s): 1) CARMEN ELENA RODRIGUEZ ROBLES 2) RENE ARNOLDO ROBLES RODRIGUEZ; 1324 W PALMER ST, COMPTON, CA, 90220. This business is being conducted by Copartners. The registrant commenced to transact business under the fictitious business name or names listed above on: 03/29/2011. Signed: RENE ARNOLDO ROBLES RODRIGUEZ, PARTNER. This statement was filed with the County Recorder of Los Angeles County on March 24, 2016. NOTICE: This Fictitious Name Statement expires on March 24, 2021. A new Fictitious Business Name Statement must be filed prior to March 24, 2021. 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 14400 ET SEQ., Business and Professions Code). Inglewood News : Pub. 3/31, 4/7, 4/14, 4/21 HI-1421

Fictitious Business Name Statement 2016072475

The following person(s) is (are) doing business as MARTINEZ ENTERTAINMENT, 549 W 89TH ST, LOS ANGELES, CA 90044, LOS ANGELES COUNTY. Registered Owner(s): KATHY MARTINEZ, W 540 89TH ST, LOS ANGELES, CA 90044. This business is being conducted by a General Partnership. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Signed: KATHY MARTINEZ, PARTNER. This statement was filed with the County Recorder of Los Angeles County on March 24, 2016. NOTICE: This Fictitious Name Statement expires on March 24, 2021. A new Fictitious Business Name Statement must be filed prior to March 24, 2021. 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 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 3/31, 4/7, 4/14, 4/21/2016 H-1422

Fictitious Business Name Statement 2016071810

The following person(s) is (are) doing business as A GR8T BEGINNING ACADEMY, 321 E CARSON STREET, CARSON, CA, 90745, LOS ANGELES COUNTY. Registered Owner(s): LINDA JOHNSON, 321 E CARSON STREET, CARSON, CA, 90745. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: 3/08/2011. Signed: LINDA JOHNSON, OWNER. This statement was filed with the County Recorder of Los Angeles County on March 24, 2016. NOTICE: This Fictitious Name Statement expires on March 24, 2021. A new Fictitious Business Name Statement must be filed prior to March 24, 2021. 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 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 4/7, 4/14, 4/21, 4/28/2016 H-1423

Fictitious Business Name Statement 2016068157

The following person(s) is (are) doing business as KONA POOLS, 1633 WEST VERNON AVE, LOS ANGELES, CA 90062, LOS ANGELES COUNTY. Registered Owner(s): ANDREW B MATA, 1633 WEST VERNON AVE, LOS ANGELES, CA 90062. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Signed: ANDREW B MATA, OWNER. This statement was filed with the County Recorder of Los Angeles County on March 21, 2016. NOTICE: This Fictitious Name Statement expires on March 21, 2021. A new Fictitious Business Name Statement must be filed prior to March 21, 2021. 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 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 4/7, 4/14, 4/21, 4/28/2016 H-1424

Fictitious Business Name Statement 2016079870

The following person(s) is (are) doing business as JORDAN SHIELDS DESIGN, 414 2ND #351, HERMOSA BEACH, CA 90254, LOS ANGELES COUNTY. Registered Owner(s): JORDAN SHIFRIN, 414 2ND ST #351, HERMOSA BEACH, CA, 90254. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: 01/01/2014. Signed: JORDAN SHIFRIN, OWNER. This statement was filed with the County Recorder of Los Angeles County on April 1, 2016. NOTICE: This Fictitious Name Statement expires on April 1, 2021. A new Fictitious Business Name Statement must be filed prior to April 1, 2021. 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 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 4/7, 4/14, 4/21, 4/28/2016 H-1425

Fictitious Business Name Statement 2016082380

The following person(s) is (are) doing business as MOMS' REMEDY PRO, 3525 W 82ND ST, INGLEWOOD, CA, 90305, LOS ANGELES COUNTY. Registered Owner(s): PROGRESSIVE MEDICAL INDUSTRIES, INC, 6705 S. GARTH AVE, LOS ANGELES, CA 90056. This business is being conducted by a Corporation. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Signed: JANICE M. KNIGHT-COOPER, President. This statement was filed with the County Recorder of Los Angeles County on April 5, 2016. NOTICE: This Fictitious Name Statement expires on April 5, 2021. A new Fictitious Business Name Statement must be filed prior to April 5, 2021. 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 14400 ET SEQ., Business and Professions Code). Inglewood News: Pub. 4/14, 4/21, 4/28, 5/5/2016 HI-1426

Fictitious Business Name Statement 2016088981

The following person(s) is (are) doing business as SHAW, KOEPKE & SATTER, 23326 HAWTHORNE BOULEVARD SUITE 320, TORRANCE, CA 90505, LOS ANGELES COUNTY. Registered Owner(s): 1) LISA A. SATTER, 72 BUCKSKIN LANE, ROLLING HILLS ESTATES, CA 90274; 2) JOHN W. SHAW, 72 BUCKSKIN LANE, ROLLING HILLS ESTATES, CA 90274. This business is being conducted by a GENERAL PARTNERSHIP. The registrant commenced to transact business under the fictitious business name or names listed above on: 04/01/2016. Signed: LISA A. SATTER, PARTNER. This statement was filed with the County Recorder of Los Angeles County on APRIL 12, 2016. NOTICE: This Fictitious Name Statement expires on APRIL 12, 2021. A new Fictitious Business Name Statement must be filed prior to APRIL 12, 2021. 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 14400 ET SEQ., Business and Professions Code). Torrance Tribune: Pub. 4/21, 4/28, 5/5, 5/12/2016 HT-1427

Fictitious Business Name Statement 2016080380

The following person(s) is (are) doing business as THRESHOLD REAL ESTATE GROUP, 830 S. SEPULVEDA BLVD #200, EL SEGUNDO, CA 90245, LOS ANGELES COUNTY. Registered Owner(s): BARBARA A. McNEILL, 13045 PACIFIC PROMENADE #108, PLAYA VISTA, CA 90094. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Signed: BARBARA A. McNEILL, OWNER. This statement was filed with the County Recorder of Los Angeles County on APRIL 01, 2016. NOTICE: This Fictitious Name Statement expires on APRIL 01, 2021. A new Fictitious Business Name Statement must be filed prior to APRIL 01, 2021. 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 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 4/21, 4/28, 5/5, 5/12/2016 H-1428

Fictitious Business Name Statement 2016090698

The following person(s) is (are) doing business as 1) WINES IN THE WILD, 8455 CROYDON AVE., LOS ANGELES, CA 90045, LA COUNTY. 2) PERSONAL WINE CONSULTANT, 8117 W. MANCHESTER AVE., #558, PLAYA DEL REY, CA 90293, LA COUNTY. 3) RED, WHITE & TRU. 4) RED, WHITE AND TRU. Registered Owner(s): TRUMAN WINE COMPANY INCORPORATED, 8455 CROYDON AVE., LOS ANGELES, CA 90045, CA. This business is being conducted by a CORPORATION. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Signed: TRUMAN WINE COMPANY INCORPORATED, PRESIDENT, MARK TRUMAN. This statement was filed with the County Recorder of Los Angeles County on APRIL 14, 2016. NOTICE: This Fictitious Name Statement expires on APRIL 14, 2021. A new Fictitious Business Name Statement must be filed prior to APRIL 14, 2021. 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 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 4/21, 4/28, 5/5, 5/12/2016 H-1429

Fictitious Business Name Statement 2016082504

The following person(s) is (are) doing business as 1) O'M YOGA, 10735 GROVEDALE DR., WHITTIER, CA 90603, LA COUNTY. 2) O'M ESSENTIALS. Registered Owner(s): MARY O'MEARA, 10735 GROVEDALE DR., WHITTIER, CA 90603, CA. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Signed: MARY O'MEARA, OWNER. This statement was filed with the County Recorder of Los Angeles County on APRIL 05, 2016. NOTICE: This Fictitious Name Statement expires on APRIL 05, 2021. A new Fictitious Business Name Statement must be filed prior to APRIL 05, 2021. 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 14400 ET SEQ., Business and Professions Code). El Segundo Herald: Pub. 4/21, 4/28, 5/5, 5/12/2016 H-1430

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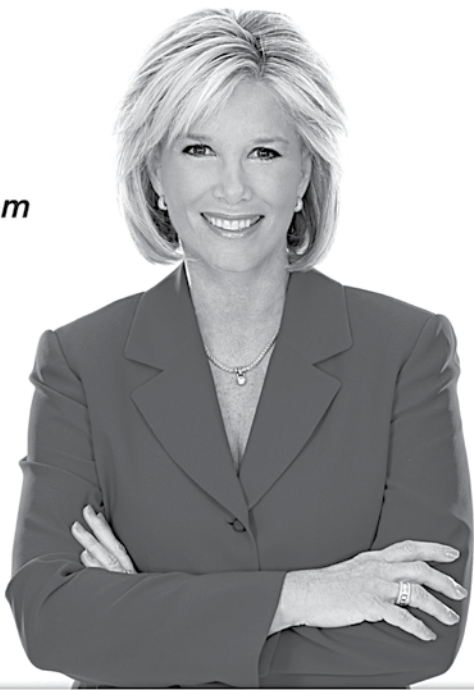
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