

# Inglewood News

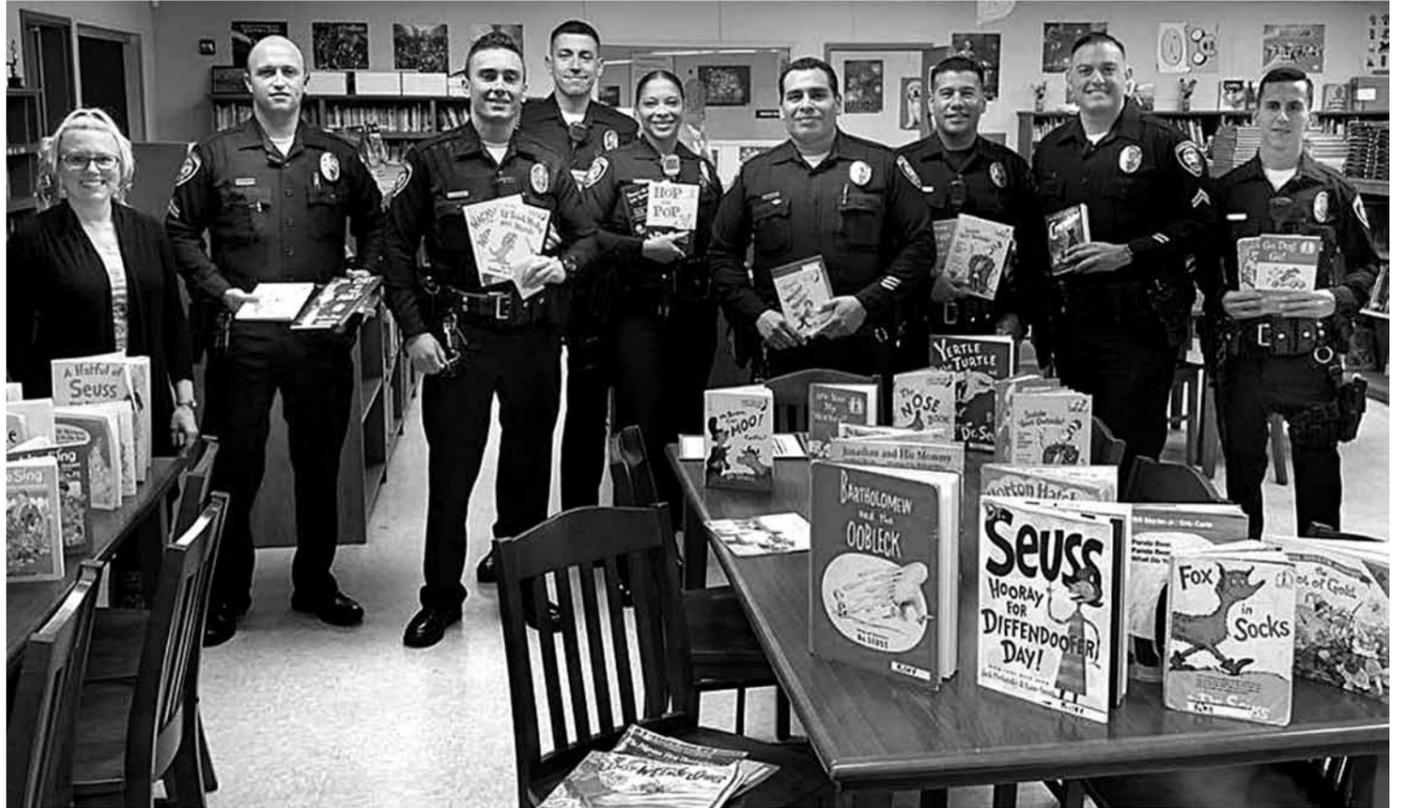
The Weekly Newspaper of Inglewood

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## Inglewood Police Donate Books for Read Across America Day



A huge thank you went out to the Inglewood Police Department for participating in Read Across America day. The Inglewood Police Officers Association and the Inglewood Police Management Association donated books for the children at Beulah Payne Elementary. Officers volunteered reading books to all the school children. The books will be at the school library for children to read and enjoy for years. Photo: Inglewood PD.

## City Approves Emergency Measure to Stop Local Rent Hikes

By Haleemon Anderson

Inglewood residents are safe from exorbitant rent hikes and evictions for the next six weeks, as the City Council banned landlords from increasing rents more than five percent at last week's meeting. The emergency ordinance takes effect immediately. It is targeted to apartment buildings built before 1995. It excludes single-family homes and condos and may be extended up to one year.

The initiative was brought by Mayor James T. Butts. It passed with unanimous support, 5-0, after Councilmember Eloy Morales asked the mayor to accept an amendment. The ordinance was modified to bar evictions except in the case of criminality, drug use or non-payment.

The 45-day moratorium comes after months of debate and protests at council meetings. Residents and community activists kept the issue alive during public comment and waged a significant grassroots movement, organizing rallies, advocacy events and legal assistance. The City of Inglewood ultimately responded with a survey, asking residents to record incidents of excessive increases. The survey was available online for 60 days.

During public comments, several representatives from Uplift Inglewood Coalition expressed elation, and reserve, at the Council's action. The group has been a vocal and organized proponent for tenants' rights, advocating for affordable housing within the city.

Jelani Hendrix, an organizer with UIC, acknowledged the measure as a very important "first step." He urged the Council to go further, saying residents are still vulnerable unless permanent protections are put in place.

Sisters Tiffany and Julia Wallace cautioned the Council to heed the voice of residents. "The residents want rent control, most of Inglewood supported Prop 10," said Tiffany.

"It's necessary for our survival."

In fact, Proposition 10, known as the Affordable Housing Act, did win in Inglewood, while missing the mark to become statewide law last November. Sixty-five percent of Inglewood residents are renters.

Pastor Victor Franklin of 1<sup>st</sup> United Methodist Church said the measure is a step in the right direction. Natalie Menev, a staff attorney at Legal Aid Foundation of Los Angeles (LAFLA), said her office advocates for tenants' rights. "We've had an unprecedented number of people from Inglewood coming to our offices with astronomical rent increases," said Menev.

Resident Rodney Davis noted that he has lived in town since 1987. "Housing may not be a human right," he said, while also describing buying his first home at the age of 24 after considering a move to Lancaster.

Antonio Hicks, a staff attorney with Public Council, said he and a team of lawyers worked with Uplift Inglewood to craft a workable plan for rent stabilization. He asked the Council to review the document and consider it in future plans. "Every one of the tenant protections in the proposal ordinance is legally defensible or has been implemented in another jurisdiction. It is worth considering," said Hicks.

Kruti Parekh, a resident and activist, went further in requesting the Council to partner with Uplift Inglewood. "This is an opportunity for the City to really work closely with Uplift Inglewood -- we are on the same page," she said. She also urged the City to acknowledge the work done by UIC to protect residents, especially in outreach. Parekh said she responded to the City's survey after being notified of it by Uplift Inglewood. The group held workshops to help residents fill out the online documents. "There is a lot of work that has already been done. It's a chance to work collectively and use

the resources that you have to make Inglewood truly a great city," said Parekh.

Mayor Butts agreed to receive the report. He explained the Council's position in leading up to the moratorium, saying he had received two emails of rent increases -- one of 40 percent and the other at 138 percent. After discovering a new owner had bought both buildings, Butts negotiated an agreement to rescind the increase temporarily and provide several options for the tenants. "That's what got our attention," he said. "There is a social cost when things change. This would have forced 70 people to have to leave. Butts added, "We have to figure out something that's fair, that doesn't take away people's property rights to own a property and make a profit. But we will not allow apartment buildings to be emptied out en masse."

After that incident, the Council launched the Web-based survey out of curiosity if this was happening throughout the city, according to Butts. The mayor commented that Inglewood has more affordable housing and lower rents than average for this area. He conceded the trend toward rising housing costs in Los Angeles and California, while acknowledging the booming entertainment and athletics development at Century and Prairie will likely add to the housing crunch. "This was coming, with Inglewood becoming a hot commodity," said Butts.

City Clerk Yvonne Horton requested the meeting be adjourned in honor of Patricia McNish, a 10-year City employee from the Clerk's Office. Long-time resident Tanya Jefferson and Sergeant Tim Bauer, who passed recently, were also honored.

The Inglewood City Council meets every Tuesday, unless otherwise noted, at 2 p.m. in the council chambers on the 9th floor, Inglewood City Hall. •

## Weekend Forecast

Friday

Partly Cloudy  
69°/52°



Saturday

Sunny  
72°/54°



Sunday

Partly Cloudy  
73°/56°









# PETSPETS **Pets** PETSPETS

## Purrrfect Companions



Titus

March is the purr-fect month to adopt your new best friends. These little lambs may not “roar like lions,” but they will surely purr (or bark) with joy when you give them a forever home.

**Lilly**, her brother, Max and their surrogate “mom” Captain (only three months older) were dumped on a Kitten Rescue volunteer’s doorstep on a rainy night. Beautiful little Lilly is a unique color (brown, orange and a little black and white). She loves to sleep on the bed at night and gives lots of purrs and meows. She and her brother love to play and need a home with lots to do. They also love belly rubs and being held. Lilly would love to be adopted into a home with another cat or with her brother Max or “mom” Captain.

**Max** (Lilly’s brother) is an orange and white tabby with a giraffe-like pattern on his sides. In addition to his cute little spotted belly, he has an enchantingly long tail. Max loves to sleep

on the bed at night, usually near your head. He will serenade you with lots of purrs and occasional meows. Max would love a home with another kitty. If you are looking for two, it would be quite special to be adopted with his sister or “mom.”

**Captain**, along with her adopted kids Lilly and Max, was lucky to be rescued on a cold, rainy night. Captain had been looking after Lilly and Max. They look up to her as their surrogate mom. Captain is a sweet brown tabby with spots on her belly and a luxurious, thick coat. She loves to sleep on the bed at night, usually near your feet. Captain has a mellow personality and gets along well with other cats. It would be great for Captain to be adopted into a home with a playmate or with one of her “kids.” She might be the only kitty in your home if you give her lots of attention.



Ophelia

**Ophelia** is a gorgeous little girl with medium-length hair and a magnificent, fluffy tail. As impressive as her looks may be, her foster mom says her personality is even more so. Ophelia loves to love... loves people, loves other kitties (both girls and boys), loves to play and loves, loves being petted. If you just sit next to her and start talking sweetly, Ophelia will talk back and start purring. Basically, she just loves being close to her humans.

**Titus** is a big, mellow love bug. This affectionate fellow was found wandering the streets in search of food and love. But this has not affected his sweet nature. Titus just wants to curl up beside you as you watch TV or work on the computer. He is a low-key kitty and gets along well with other cats. He is very handsome with the same coloring on his face, tail and legs. This is a big boy with a big heart who is so happy to be off the streets. If you are looking for a sweet couch companion, Titus is your guy!

If a big goofball with boundless energy and a wild conception of what is acceptable behavior (in other words, a puppy) is your thing, then you have come to the right place! **Cracker** was rescued as an orphan pup when he was just two days old and bottle-raised in a home with other dogs and cats. Cracker gets along with everyone if they don’t mind his exuberant efforts to engage them in rough play. His playful antics have rejuvenated the three older dogs he currently lives with. This same enthusiasm is not always shared by the household felines, so any adopter who has cats should be mindful of his exuberance. Cracker is half husky and half lab/shepherd mix, with one blue and one brown eye. He is quite smart and trainable and would do best in a home with at least one other dog and where he would be able to get a lot of exercise. When he’s not zooming around, Cracker is incredibly cuddly and affectionate.

These kitties (and pup) are available for adoption through Kitten Rescue, one of the largest

our kitties are spayed/neutered, microchipped, tested for FeLV and FIV, dewormed and current on their vaccinations. For additional information and to see these or our other kittens and cats, please check our website [www.kittenrescue.org](http://www.kittenrescue.org) or email us at [mail@kittenrescue.org](mailto:mail@kittenrescue.org).

Your tax-deductible donations for the rescue and care of our cats and kittens can be made through our website or by sending a check payable to Kitten Rescue, 914 Westwood Blvd. #583, Los Angeles, CA 90024.

On Saturdays, we have adoptions from noon to 3:30 p.m. in Westchester at 8655 Lincoln Blvd. just south of Manchester Ave., and also in Mar Vista at 3860 Centinela Ave. just south of

adoption sites and directions to each location. Adopting one animal may not change the world, but it will forever change the world



Captain (upper left), Max (middle) and Lilly



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# PUBLIC NOTICES

**Fictitious Business Name Statement 2019033927**

The following person(s) is (are) doing business as 1) OFFICITE, 2) BAYSTONE MEDIA, 3) BAYSTONE, 4) DENTISTSITES, 5) ECPSOCIAL, 6) ECPWEBSITESTORE, 7) IMATRIX, 8) ONLINECHIRO, 9) ONLINEPODIATRYSITES, 10) PSYCHIATRISTSITES, 11) SITES, 12) THEONLINEPRACTICE 13) THERAPYSITES, 14) VETWEBSITES, 909 N. PACIFIC COAST HWY, 11<sup>TH</sup> FLOOR, EL SEGUNDO, CA 90245, LOS ANGELES COUNTY. Registered Owner(s): MH SUB I, LLC, 909 N. PACIFIC COAST HWY, 11<sup>TH</sup> FLOOR, EL SEGUNDO, CA 90245. This business is being conducted by a Limited Liability Company. The registrant commenced to transact business under the fictitious business name or names listed above on: 08/2013. Signed: MH SUB I, LLC., Secretary, B. LYNN WALSH. NOTICE: This Fictitious Name Statement expires on January 9, 2024. A new Fictitious Business Name Statement must be filed prior to January 9, 2024. 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. 2/21, 2/28, 3/7, 3/14/19 **H-1909**

**Fictitious Business Name Statement 2019025264**

The following person(s) is (are) doing business as 1) TRICKS N' A BAG, 2) ASAA, 3) HEARTSTRINGS COLLECTIVE, 214 MAIN STREET #386, EL SEGUNDO, CA 90245, LOS ANGELES COUNTY. Registered Owner(s): AFTER SCHOOL ARTS ACADEMY, 214 MAIN STREET #386, EL SEGUNDO, CA 90245, AI #ON: 4081785. 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: AFTER SCHOOL ARTS ACADEMY, OZZ SATURNE, CFO. This statement was filed with the County Recorder of Los Angeles County on January 29, 2019. NOTICE: This Fictitious Name Statement expires on January 29, 2024. A new Fictitious Business Name Statement must be filed prior to January 29, 2024. 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. 2/21, 2/28, 3/7, 3/14/19 **H-1910**

**Fictitious Business Name Statement 2019035906**

The following person(s) is (are) doing business as THE DOMINA EXPERIENTIAL CO., 4227 W 137 STREET UNIT A, HAWTHORNE, CA 90250, LOS ANGELES COUNTY. Registered Owner(s): LADY YOHANNA RENZA, 4227 W. 137 STREET UNIT A, HAWTHORNE, CA 90250. 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: LADY YOHANNA RENZA, Owner. This statement was filed with the County Recorder of Los Angeles County on February 11, 2019. NOTICE: This Fictitious Name Statement expires on February 11, 2024. A new Fictitious Business Name Statement must be filed prior to February 11, 2024. 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). Hawthorne Press Tribune: Pub. 2/21, 2/28, 3/7, 3/14/19 **HH-1911**

**Fictitious Business Name Statement 2019029520**

The following person(s) is (are) doing business as YOUR COOL, 9818 SOUTH 8<sup>TH</sup> AVE, INGLEWOOD, CA 90305, LOS ANGELES COUNTY. Registered Owner(s): 1) ISHMUN BROWN, 9818 SOUTH 8<sup>TH</sup> AVE, INGLEWOOD, CA 90305. 2) MARVIN CASTRO, 4380 WEST 132<sup>ND</sup> STREET APT #11, HAWTHORNE, CA 90250. 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: 02/2019. Signed: ISHMUN BROWN, Partner. This statement was filed with the County Recorder of Los Angeles County on February 4, 2019. NOTICE: This Fictitious Name Statement expires on February 4, 2024. A new Fictitious Business Name Statement must be filed prior to February 4, 2024. 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 Daily News: Pub. 2/21, 2/28, 3/7, 3/14/19 **HI-1912**

**Fictitious Business Name Statement 2019039282**

The following person(s) is (are) doing business as BALROI MEDIA, 14600 INGLEWOOD AVE 13, LAWNDALE, CA 90260, LOS ANGELES COUNTY. Registered Owner(s): NATHAN MICHAEL PENN, 14600 INGLEWOOD AVE 13, LAWNDALE, CA 90260. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: 02/2019. Signed: NATHAN MICHAEL PENN, Owner. This statement was filed with the County Recorder of Los Angeles County on February 14, 2019. NOTICE: This Fictitious Name Statement expires on February 14, 2024. A new Fictitious Business Name Statement must be filed prior to February 14, 2024. 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). Lawndale Tribune: Pub. 2/21, 2/28, 3/7, 3/14/19 **HL-1913**

**Fictitious Business Name Statement 2019040415**

The following person(s) is (are) doing business as JB CONSTRUCTION, 11954 S. GREVILLEA AVE APT K, HAWTHORNE, CA 90250, LOS ANGELES COUNTY. Registered Owner(s): ROBERTO JIMENEZ BOJORQUEZ, 11954 S. GREVILLEA AVE APT K, HAWTHORNE, CA 90250. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: 02/2019. Signed: ROBERTO JIMENEZ BOJORQUEZ, Owner. This statement was filed with the County Recorder of Los Angeles County on February 15, 2019. NOTICE: This Fictitious Name Statement expires on February 15, 2024. A new Fictitious Business Name Statement must be filed prior to February 15, 2024. 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). Hawthorne Press Tribune: Pub. 2/21, 2/28, 3/7, 3/14/19 **HH-1914**

**Fictitious Business Name Statement 2019018431**

The following person(s) is (are) doing business as EMPLOYEES SECURITY COMPANY NIOMISHA R WILSON, 1) 5522 HARCROSS DRIVE, LOS ANGELES, CA 90043, 2) PO BOX 43A03, LOS ANGELES, CA 90043, LOS ANGELES COUNTY. Registered Owner(s): NIOMISHA RENEE WILSON, 5522 HARCROSS DRIVE, LOS ANGELES, CA 90043. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: 01/2019. Signed: NIOMISHA RENEE WILSON, President. This statement was filed with the County Recorder of Los Angeles County on January 22, 2019. NOTICE: This Fictitious Name Statement expires on January 22, 2024. A new Fictitious Business Name Statement must be filed prior to January 22, 2024. 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. 2/21, 2/28, 3/7, 3/14/19 **H-1915**

**Fictitious Business Name Statement 2019041289**

The following person(s) is (are) doing business as COUGARS CONSTRUCTION LLC, 1) 131 WHITING STREET, UNIT 3, EL SEGUNDO, CA 90245, 2) 14631 OLITE DR., EASTVALE, CA 92880, LOS ANGELES COUNTY. Registered Owner(s): COUGARS CONSTRUCTION LLC, 1312 WHITING ST, UNIT 3, EL SEGUNDO, CA 90245. This business is being conducted by a Limited Liability Company. The registrant commenced to transact business under the fictitious business name or names listed above on: 02/2019. Signed: COUGARS CONSTRUCTION LLC, STARLENE BANDA, Managing Member. This statement was filed with the County Recorder of Los Angeles County on February 19, 2019. NOTICE: This Fictitious Name Statement expires on February 19, 2024. A new Fictitious Business Name Statement must be filed prior to February 19, 2024. 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. 2/28, 3/7, 3/14, 3/21/19 **H-1916**

**Fictitious Business Name Statement 2019040430**

The following person(s) is (are) doing business as CEVALLOS DETAIL ZONE, 1) 1615 W VERNON AVE, LOS ANGELES, CA 90062, 2) 5835 5<sup>TH</sup> AVENUE, LOS ANGELES, CA 90043, LOS ANGELES COUNTY. Registered Owner(s): JULIO C. CEVALLOS ALVARADO, 5835 5<sup>TH</sup> 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: JULIO C. CEVALLOS ALVARADO, Owner. This statement was filed with the County Recorder of Los Angeles County on February 15, 2019. NOTICE: This Fictitious Name Statement expires on February 15, 2024. A new Fictitious Business Name Statement must be filed prior to February 15, 2024. 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. 2/28, 3/7, 3/14, 3/21/19 **H-1917**

**Fictitious Business Name Statement 2019045269**

The following person(s) is (are) doing business as 1) BEST WESTERN WOODLAND HILLS INN, 2) BEST WESTERN WOODLAND HILLS, 21830 VENTURA BLVD., WOODLAND HILLS, CA 91364, LOS ANGELES COUNTY. Registered Owner(s): BAKOR INVESTMENTS VENTURA INC, 21830 VENTURA BLVD, WOODLAND HILLS, CA 91364. This business is being conducted by a Corporation. The registrant commenced to transact business under the fictitious business name or names listed above on: 05/2004. Signed: BAKOR INVESTMENTS VENTURA INC, VIPUL PARMAR, PRESIDENT. This statement was filed with the County Recorder of Los Angeles County on February 22, 2019. NOTICE: This Fictitious Name Statement expires on February 22, 2024. A new Fictitious Business Name Statement must be filed prior to February 22, 2024. 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. 2/28, 3/7, 3/14, 3/21/19 **H-1918**

**Fictitious Business Name Statement 2019044059**

The following person(s) is (are) doing business as 1) MOTEL 6 OF GARDENA #4809, 14605 CRENSHAW BLVD., GARDENA, CA 90249, 2) MOTEL 6 OF GARDENA, CA #4809, 21830 VENTURA BLVD., WOODLAND HILLS, CA 91364, LOS ANGELES COUNTY. Registered Owner(s): BAKOR INVESTMENTS CRENSHAW LLC, 21830 VENTURA BLVD, WOODLAND HILLS, CA 91364. This business is being conducted by a Limited Liability Company. The registrant commenced to transact business under the fictitious business name or names listed above on: 3/2010. Signed: BAKOR INVESTMENTS CRENSHAW LLC, VIPUL PARMAR, Managing Member. This statement was filed with the County Recorder of Los Angeles County on February 21, 2019. NOTICE: This Fictitious Name Statement expires on February 21, 2024. A new Fictitious Business Name Statement must be filed prior to February 21, 2024. 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. 2/28, 3/7, 3/14, 3/21/19 **H-1919**

**Fictitious Business Name Statement 2019045408**

The following person(s) is (are) doing business as 1) CARVER INTERNATIONAL INC., 2) CARVER SKATEBOARDS, 111 SIERRA ST., EL SEGUNDO, CA 90245, LOS ANGELES COUNTY. AI #ON: 3104013. Registered Owner(s): CARVER INTERNATIONAL INC., 111 SIERA ST., EL SEGUNDO, CA 90245. This business is being conducted by a Corporation. The registrant commenced to transact business under the fictitious business name or names listed above on: 5/2014. Signed: CARVER INTERNATIONAL INC., NEIL STRATTON, CEO. This statement was filed with the County Recorder of Los Angeles County on February 22, 2019. NOTICE: This Fictitious Name Statement expires on February 22, 2024. A new Fictitious Business Name Statement must be filed prior to February 22, 2024. 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. 2/28, 3/7, 3/14, 3/21/19 **H-1920**

## PUBLISH YOUR PUBLIC NOTICES HERE

**ABANDONMENTS: \$125.00**

**ABC NOTICES: \$125.00**

**DBA (Fictitious Business Name) \$75.00**

**Fictitious Business Name Statement 2019047543**

The following person(s) is (are) doing business as 1) EDIMUPAPUBLISHING, 2) JCARECORDS, 3) EDITORAONCE RIOS MUSICAL, 4) ONCE RIOS RECORDS, 3716 W. 118<sup>TH</sup> ST., HAWTHORNE, CA 90250, LOS ANGELES COUNTY. Registered Owner(s): JOSE CABRERA, 3716 W. 118<sup>TH</sup> ST., HAWTHORNE, CA 90250. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: 2/2019. Signed: JOSE CABRERA, Owner. This statement was filed with the County Recorder of Los Angeles County on February 26, 2019. NOTICE: This Fictitious Name Statement expires on February 26, 2024. A new Fictitious Business Name Statement must be filed prior to February 26, 2024. 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). Hawthorne Press Tribune: Pub. 2/28, 3/7, 3/14, 3/21/19 **HH-1921**

**Fictitious Business Name Statement 2019047462**

The following person(s) is (are) doing business as ZUMA MEDITERRANEAN, 11650 NATIONAL BLVD #26, LOS ANGELES, CA 90064, LOS ANGELES COUNTY. Registered Owner(s): FOOD TRUCK LLC, 11650 NATIONAL BLVD #26, LOS ANGELES, CA 90064. This business is being conducted by a Limited Liability Company. The registrant commenced to transact business under the fictitious business name or names listed above on: 02/2019. Signed: FOOD TRUCK LLC, ERIK VOSE, Managing Member. This statement was filed with the County Recorder of Los Angeles County on February 26, 2019. NOTICE: This Fictitious Name Statement expires on February 26, 2024. A new Fictitious Business Name Statement must be filed prior to February 26, 2024. 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. 2/28, 3/7, 3/14, 3/21/19 **H-1922**

**Fictitious Business Name Statement 2019046890**

The following person(s) is (are) doing business as LIGHTHOUSE MEMORIALS & RECEPTIONS, 635 SOUTH PRAIRIE AVE, INGLEWOOD, CA 90301, LOS ANGELES COUNTY. Registered Owner(s): WHITE & DAY, INC., 5310 TORRANCE BLVD., TORRANCE, CA 90503. This business is being conducted by a Corporation. The registrant commenced to transact business under the fictitious business name or names listed above on: 02/2017. Signed: WHITE & DAY, INC., JOHN P. KIRK, CEO. This statement was filed with the County Recorder of Los Angeles County on February 25, 2019. NOTICE: This Fictitious Name Statement expires on February 25, 2024. A new Fictitious Business Name Statement must be filed prior to February 25, 2024. 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 Daily News: Pub. 3/7, 3/14, 3/21, 3/28/19 **HI-1923**

**Fictitious Business Name Statement 2019030920**

The following person(s) is (are) doing business as 1) ALPHA ENVIRONMENTAL, 2) ACUIMMUNE, 21818 CRAGGYVIEW STREET SUITE 203, CHATSWORTH, CA 91311, LOS ANGELES COUNTY. AI #ON: 2324711. Registered Owner(s): SJAWA CORP, 21818 CRAGGYVIEW STREET SUITE 203, CHATSWORTH, CA 91311. This business is being conducted by a Corporation. The registrant commenced to transact business under the fictitious business name or names listed above on: 08/1993. Signed: SJAWA CORP, SAURABH JAWA, President. This statement was filed with the County Recorder of Los Angeles County on February 5, 2019. NOTICE: This Fictitious Name Statement expires on February 5, 2024. A new Fictitious Business Name Statement must be filed prior to February 5, 2024. 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. 3/7, 3/14, 3/21, 3/28/19 **H-1924**

**Fictitious Business Name Statement 2019055679**

The following person(s) is (are) doing business as THE CREATIVITY LAND, 21008 VICTOR STREET APT 52, TORRANCE, CA 90503, LOS ANGELES COUNTY. Registered Owner(s): AAKRITI SINHA, 21008 VICTOR STREET APT 52, TORRANCE, CA 90503. 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: AAKRITI SINHA, Owner. This statement was filed with the County Recorder of Los Angeles County on March 5, 2019. NOTICE: This Fictitious Name Statement expires on March 5, 2024. A new Fictitious Business Name Statement must be filed prior to March 5, 2024. 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. 3/14, 3/21, 3/28, 4/4/19 **H-1925**

**Fictitious Business Name Statement 2019048530**

The following person(s) is (are) doing business as MOUTHPEACE ENTERTAINMENT, 2921 W. 84<sup>TH</sup> ST, INGLEWOOD, CA 90305, LOS ANGELES COUNTY. Registered Owner(s): SHANARA SANDERS, 2921 W. 84<sup>TH</sup> ST, INGLEWOOD, CA 90305. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: 01/2019. Signed: SHANARA SANDERS, Owner. This statement was filed with the County Recorder of Los Angeles County on February 27, 2019. NOTICE: This Fictitious Name Statement expires on February 27, 2024. A new Fictitious Business Name Statement must be filed prior to February 27, 2024. 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 Daily News: Pub. 3/14, 3/21, 3/28, 4/4/19 **HI-1926**

**Fictitious Business Name Statement 2019163325**

The following person(s) is (are) doing business as BCW ACCESSORIES, 19800 HAWTHORNE BLVD. #208, TORRANCE, CA 90503, LOS ANGELES COUNTY. Registered Owner(s): RENA ARTISTRY, LLC, 9816 JERSEY AVE UNIT 21, SANTA FE SPRINGS, CA 90670. This business is being conducted by a Limited Liability Company. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Signed: RENA ARTISTRY, LLC, RENA MAEDA, CEO. This statement was filed with the County Recorder of Los Angeles County on March 01, 2019. NOTICE: This Fictitious Name Statement expires on March 01, 2024. A new Fictitious Business Name Statement must be filed prior to March 01, 2024. 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. 3/14, 3/21, 3/28, 4/4/19 **H-1927**

**Fictitious Business Name Statement 2019061459**

The following person(s) is (are) doing business as EL CAMINO DENTAL, 15655 HAWTHORNE BLVD STE A-B, LAWNDALE, CA 90260, LOS ANGELES COUNTY. AI #ON: 3462540. Registered Owner(s): RUBEN HURTADO DDS, INC., 15517 CERISE AVE, GARDENA, CA 90249. This business is being conducted by a Corporation. The registrant commenced to transact business under the fictitious business name or names listed above on: 01/2014. Signed: RUBEN HURTADO DDS, INC., RUBEN HURTADO, President. This statement was filed with the County Recorder of Los Angeles County on March 8, 2019. NOTICE: This Fictitious Name Statement expires on March 8, 2024. A new Fictitious Business Name Statement must be filed prior to March 8, 2024. 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). Lawndale Tribune: Pub. 3/14, 3/21, 3/28, 4/4/19 **HL-1928**

**Fictitious Business Name Statement 2019049623**

The following person(s) is (are) doing business as MINISTERIO DIOS PROVEERA A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, 13833 HAWTHORNE BLVD, HAWTHORNE, CA 90250, LOS ANGELES COUNTY. AI #ON: 3486192. Registered Owner(s): MINISTERIO DIOS PROVEERA A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, 12543 OXFORD AVE., HAWTHORNE, CA 90250. This business is being conducted by a Corporation. The registrant commenced to transact business under the fictitious business name or names listed above on: 02/2019. Signed: MINISTERIO DIOS PROVEERA A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, WALTER A CRUZ AQUINO, President. This statement was filed with the County Recorder of Los Angeles County on February 27, 2019. NOTICE: This Fictitious Name Statement expires on February 27, 2024. A new Fictitious Business Name Statement must be filed prior to February 27, 2024. 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). Hawthorne Press Tribune: Pub. 3/14, 3/21, 3/28, 4/4/19 **HH-1929**

**Fictitious Business Name Statement 2019049673**

The following person(s) is (are) doing business as MARANATHA TRANSPORTATION USA, LLC., 13829 HAWTHORNE BLVD, HAWTHORNE, CA 90250, LOS ANGELES COUNTY. AI #ON: 201315710241. Registered Owner(s): MARANATHA TRANSPORTATION USA, LLC, 12543 OXFORD AVE., HAWTHORNE, CA 90250. This business is being conducted by a Limited Liability Company. The registrant commenced to transact business under the fictitious business name or names listed above on: 02/2019. Signed: MARANATHA TRANSPORTATION USA, LLC, WALTER A CRUZ AQUINO, CEO. This statement was filed with the County Recorder of Los Angeles County on February 27, 2019. NOTICE: This Fictitious Name Statement expires on February 27, 2024. A new Fictitious Business Name Statement must be filed prior to February 27, 2024. 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). Hawthorne Press Tribune: Pub. 3/14, 3/21, 3/28, 4/4/19 **HH-1930**

**Fictitious Business Name Statement 2019055229**

The following person(s) is (are) doing business as GEIGER PROPERTIES, 2321 W. 161<sup>ST</sup> ST, TORRANCE, CA 90504, LOS ANGELES COUNTY. Registered Owner(s): BRYAN GEIGER, 2321 W. 161<sup>ST</sup> ST, TORRANCE, CA 90504. 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: BRYAN GEIGER, Owner. This statement was filed with the County Recorder of Los Angeles County on March 4, 2019. NOTICE: This Fictitious Name Statement expires on March 4, 2024. A new Fictitious Business Name Statement must be filed prior to March 4, 2024. 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. 3/14, 3/21, 3/28, 4/4/19 **H-1931**

# PUBLIC NOTICES

## PUBLIC NOTICE

Copies of proposed public Housing Agency Annual Plan available for review at the city of Hawthorne Department of Housing, 4455 W126th Street, Hawthorne, CA 90250. The Plan is available during normal business hours from 7:30 am to 5:30 pm. Monday through Thursday. Person who wish to comment on the content of the public Housing Agency Annual Plan may send written comments to the City of Hawthorne Department of Housing 310-349-1600. This advertisement constitutes the notification of the 45-day public review period. The City of Hawthorne will hold a public hearing on proposed Public Housing Agency Plan for program year 2018-2019 on April 09, 2019 at 6:00 pm on city council chamber. Hawthorne Press Tribune Pub. 2/14, 2/21, 2/28, 3/7, 3/14, 3/21, 3/28, 4/4/19  
**HH-26328**

## NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105)

**Escrow No. 5060901-SH**  
 NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the Seller(s), are: J & F Oil Corp., a California Corporation, 9830 Crenshaw Blvd., Inglewood, CA 90305-3111 Doing Business as: 76 Gas Station. All other business name(s) and address(es) used by the Seller(s) within the past three years, as stated by the Seller(s), is/are: None. The location in California of the Chief Executive Officer of the Seller(s) is: Same. The name(s) and address of the Buyer(s) is/are: Century Oil Partners Inc., 9830 Crenshaw Blvd., Inglewood, CA 90305-3111. The assets being sold are described in general as: furniture, fixture and equipment, Franchise Agreements, goodwill, leasehold interest and

improvement, covenant not to compete, if any and are located at: 9830 Crenshaw Blvd., Inglewood, CA 90305-3111. The bulk sale is intended to be consummated at the office of: Central Escrow, Inc., 3660 Wilshire Blvd., Suite 108 Los Angeles, CA 90010 and the anticipated sale date is 04/02/19. The bulk sale is subject to California Uniform Commercial Code Section 6106.2. The name and address of the person with whom claims may be filed is: Central Escrow, Inc., 3660 Wilshire Blvd., Suite 108 Los Angeles, CA 90010 and the last date for filing claims by any creditor shall be 03/29/19, which is the business day before the sale date specified above. Buyer(s) Century Oil Partners Inc. By: /s/ Nathan Toobian, Authorized Signatory 3/14/19 CNS-322902# Hawthorne Press Tribune Pub. 3/14/19  
**HH-26357**

## NOTICE OF PETITION TO ADMINISTER ESTATE OF MANUELA ELIZERA MADRID

**Case No. 19STPB00322**  
 To all heirs, beneficiaries, creditors, contingent creditors and persons who may be otherwise interested in the will or estate of Manuela Elizera Madrid. A PETITION FOR PROBATE has been filed by Richard Rivera in the Superior Court of California, County of LOS ANGELES. The PETITION FOR PROBATE requests that Richard Rivera be appointed as the personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action). The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on April 9, 2019 at 8:30 AM in Dept 11 located at 111 N. Hill Street Los Angeles, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the

court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California Statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for the Petitioner: EDWARD R. CAINGLIT, SBN 259539 LAW OFFICES OF EDWARD R. CAINGLIT, ALC 31355 OAK CREST DRIVE, SUITE 125 WESTLAKE VILLAGE, CA 91361 Hawthorne Press Tribune Pub. 3/7, 3/14, 3/21/19  
**HH-26347**



## NOTICE CALLING FOR REQUEST FOR PROPOSALS

DISTRICT: HAWTHORNE SCHOOL DISTRICT  
 PROJECT IDENTIFICATION: Fresh Produce  
 RFP NO. R18-19-6  
 Mandatory Pre-Bid Conference March 27, 2019, 10:00 AM Sharp!  
 Question Deadline for RFIs April 5, 2019, 4:00 PM  
**PROPOSALS DUE BY April 16, 2019, 2:00 PM SHARP!**  
 SUBMIT PROPOSALS TO Hawthorne School District Attn: Aneska I. Kekula 13021 S. Yukon Ave. Hawthorne, California 90250  
 Proposal and Contract Documents available at: <http://www.hawthorne.k12.ca.us/bids>  
 Evaluation Period: April 17 – 24, 2019  
 Tentative Board Approval Date: May 15, 2019

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 proposals, for work generally described as: **Request for Proposals No. R18-19-6 Fresh Produce.** All proposals shall be made and presented only on the forms presented by the Owner. RFP's shall be received in the Office of the Hawthorne School District, Purchasing Department at 13021 S. Yukon Ave., Hawthorne, California 90250, at the above stated time and place and there will be no formal bid opening. Any proposal received after the time specified above or after any extensions due to material changes shall be returned unopened. There will be a mandatory Pre-Bid Conference on March 27, 2019, at 10:00 AM Sharp, at 13021 S. Yukon Ave, Hawthorne, CA 90250. Any Respondent submitting a proposal on this project who fails to attend the entire mandatory Pre-Bid conference will be deemed as a non-responsive Respondent and will have its proposal returned unopened. **Allocate extra time due to parking restrictions in the area.** It is each Respondent's sole responsibility to ensure that their proposal is delivered on time and received at the location specified above. Any proposal received at the designated location after the scheduled closing time for receipt of proposals shall be returned to the Respondent unopened.

No Withdrawal of Bid Proposals. No Respondent 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 Respondents shall guarantee prices quoted in their respective Bid Proposals.

Waiver of Irregularities. The District reserves the right to reject any or all proposals, make an award, or 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 Trustees, to the Respondent that meets the qualifications established by the RFP documents.

Small, Minority, Women, and Disabled Veteran Business Enterprise (SBE/MBE/WBE/DVBE): The District in an effort to encourage small, minority, women, and disabled veteran owned business enterprises may consider the efforts of a Respondent to meet the goals set forth in the RFP documents.

Inquiries and Clarifications: The Respondent is advised that all inquiries and clarifications about the RFP shall be submitted to the District in writing prior to Question Deadline noted above. The District will respond at its earliest possible opportunity. Verbal communication by either party with regard to RFP is invalid. Inquiries shall be sent in writing to Aneska I. Kekula at [ikekula@hawthorne.k12.ca.us](mailto:ikekula@hawthorne.k12.ca.us) or mailed to Aneska I. Kekula, at Hawthorne School District, 13021 S. Yukon Ave., Hawthorne, CA 90250. Respondents are solely responsible for ensuring their written inquiry is received prior to this deadline and the District is not responsible for any delays or errors in delivery. Respondents are responsible for reviewing the District's websites and incorporating any and all clarifications provided therein into their proposals.

Publications: HSD Website at <http://www.hawthorne.k12.ca.us/Proposal>  
 Herald Publication: 1st Publication: March 14, 2019 2nd Publication: March 21, 2019  
 Hawthorne Press Tribune Pub. 3/14, 3/21/19  
**HH-26360**



## PUBLISH YOUR PUBLIC NOTICES HERE

**ABANDONMENTS: \$125.00**  
**ABC NOTICES: \$125.00**  
**DBA (Fictitious Business Name) \$75.00**  
**NAME CHANGE: \$200.00**

*Just remember that you can do it, just believe!! - Mom*

## NOTICE OF PETITION TO ADMINISTER ESTATE OF: TESSIE C. WALLACE

**Case No. 19STPB01819**  
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the lost WILL or estate, or both of TESSIE C. WALLACE. A PETITION FOR PROBATE has been filed by SHARRON L. JOHNSON in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that SHARRON L. JOHNSON be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's lost WILL and codicils, if any, be admitted to probate. The lost 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: 03/29/19 at 8:30AM in Dept. 9 located at 111 N. HILL ST., LOS ANGELES, CA 90012  
**HH-26344**

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner: JAMES DREW LAWSON, ESQ. - SBN 170710 426 WEST CARSON STREET, NO. 2 CARSON CA 90745 3/7, 3/14, 3/21/19 CNS-3227815# Hawthorne Press Tribune Pub. 3/7, 3/14, 3/21/19  
**HH-26344**

## NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF: RONALD P. STITH

**Case No. 18STPB10132**  
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of RONALD P. STITH. AN AMENDED PETITION FOR PROBATE has been filed by FRED BALOW in the Superior Court of California, County of LOS ANGELES. THE AMENDED PETITION FOR PROBATE requests that FRED BALOW be appointed as personal representative to administer the estate of the decedent. THE AMENDED 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 AMENDED 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: 04/16/19 at 8:30AM in Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012  
**HH-26359**

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner: SCOTT FEIG, ESQ. - SBN 299493 FEIG LAW FIRM 780 ROOSEVELT, SUITE 220 IRVINE CA 92620 3/14, 3/21, 3/28/19 CNS-3230532# Hawthorne Press Tribune Pub. 3/14, 3/21, 3/28/19  
**HH-26359**

## PUBLISH YOUR PUBLIC NOTICES HERE

**ABANDONMENTS: \$125.00**

**ABC NOTICES: \$125.00**

**DBA (Fictitious Business Name) \$75.00**

**NAME CHANGE: \$200.00**

Other type of notice? Contact us and we can give you a price.

INTERIM ORDINANCE NO.: AN INTERIM ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD ADOPTING AN URGENCY MEASURE A TEMPORARY (45 DAY) MORATORIUM ON CERTAIN RESIDENTIAL RENT INCREASES IN THE CITY OF INGLEWOOD TO NO MORE THAN 5% EFFECTIVE IMMEDIATELY. WHEREAS, Government Code Sections 36937(b) and 65858(a), and Article X, Sections 4 and 5(d) of the Inglewood City Charter allows a city, including a charter city, to adopt effective immediately, as an urgency measure, an interim ordinance for the immediate preservation of the public health or safety without following the procedures otherwise required prior to adoption of a zoning ordinance; and WHEREAS, such an urgency measure requires a four-fifths vote (4 votes) of the City Council for adoption and it shall be of no further force and effect forty-five (45) days from its date of adoption unless otherwise extended pursuant to Government Code section 65858(a); and WHEREAS, the City Council directed City staff to present to the Council just cause evictions policy alternatives or an ordinance establishing just cause requirements for evictions; and WHEREAS, City staff plans to present recommendations regarding just cause eviction policies to the City Council; and WHEREAS, community members have reported that the City Council's direction to study just cause eviction policy has created market uncertainty and concern among some landlords that if they do not increase rents now, they could face income and property value losses; and WHEREAS, City residents have reported to the City Council and City staff that their rents are continuing to rise as the stock of affordable and available housing diminishes; and WHEREAS, according to the U.S. Census Bureau, 2016 American Community Survey, 20.7% of families in Inglewood live below the poverty level, and the number of persons living below the poverty rate in Inglewood has increased since 2000; and WHEREAS, according to the U.S. Census Bureau, 2016 American Community Survey, 60.9% of Inglewood renter households are "overpaying households", meaning a household which pays 30% or more of its household income on housing costs; and WHEREAS, according to Inglewood's Housing Department, almost 65 percent (65%) of Inglewood homes are renter-occupied, and thus, residents are vulnerable to soaring rental prices and are in danger of being displaced from their homes; and

WHEREAS, increasing poverty in Inglewood, decreasing area median income, and increasing rents, have created a growing "affordability gap" between incomes and rents demonstrated by the increase in "overpaying renter households"; and WHEREAS, given this increased housing cost burden and poverty faced by many Inglewood residents, excessive rental increases threaten the public health, safety, and welfare of Inglewood residents, including seniors, those on fixed incomes, those with very low, low, and moderate income levels, and those with other special needs to the extent that such persons may be forced to choose between paying rent and providing food, clothing, and medical care for themselves and their families; and WHEREAS, excessive rental increases could result in homelessness and the displacement of low income families; and WHEREAS, the City of Inglewood currently does not restrict rental increases; and WHEREAS, the City of Inglewood has constructed a website survey for residents to report rental increases in the past year; and WHEREAS, the City has received multiple submissions of rental increases, from the website survey, showing an average rental increase of approximately 55%; and WHEREAS, prior to the introduction of this interim ordinance, the Mayor negotiated rental reductions with landlords so as to decrease the average rental increase to approximately 45%; and WHEREAS, certain aspects of public health, safety and welfare are not adequately protected by the lack of rent control in the City of Inglewood, and it is in the interest of the City, of owners and residents of rental units, and of the community as a whole that City staff undertake a comprehensive study to consider regulations to protect affordable housing within the City, including but not limited to, rent stabilization regulations; and WHEREAS, in light of the numerous concerns noted herein, including but not limited to the current and immediate threat to the health, safety, and welfare of the City's residents and the adverse impacts that would result from a substantial decrease of affordable housing within the City, the City Council determines it is in the interest of immediately preserving the public health, safety and general welfare to adopt as an urgency measure this interim ordinance in order to allow staff to, among other related tasks, proceed with a comprehensive study to consider regulations to protect affordable housing within the City, and bring forward proposed regulations related to, for example, just cause for eviction policies, residential rent mediation

or arbitration, rent stabilization, or rent review board, as that study finds appropriate; and WHEREAS, the City Council finds and determines that, if a temporary moratorium on residential rental increases were not imposed now, the public health, safety and welfare will be immediately threatened because landlords would have an immediate incentive to increase rents to even higher levels before the City of Inglewood could implement rent stabilization or other such related regulations; and such increases would defeat the intent and purpose of any potential future regulation and substantially impair its effective implementation; and WHEREAS, it is the intent of the City Council to consider and possibly to adopt just cause for eviction policies, residential rent mediation or arbitration, rent stabilization, and/or tenant relocation allowances paid by landlords that increase rents beyond a set threshold; and WHEREAS, for reasons set forth above, this ordinance is declared by the City Council to be necessary for preserving the public welfare, health, or safety and to avoid a current, immediate and direct threat to the health, safety, or welfare of the community, and the recitals above taken together constitute the City Council's statements of the reasons constituting such necessity and urgency; and WHEREAS, adoption of this ordinance is exempt from review under the California Environmental Quality Act (CEQA) pursuant to the following, each a separate and independent basis: CEQA Guideline Section 15183 (action consistent with the general plan and zoning); Section 15378; and Section 15061(b)(3) (no significant environmental impact); and WHEREAS, by the Agenda Report, testimony, and documentary evidence presented at the September 18, 2018 City Council meeting, the City Council has been provided with additional information upon which the findings and actions set forth in this interim ordinance are based; and WHEREAS, ten days prior to the expiration of this interim ordinance or any extension thereof, the City Council is required by Government Code Section 65858(d) to issue a written report describing the measures taken to date to alleviate the condition which led to the adoption of this ordinance; and WHEREAS, this ordinance allows up to a 5% annual increase in rent during the moratorium period, and such figure, is found and determined to provide a just and reasonable return, and has been calculated to encourage good management, reward efficiency, and discourage the flight of capital, to be commensurate with returns on comparable investments, but not so high as to defeat the purpose of preventing

excessive rents. NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INGLEWOOD does ordain as follows: SECTION 1. The City Council finds and determines the foregoing recitals to be true and correct and hereby incorporates them into this ordinance. SECTION 2. **Effective Date.** From the effective date of this interim ordinance and continuing for a period of forty-five (45) days, unless extended, or until such time as the City adopts regulations relating to just cause for eviction, residential rent mediation or arbitration, a rent review board, or rent stabilization, whichever occurs first, no landlord shall increase rent by more than 5% in a one (1) year period. (The following requirement was added from the dais.) No landlord may evict a tenant without just cause. The term "Just Cause" shall include evictions for: 1) non-payment of rent; 2) criminal activity; and/or 3) illegal drug use. SECTION 3. **Extension.** This moratorium may be extended by the City Council in accordance with the provisions of California Government Code Section 65858(a). SECTION 4. **Exceptions and Exemptions.** The following are exempt from the moratorium established as an urgency measure under this interim ordinance: 1) government owned housing units; 2) housing units whose rents are controlled, regulated (other than by this chapter), or subsidized by any governmental unit, agency or authority; 3) accommodations in motels, hotels, inns, tourist houses, rooming houses, and boarding houses, provided that such accommodations are not occupied by the same tenant for thirty (30) or more days; 4) units constructed after February 1, 1995; 5) units that are separately alienable from the title of any dwelling (single-family homes and condominiums); 6) commercial units; 7) housing accommodation in any hospital, convent, monastery, extended care facility, convalescent home, nonprofit home for the aged, or dormitory operated by an educational institution; and 8) any other units exempt pursuant to the Costa-Hawkins Act (California Civil Code Section 1954.52) or any other applicable state or federal law. This moratorium does not regulate the initial rent at which a unit is offered. SECTION 5. **Enforcement.** In any action by a landlord to recover possession of a rental unit, the tenant may raise as an affirmative defense any violation or noncompliance with the provisions of this chapter. SECTION 6. **Petition for Relief from Mora-**

torium. This moratorium, without extension, is only effective for a period of forty-five (45) days. Given that a Consumer-Price-Index-based 5% annual increase is allowed, the City Council finds that this moratorium does not deny any owner a fair and reasonable return. However, prior to extending this moratorium beyond the forty-five (45) day period, the City Council shall consider and adopt a procedure allowing any landlord claiming that the moratorium's permitted rental rate is insufficient to provide a just and reasonable return to file a petition requesting relief from the extended moratorium by way of an additional rental increase, as well as procedures for hearings and appeals of such petitions. Prior to any such extension, the City Council will also further consider the permitted rental increase to provide rent stabilization and the fiscal impact of the moratorium. SECTION 7. **Authority.** This interim ordinance is enacted pursuant to the City of Inglewood's general police powers, Article III of the Charter of the City of Inglewood, Article XI of the California Constitution, and Government Code Sections 36937(b) and 65858(a). SECTION 8. **Severability.** If any section, subsection, sentence, clause or phrase of this interim ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council declares that it would have adopted this interim ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more section, subsection, sentence, clause, or phrase be declared invalid. SECTION 9. **Effective Date.** All rental increases on or after the date of final passage and adoption of this interim ordinance shall be subject to hereto. As an urgency measure, this interim ordinance becomes effective immediately upon its adoption at a first reading by a four-fifths vote of the City Council. SECTION 10. **Certification.** The City Clerk shall certify that this interim ordinance was passed and adopted by the City Council of the City of Inglewood at a regular meeting thereof held March 5, 2019 by the following vote: AYES: NOES: ABSTENTIONS: Yvonne Horton, City Clerk APPROVED: James T. Butts, Jr., Mayor Inglewood Daily News Pub. 3/14/19  
**HH-26358**

after the completion of the transfer of the license as provided in Section 24074 of the California Business and Professions Code. David Calderon Date signed: 3/6/19 Licensee(s)/Transferor(s) Date signed: 3/6/19 Wingman Ent. Inc. Michael Grajewski, CEO Applicant(s)/Transferee(s) 3/14/19 CNS-3231663# Hawthorne Press Tribune Pub. 3/14/19  
**HH-26363**



## NOTICE OF INTENDED TRANSFER OF RETAIL ALCOHOLIC BEVERAGE LICENSE UNDER SECTIONS 24073 AND 24074, CALIFORNIA BUSINESS AND PROFESSIONS CODE

1. Licensee(s) Name(s): David Calderon and Fabian Ramos Vazquez  
 2. Premises Address(es) To Which The Licensee(s) Has/Have Been Issued: 13825 Hawthorne Blvd., Hawthorne, CA 90250  
 3. Licensee's Mailing Address: 13825 Hawthorne Blvd., Hawthorne, CA 90250  
 4. Applicant(s) Name(s): Wingman Ent, Inc.

5. Proposed Business Address:  
 6. Mailing Address of Applicant: 3456 Motor Ave., Suite 101, Los Angeles, CA 90034  
 7. Kind of License Intended To Be Transferred: On Sale Beer And Wine - Public Premises, Type 42, No. 546771  
 8. Escrow Holder/Guarantor Name: All Brokers Escrow Inc  
 9. Escrow Holder/Guarantor Address: 2924 W Magnolia Blvd., Burbank, CA 91505  
 10. Total consideration to be paid for business and license, including inventory, whether actual cost, estimated cost, or a not-to-exceed amount):

Cash \$25,000.00  
 Check(s)  
 Demand Note(s)  
 Promissory Note(s) 15,000.00  
 Tangible and/or Intangible Property  
 TOTAL AMOUNT \$40,000.00  
 The parties agree that the consideration for the transfer of the business and the license(s) is to be paid only after the Department of Alcoholic Beverage Control has approved the proposed transfer. The parties also agree and herein direct the above-named escrow holder to make payment of distribution within a reasonable time

# AlexAbadRealEstateGroup

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