

South Bay Cities

Featuring the Weekly Newspapers of Hawthorne, Inglewood and Lawndale

Hawthorne Press Tribune
The Weekly Newspaper of Hawthorne

Inglewood News
The Weekly Newspaper of Inglewood

Lawndale Tribune
AND LAWDALE NEWS The Weekly Newspaper of Lawndale

Herald Publications - El Segundo, Hawthorne, Lawndale & Inglewood Community Newspapers Since 1911 - (310) 322-1830 - Vol. 3, No. 51 - December 23, 2021

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Weekend Forecast

Friday

Rain
60°/52°



Saturday

Rain
58°/48°



Sunday

Mostly Sunny
56°/45°



Santa and Mrs. Claus Return to the South Bay Spreading Cheer



Santa and Mrs. Claus made a special visit to the City of Hawthorne last weekend bringing with them snow and toys for all. Photo courtesy City of Hawthorne.

South Bay Cities Gets Exclusive Interview with Santa Claus

By Kiersten Vannest

The El Segundo Herald has had the distinct honor of interviewing many interesting, important, and unique individuals over the years. From backyard collectors to CEOs, the paper has featured neighbors of all walks of life. However, this year, writers got an exclusive interview with the season’s biggest celebrity, the man in red himself. Christmas icon Santa Claus shares his thoughts on visiting El Segundo.

With Christmas Eve just a few nights away, Claus’s busiest day of the year, he shares his plans, hopes, and fears about visiting El Segundo this year. “It’s been a tough year for children all over the world, but I’m seeing more names on my nice list this year than I have in a long time,” says Claus. He goes on to mention how much good he’s seen kids in El Segundo do this year, from active listening to donating to saying kind things to each other. He mentions one boy who organized a food drive for El Segundo families in need and a girl who collected items to give to animal shelters.

He also noticed that kids all over town showed great patience in transitioning between in-person and at-home learning. “Change is difficult, and El Segundo has done so well with it,” he says. Students at Richmond Street, Center Street, and all schools across the city had to be brave again this year, dealing with an ongoing pandemic and mixed learning methods and mask-wearing. Claus says that it’s important for them to know that it doesn’t go unnoticed and that they’re doing a good job. That’s why he’s especially excited for this year’s journey.

After reading millions of letters and listening to children’s requests across the globe, Santa Claus is fully packed and prepared for his trip down the chimneys of town. This year, he says

many children asked for toys that were Paw Patrol themed, fidget toys, putty and slime, Legos, L.O.L. Surprise toys, slot cars, and squishable plushes.

Some kids asked for a bike or roller skates; others asked for a phone or a camera. Some kids, he says, asked for more abstract gifts. Wishes for loved ones to heal and hopes that people and animals can be safe and happy, sometimes even requests for other kids. Though these presents are harder to bring, Claus tries his best to answer everyone.

Claus stresses that each place is completely different and that what he gifts one house has nothing to do with the next. He is proud of

every child in El Segundo, and whether the wrappings under the tree are many or few, he wants to ensure that no one feels left out.

“The real magic of Christmas,” he says, “is the love of those closest to you. No magic I can bring could come close.” Outside the window, one of his reindeer nods its head. That’s one reason he loves El Segundo: the people here love each other, and it makes his sleigh fly faster and higher.

Claus mentions that some of his favorite milk and cookie combos can be found here in El Segundo. “I love Smallcakes, and the Gelato shop,” he says. But more than anything, he

See Santa Claus, page 5

The Thing about French

Article and photos
by Ben & Glinda Shipley

One edifice you’ll almost never hear mentioned by travelers (although it gives great photo op from the rear along Rue Mazarine) is the domed and resplendent Institut de France. This is odd, because this particular Left Bank bastion goes farther to explaining France, the French, and indeed the Parisians than any other pile of ancient stones in town.

The Institut (in its Académie française) was founded in 1635 and has been run by some of the greatest thinkers in Western history—from Richelieu and Voltaire to Victor Hugo and Raymond Poincaré, to Léopold Sédar Senghor. And the organization’s primary function from the beginning has been the preservation of the French language.

Think about that for a second. No other country boasts an official body responsible for the stability and purity of the words and syntax in which its citizens communicate. We Anglophones go to the opposite extreme. When a President as clumsy as Warren Harding invents a word like “normalcy,” politicians leap on board and insert it into every speech for the next hundred years. We communicate on the fly and entrust the precision of our language to unintelligible rock stars and the manglings of millennial cell phone users. To even suggest a desire for clarity or consistency gets the complainer labeled as some form of cultural supremacist—or worse.

But not in France. In France, no word enters the French language unless a committee

See Travel, page 4



Entertainment

Film Review

‘Cyrano’ Will Move You With Its Heart-Aching Music and Love Story

By Ryan Rojas, [cinemacy.com](#)

The new movie *Cyrano* (now playing in select theaters) re-imagines the timeless tale of a heartbreaking love triangle as an emotionally affecting and sweeping musical that will move audiences.

Cyrano de Bergerac is a man who’s as gifted with words as he is with swords. Yet the insecurity of his physical appearance keeps him

a brooding baritone quality, the best song that the film that stands above the rest is “Someone to Say,” which is a highlight when sung by Bennett, and then again later when reprised by an admirable by Kelvin Harrison Jr.

In the lead role, Peter Dinklage is captivating as Cyrano. While fans may see a similarity to his quick-witted Tyrion from “Game of Thrones,” the difference here is that Dinklage



Haley Bennett stars as Roxanne and Peter Dinklage as Cyrano in Joe Wright’s *CYRANO* A Metro Goldwyn Mayer Pictures film Photo credit: Peter Mountain © 2021 Metro-Goldwyn-Mayer Pictures Inc. All Rights Reserved.

from sharing the secret love that he’s harbored from the dear Roxanne all his life.

When Cyrano learns that Roxanne has fallen in love at first sight with another man—Christian—he agrees to write Christian’s love letters to her using his penchant for words, resigned to never sharing his own deeply felt love for her.

Directed by Joe Wright (*Atonement*, *Pride & Prejudice*), *Cyrano* stars Peter Dinklage in the title role, as well as Haley Bennett, Kelvin Harrison Jr., and Ben Mendelsohn.

While the story and these characters have been told and re-told many times since its original writing, this telling is based on the recent stage musical that was adapted and directed by Erica Schmidt (Dinklage’s wife). The film keeps the stars of the stage production, with both Peter Dinklage and Haley Bennett reprising the lead roles of Cyrano and Roxanne.

Their chemistry together is so good that it makes the love story resonate strongly. But what they also bring are their singing voices, which give life to heart-aching music that really gets at the heart of the tragedy.

The songs—originally written for the stage, with some new ones added for the screen—are written by The National (music by Aaron & Bryce Dessner and lyrics by Matt Berninger & Carin Besser). And while the tone takes on

gets to star, and as a helpless romantic.

Director Joe Wright is no stranger to period pieces, but *Cyrano* marks his first musical. But Wright knows how to make a sweeping love story set in a grand period piece, so the result here is excellent. If you want to be swept away this holiday season, seek out the openhearted, heart-aching, and life-affirming *Cyrano*.

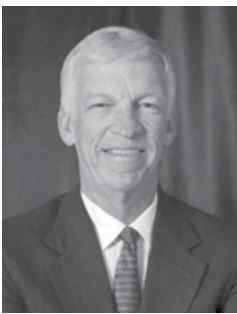
2h 4m. ‘Cyrano’ is rated PG-13 for some strong violence, thematic and suggestive material, and brief language. Now playing in select theaters before opening everywhere on December 31st. •



Ryan Rojas

Huber’s Hiccups

News for the City of Good Neighbors from an Old Guy named Norb Huber



CHRISTMAS IS SPECIAL!

This is a special time of the year. Rather than complain about the over indulgence of spending on gifts, decorations, food and more food, I’ve decided to just relax and enjoy it all. Americans, pre-COVID and post-COVID, want to celebrate. We want to enjoy those happy family times. We all want those cool gifts, like a new car or a new set of golf clubs. We want to see our kids or grandkids happy. We want our spouses not to be overly burdened with all of the food preparations and home decorating. Like all of our family gatherings, we want to share a few laughs and enjoy each other’s company. It’s special to see family members that only come home once or twice a year. It’s all good!

What makes Christmas even more special is the spiritual reason for the season. Jesus’ birth is mostly drowned out by the happy holidays. The greatest gift we could ever receive is a gift of a Savior. God became man and dwelt among us. The babe born in Bethlehem came to redeem the world. Without Jesus we would have nothing to live for, no hope, no salvation, no life. With Jesus, we have everything, we have peace to live this life and we have the assurance of eternal life. Santa only comes to the good kid’s homes, he supposedly knows if you are naughty or nice. Jesus comes to everyone’s house, he enters in with love, not because of what you have done or haven’t done but

simply because he loves us. You can kick him out, just like you can delete this goobly goop from a want-to-be, tired, old blogger. Why would anyone want to turn down the great love that God gives us? Why would anyone not want to be loved? Christmas is really all about God loving us and us in turn loving others. We

are filled with joy knowing that Jesus has come to save us. We pass that joy on to our loved ones and all those around us. We wish them a Merry Christmas, wishing for them the same joy and happiness that we have.

I’m special because I know the babe. For that very reason, I can have a cold one, I can celebrate, I can relax, and I can enjoy all the food and family times. I can also wish you all a Merry Christmas, hoping and praying that you too would know Jesus, that baby that is the Savior of the World!

In-N-Out Passage. I took the grandkids to In-N-Out Burger on Sunday and sure enough this was the bible passage on the bottom of our drink cups: **Isaiah 9:6 “For to us a child is born, to us a son is given; and the government shall be upon his shoulder, and his name shall be called Wonderful Counselor, Mighty God, Everlasting Father, Prince of Peace.”** It’s great that a big company like that has retained their founding family’s faith.

– Shoot me an email if you want to thank me for not sending out any Hiccups for the past six weeks or just tell me your #1 Christmas wish, like “stop writing”. My email: norhuber@gmail.com •

Citizen Scientists: The 2021 Christmas Bird Count

By Tommy Vinh Bui, MLIS Associate Librarian Inglewood Public Library

‘tis the holidays and hark is that a partridge in a pear tree I do espy with my little eye? Well, there’re an assortment of birds large and small crisscrossing our skies this season. So let’s together focus our binoculars upwards this month for the sake of furthering science, why not.

Don those Citizen Scientists caps once again and let’s get to tabulating this yuletide time of year. The annual Audubon Society Christmas Bird Count is right around the corner and they could use an extra pair of perceptive eyes. And your diligent aviary arithmetic will go a long way toward conservation efforts and helping our feathery friends weather the myriad environmental challenges that lay ahead.

A little history on the Christmas Bird Count. An early twentieth-century Christmas tradition

entailed rallying up a number of fair-weather friends to see who could amass the tallest pile of dead birds with their shotguns. Bird conservation was still in its nascent early days and many observant scientists were alarmed over the rapidly declining bird populations

See *Citizen*, page 8



Classifieds

The deadline for Classified Ad submission and payment is Noon on Tuesday to appear in Thursday’s paper. Advertisements must be submitted in writing by mail, fax or email. You may pay by cash, check, or credit card (Visa or M/C over the phone).

Errors: Please check your advertisements immediately. Any corrections and/or changes in an ad must be requested prior to the following Tuesday deadline in order to receive a credit. A credit will be issued for only the first time the error appears. Multiple runs will only be credited for the first time the error appears. No credit will be issued for an amount greater than the cost of the advertisement.

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To appear in next week’s paper, submit your Classified Ad by Noon on Tuesday. Late Ads will incur a \$20.00 late fee.





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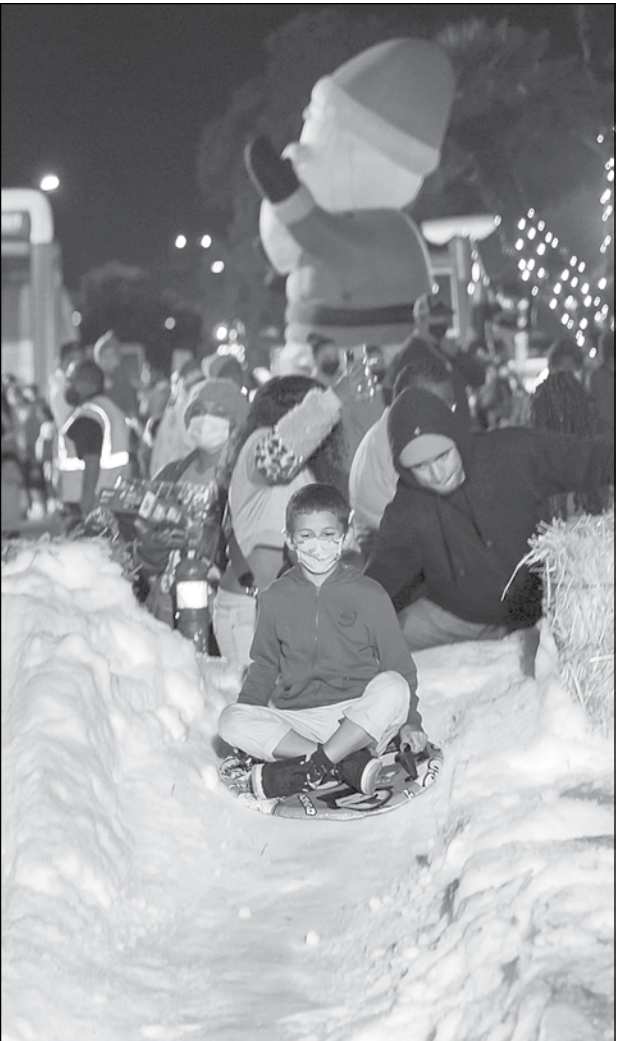
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Hawthorne Press Tribune

The Weekly Newspaper of Hawthorne

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A Fun Day in the Snow at Winter Wonderland



Winter Wonderland was this past weekend at the Hawthorne Memorial Center, and over 500 people showed up to meet Santa and play in the snow. And every child went home with a toy. Happy Holidays. Photo courtesy City of Hawthorne.

HAPPY
Holidays

Herald Publications will be Closed on:

Friday, December 24

We wish everyone a safe and happy holiday season.

PUBLIC NOTICES

Fictitious Business Name Statement 2021251411	Fictitious Business Name Statement 2021256230
The following person(s) is (are) doing business as JIMENEZ SERVICES, 11875 FREEMAN AVE, HAWTHORNE, CA 90250, LOS ANGELES COUNTY. Registered Owner(s): GABRIEL JIMENEZ, 11875 FREEMAN AVE, HAWTHORNE, CA 90250, CALIFORNIA. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: 06/2016. Signed: GABRIEL JIMENEZ, OWNER. This statement was filed with the County Recorder of Los Angeles County on November 17, 2021. NOTICE: This Fictitious Name Statement expires on November 17, 2026. A new Fictitious Business Name Statement must be filed prior to November 17, 2026. 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).	The following person(s) is (are) doing business as MR. DRAINS ROOTER & PLUMBING, 1200 W 83 RD ST, LOS ANGELES, CA 90044, LOS ANGELES COUNTY. Registered Owner(s): JOSUE SAUCEDO, 1200 W 83 RD ST, LOS ANGELES, CA 90044. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: 09/2015. Signed: JOSUE SAUCEDO, OWNER. This statement was filed with the County Recorder of Los Angeles County on November 23, 2021. NOTICE: This Fictitious Name Statement expires on November 23, 2026. A new Fictitious Business Name Statement must be filed prior to November 23, 2026. 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. 12/2, 12/9, 12/16, 12/23/21 HH-2399	Lawndale Tribune Pub. 12/2, 12/9, 12/16, 12/23/21 HL-2400

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Lawndale Tribune

AND LAWNDALE NEWS The Weekly Newspaper of Lawndale

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Try Holiday Meals From Around the World



It's already the holidays and naturally turkey, ham, pumpkin spice, and gingerbread are on everyone's minds. Along with creating the picture-perfect tablescape, people look forward to spending time together gathered around the table exchanging stories and sharing laughs. While classics such as prime rib, stuffing, green bean casserole, and cranberry sauce usually make an appearance among the spread, there's more to be discovered. Around the world, people put their own spin on their festive meals. We thank the Lawndale Library for their wonderful suggestion. For holiday recipe ideas from around the world to add to your menu go to: <https://lacountylibrary.org/holiday-recipes>. Photo courtesy Lawndale Library.

Travel

from front page

of “les Immortels” (and yes, that’s the official designation) approves it for inclusion in la Dictionnaire de l’Académie française. And not only are those words—that language—enshrined in the French Constitution, but every citizen is given not the duty, but the right (!), to speak and use them in their everyday affairs.

Why does this matter? Because it matters to the French you are visiting. In spite of a flood of complaints about the Académie and its snail’s pace in taking up new usages, no one in the mainstream is suggesting that it be abandoned. And yes, there are a gazillion revolts and regional variations, but the language of the Académie, the government, and the mass media—what you might call Parisian French—still reigns supreme.

Nowhere is this more apparent than in café society. People who care about their words tend to care about their looks, their habits, and their conversation. So in a Parisian café, you might overhear elegant bickering over the latest Paris Saint-Germain soccer match or well-mannered critiques of the latest St. Honoré fashions—but you might also hear a



Elegance and beer—who knew? heated debate on the human condition or the origin of the universe. To outsiders, in particular Americans, this all reeks (as maybe it should) of elitism and snobbery, but it also represents people taking their lives seriously. And the



That way? No! Both ways! French, and in particular the Parisians, take everything about life very seriously.

Which makes it odd that, for most travelers, languages rarely make the pre-travel prep list. After decades of wandering around countries like Hungary, Turkey, Morocco, and India, we maintain a subscription at Rosetta Stone, but we’re just as likely to open it to brush up on our French. There are several similar online apps—Duolingo comes to mind—that can at least get the traveler oriented. Will anyone have a clue what you’re trying to say? Probably not, but they’ll still respect you for trying. And in any culture, there’s nothing like provoking a little gentle humor at your own expense to break the ice.

Several years ago, I was waiting outside a chocolate shop in downtown Paris, when a normally polite and elegant candy-buying Asian friend stormed out, empty-handed and furious.

“She refused to serve me!”
“She refused?”
“She didn’t exactly refuse. But I was the only one in there, and she ignored me!”
“Did you ask her first if she spoke English? As in ‘Bonjour. Parlez-vous Anglais?’”

“Why would I do that? Everybody speaks English here!”

And therein lay the issue. I took my friend’s euros and walked inside to a perfectly lovely reception from a perfectly lovely woman who spoke much better English than my French. And probably fluent German and Italian, and maybe even a little Russian too. But I didn’t make the mistake of insulting her language.

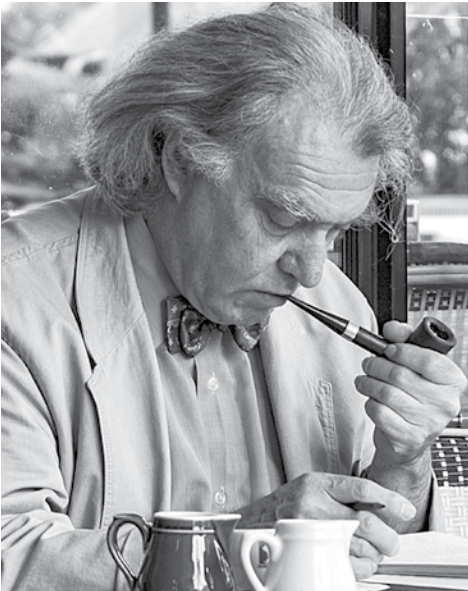
And what a language French is—musical in its rhythms, soft in its intimacy, subtle in its worship of beauty, clever in its delight in the absurd, profound in its search for eternal truths. “Liberté, Egalité, Fraternité.” Or to quote Isadora Duncan’s very last words, “Adieu, mes amis. Je vais à la gloire!”

No wonder the French love it so much.
Next up: 23 Travel Movies, One Series, and Counting.

Ben & Glinda Shipley, published writers and photographers, share their expertise and experience of their many world travels. If you have any questions or interest in a particular subject, please email them at web@herald-publications.com. •



Impromptu concert on Place des Vosges.



Where better to prepare for class?



Café society in winter.

The Wonderful Spirit of Christmas is in Inglewood



District 4 Councilmember Dionne Faulk hosted her inaugural holiday toy drive for local families in the community. What a joy it will bring to so many children. Photo courtesy City of Inglewood.

Santa Claus

from front page

loves the treats that El Segundo families make at home for him. “If you love it, I will love it. My taste in snacks is very wide-ranging,” he explains. Claus likes to eat what kids eat in their homes. Gluten-free, nut-free, vegan, extra

chocolate, no chocolate... if it’s a snack in an El Segundo home, then it’s a snack for Santa, too.

Some children expressed concern about not having a chimney for Santa to visit, like those living in apartments and alternative housing options. Have no fear, says Claus, because he is here to bring joy to every child on this special holiday, from the houses on Candy Cane Lane to the apartments by Chevron.

To the parents of El Segundo, Claus sends a special message. “You are doing such a good job,” he says. Though his job largely revolves around children, he wants parents to know that since they were kids, he keeps up with them too, hoping for the best and sending well wishes. He hopes that kids from every faith and belief enjoy this season with love and comfort. He encourages wishes of happy holidays and acceptance of every winter celebration as an expression of joy.

What can the kids of El Segundo expect from Santa Claus this year? Along with the usual wrapped gift and Christmas morning excitement, Claus says he will be bringing peace, healing, and calmness wherever he can, but he needs your help. This Christmas, he asks that you take a deep breath, wish with

all your heart for good things, and hug your family members.

“When I retire, I’d love to get a home in El Segundo,” he says, adding that if he did, he would keep it anonymous to keep the attention away from him. “To live in El Segundo

is a very lucky thing, and I think the citizens know that, too.”

When asked if he had any parting words, Claus gave the Herald this iconic phrase:

“Ho ho ho, Merry Christmas to all, and to all a good night!” •



Leaving presents underneath the Christmas tree is just one of the many jobs Santa completes in El Segundo on Christmas Eve.



Santa Claus explains that he likes all kinds of cookies, sweets, and snacks.

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PUBLIC NOTICES

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
ENRIQUE CABRERA AKA HENRY CABRERA
CASE NO. 21STPB11523
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ENRIQUE CABRERA AKA HENRY CABRERA. A PETITION FOR PROBATE has been filed by TERESA GALLARDO CABRERA in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that TERESA GALLARDO CABRERA be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 01/12/22 at 8:30AM in Dept. 9 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state

your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A 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 CHRISTOPHER LAHERA - SBN 314702, LAHERA LAW OFFICE 12501 SEAL BEACH BLVD. SUITE 120 SEAL BEACH CA 90740 12/16, 12/23, 12/30/21 CNS-3536874# Hawthorne Press Tribune Pub. 12/16, 12/23, 12/30/21 **HH-27382**

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
NORMA BARRON
CASE NO. 21STPB10937
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of NORMA BARRON. A PETITION FOR PROBATE has been filed by ROBYN BARRON in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that ROBYN BARRON be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 01/10/22 at 8:30AM in Dept. 44 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with

the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A 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 LAURA BUTKUTE, ESQ. - SBN 262871, ELDER CARE LAW CALIFORNIA 475 WASHINGTON BLVD. MARINA DEL REY CA 90292 BSC 220934 12/16, 12/23, 12/30/21 CNS-3537801# Inglewood Daily News Pub. 12/16, 12/23, 12/30/21 **HI-27387**

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
LINCOLN E. MARX
CASE NO. 21STPB11446
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of LINCOLN E. MARX. A PETITION FOR LETTERS OF ADMINISTRATION has been filed by OSCAR B. MARX IV in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR LETTERS OF ADMINISTRATION requests that OSCAR B. MARX IV be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 01/18/22 at 8:30AM in Dept. 29 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the

court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A 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 GABRIEL R. DUARTE SBN 266171, MUSICK PEELER & GARRETT LLP 2801 TOWNSGATE ROAD SUITE 200 WESTLAKE VILLAGE CA 91361 12/16, 12/23, 12/30/21 **CNS-3536515#** **LAWNDALE TRIBUNE** Lawndale Tribune Pub. 12/16, 12/23, 12/30/21 **HL-27384**


T.S. No. 18-0536-11 Notice of Trustee's Sale APN. 4043-009-037 You Are In Default Under A Deed Of Trust Dated 8/23/2007. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest

thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Patrick King And Joan I Cole, Husband And Wife, As Joint Tenants Duly Appointed Trustee: The Wolf Firm, A Law Corporation Recorded 8/29/2007 as Instrument No. 20072015164 of Official Records in the office of the Recorder of Los Angeles County, California. Street Address or other common designation of real property: 4769 West 138th Street 2 Hawthorne CA 90250 APN.: 4043-009-037 Date of Sale: 1/13/2022 at 9:00 AM Place of Sale: At the Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 Amount of unpaid balance and other charges: \$296,887.01, estimated The undersigned Trustee disclaims any liability for any inaccuracy of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders:

If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the

public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 280-2832 or visit this Internet Website www.auction.com, using the file number assigned to this case 18-0536-11. 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 Website. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 280-2832, or visit this internet website www.auction.com, using the file number assigned to this case 18-0536-11

to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The Notice to Tenant pertains to sales occurring after January 1, 2021. Date: 12/3/2021 The Wolf Firm, A Law Corporation 1851 East 1st Street, Suite 100 Santa Ana, California 92705 Foreclosure Department (949) 720-9200 Sale Information Only: (800) 280-2832 www.auction.com Sindy Clements, Foreclosure Officer Please Be Advised That The Wolf Firm May Be Acting As A Debt Collector, Attempting To Collect A Debt. Any Information You Provide May Be Used For That Purpose. Hawthorne Press Tribune Pub. 12/23, 12/30, 1/6/22 **HH-27395**






PUBLIC NOTICE

Notice is hereby by given, StorQuest Self Storage will sell at public sale by competitive bidding the personal property of:

Jeremiah Delgado
Bradford Parks
Jemaine Montrie Patton
Jessica Lopez
Corey Brown
Dora Olimon
ERIC LEIVA
Avies Bolden
Rosalynd Renee Keel
BUNCOM TIFFANIE
Katherine M Moss
Marsha A Perry
Melissa Lopez

Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys, electronics, sporting goods, and personal content Auction Company: www.StorageTreasures.com. The sale ends at 11:00am January 07, 2022 at the property where said property has been stored and which is located at StorQuest Self Storage 4959 W 147th St, Hawthorne, CA 90250. Goods must be paid in cash and removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.

12/23, 12/30/21
CNS-3540326#
Hawthorne Press Tribune Pub. 12/23, 12/30/21 **HH-27401**



ORDINANCE NO. 22-02
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING ZONE CHANGE ZC-2021-001 TO ESTABLISH TRANSIT ORIENTED ZONES ZC-2021-001
WHEREAS, A City initiated proposal was made to establish Transit Oriented Zones in two (2) areas of the City as shown in Exhibit A which includes properties as listed by Assessor Identification Numbers in Exhibit B.
WHEREAS, the Planning Commission scheduled a public hearing for the 24th day of August 2021, beginning at 7:00 p.m. to consider Zone Change No. 2021-001 (ZC-2021-001); and
WHEREAS, notice of the time and place of the hearing was given as required by law; and
WHEREAS, the Planning Commission conducted the hearing at the time and place stated in the notice and afforded all persons interested in the matter of the proposed Zone Change, or in any matter or subject related thereto, an opportunity to address the Planning Commission and be heard and to submit any testimony or evidence in favor or against; and
WHEREAS, On August 24, 2021, the Planning Commission voted to continue the item to October 6, 2021, to allow Staff to respond to Public Comment and provide further information to the public related to the Draft TOD Plans.
WHEREAS, the Planning Commission scheduled a continued Public Hearing for October 6, 2021, that was publicized with a legal notice published in the Inglewood Today newspaper, a newspaper of general circulation; notices mailed

to interested individuals and agencies listed in the Draft Westchester/Veterans and Crenshaw/Imperial Transit Oriented Development Plan and Design Guidelines; and a notice was posted on the City Hall public information board; and,
WHEREAS, On October 6, 2021, the Planning Commission meeting was cancelled due to City Council Resolution No. 22-01, pertaining to COVID-19 Health Risk. The item was automatically continued to November 3, 2021.
WHEREAS, On November 3, 2021, the Planning Commission conducted the continued public hearing and afforded all persons interested in the matter of the Zone Change request, or in any matter or subject related thereto, an opportunity to appear before the Planning Commission and be heard and to submit any testimony or evidence in favor or against the Zone Change request.
WHEREAS, the Planning Commission considered the Zone Changes and testimony and information received at the public hearing relating to the Project, including without limitation the oral and written reports from City staff, oral reports from City consultants, and the EIR. After taking public testimony and considering the issues, the Planning Commission adopted Resolution No. 1908 entitled:
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL, ZONE CHANGE ZC-2021-001 TO ESTABLISH TRANSIT ORIENTED DEVELOPMENT ZONES AND ZONING CODE AMENDMENT ZCA-2021-004 TO

CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE (IMC).
WHEREAS, the matter of proposed Zone Change ZCA-2021-001 was presented to the City Council on November 16, 2021, who then scheduled a public hearing for December 7, 2021 and,
WHEREAS, notice of the time and place of the hearing was given as required by law; and,
WHEREAS, the City Council conducted the hearing at the time and place stated in the notice and afforded all persons interested in the matter of the proposed Zone Change, or in any matter or subject related thereto, an opportunity to be heard by the City Council and to submit any testimony or evidence in favor or against the proposed Zone Change; and,
WHEREAS, after taking public testimony and considering the issues, the City Council determined that the Transit Oriented Overlay Zones should be established; and,
WHEREAS, the City Council has carefully considered all testimony and evidence presented in this matter, and being advised finds as follows:
SECTION 1.
1. The proposed Zone Change to establish the Transit Oriented Zone is appropriate for the subject properties in terms of the adequacy of the sites to accommodate land uses permitted by the overlay zones.
2. The establishment of the transit overlay zones will not constitute the granting of a special privilege to the property owners inconsistent with the current or designated uses or limitations of other properties in the vicinity.
3. The transit overlay zones are consistent with

the provisions of the General Plan in that it:
a. Facilitates the allocation of land in the City to satisfy the multiple needs of residents but recognize that land is a scarce resource to be conserved rather than wasted because the TOD plans allow for mixed-use developments and expands the redevelopment potential for existing properties.
b. Facilitates the development of new housing to meet community needs because the TOD plans allow for residential development along major commercial corridors in the plan area which is currently prohibited.
c. Helps promote sound economic development and increase employment opportunities for the City's residents by responding to changing economic conditions because the TOD plans allow for additional uses to encourage economic diversity and business attraction.
That the rezoning of certain properties to make them consistent with the General Plan land use designation is necessary to ensure those properties are consistent with the General Plan; and That an EIR has been prepared for the IBEC Project, including the proposed Zone Change, and was certified by the City Council prior to approval of Zone Change ZC-2021-001. The City Council adopted CEQA Findings including a Statement of Overriding Considerations for significant and unavoidable impacts of the Project that would remain significant even with the implementation of all feasible mitigation measures specified in the EIR, and adopted an MMIRP for the Project in accordance with CEQA as provided in City Council Resolution No. ____ (EIR Certification Resolution).

SECTION 2.
WHEREAS, at the conclusion of the public hearing, the City Council determined that the Zone Change specified herein should be approved.
NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:
The City Council concurs with the Planning Commission recommendation and does hereby approve Zone Change No. ZC-2021-001, to establish a Transit Oriented Zones and rezone certain other parcels, under the provisions of Chapter 12, Article 27 of the Inglewood Municipal Code.
The City Clerk shall certify to the passage and adoption of this ordinance and to its approval by the City Council and shall cause the same to be published in accordance with the City Charter and thirty days from the final passage and adoption, this ordinance shall be in full force and effect.
This ordinance to establish a Sports and Entertainment Overlay Zone and to rezone certain other parcels, was introduced by the City Council on the 7th day of December, and is passed, approved and adopted by the City Council of the City of Inglewood this 16th day of December 2021.
JAMES T. BUTTS
MAYOR OF THE CITY OF INGLEWOOD, CALIFORNIA
Attest:
AISHA L. THOMPSON
CITY CLERK
(SEAL)
Inglewood Daily News Pub. 12/16, 12/23/21 **HI-27392**



NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. L-039980-MK

(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:
In Sun Chang, 326 W. Arbor Vitae Street, Inglewood, CA 90301
(3) The location in California of the chief executive office of the Seller is: Same as above
(4) The names and business address of the Buyer(s) are:
SUNNY MARKET LLC, 326 W. Arbor Vitae Street, Inglewood, CA 90301
(5) The location and general description of the assets to be sold are Furniture, Fixture & Equipment, Covenant not to Compete, Goodwill, Trade-Name, Lease, Leasehold Improvements, Telephone Number and ABC License no. 20-605070 of that certain business located at: 326 W. Arbor Vitae Street, Inglewood, CA 90301.
(6) The business name used by the seller(s) at that location is: BOB'S DRIVE IN DAIRY
(7) The anticipated date of the bulk sale is 01/12/22 at the office of Tower Escrow Inc., 3400 W. Olympic Blvd. Suite 201, Los Angeles, CA 90019, ESCROW NO. L-039980-MK, Escrow Officer: Martha Kim.
(8) Claims may be filed with Same as "7" above.
(9) The last date for filing claims is 01/11/22.
(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: December 7, 2021
TRANSFEREES:
SUNNY MARKET LLC, a California Limited Liability Company
By: S/ Max Crowder, Manager
12/23/21
CNS-3538586#
Hawthorne Press Tribune Pub. 12/23/21 **HH-27396**






Notice of Funding Availability (NOFA)
City of Hawthorne
PY2022-2023 Community Development Block Grant (CDBG) Program
Program Description:
The City of Hawthorne is pleased to announce the availability of approximately \$196,690 in Community Development Block Grant (CDBG) funds for organizations that provide public services to low- and moderate-income residents during the 2022-2023 Program Year. These programs are funded through the U.S. Department of Housing and Urban Development (HUD) and are administered locally by the City of Hawthorne. This Notice of Funding Availability (NOFA) covers a one-year period for CDBG activities that will begin July 1, 2022.
Eligible Applicants:
Applicants must demonstrate the service to be provided will principally benefit persons of low- and moderate income (households earning less than 80% of the Area Median Income). Examples of eligible services include, but are not limited to, those concerned with employment, crime prevention, childcare, health, drug abuse,

education, welfare, or recreation. Priority for funding will be given to those applicants meeting one of the Strategic Plan goals included in the PY2020-2024 Consolidated Plan.
How to Apply:
As of the date of this publication, electronic fillable copies of the application may be obtained online at: <https://www.cityofhawthorne.org/departments/housing/cdbg>. Applications must be typed (not handwritten) and shall only be accepted via e-mail to dmunoz@mdg-ldm.com by 5:00 p.m. on Friday, January 21, 2022. Late applications may not be accepted. Applicants are encouraged to submit well in advance of this deadline to ensure confirmation of receipt prior to the deadline.
City Contact:
Should you have any questions regarding this NOFA, please contact Kimberly Mack, Housing Director, via email at kmack@cityofhawthorne.org
Published: December 23, 2021 (Hawthorne Press Tribune)
Hawthorne Press Tribune Pub. 12/23, 12/30, 1/6, 1/13/22 **HH-27399**

Aviso de Disponibilidad de Fondos (NOFA)
Ciudad de Hawthorne
Programa de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG) PY2022-2023
Descripción del programa:
La Ciudad de Hawthorne se complace en anunciar la disponibilidad de aproximadamente \$196,690 en fondos de la Subvención en Bloque para el Desarrollo de la Comunitario (CDBG) para las organizaciones que proporcionan servicios públicos a los residentes de ingresos bajos y moderados durante el Año del Programa 2022-2023. Estos programas son financiados a través del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) y son administrados localmente por la Ciudad de Hawthorne. Esta Notificación de Disponibilidad de Fondos (NOFA, por sus siglas en inglés) cubre un período de un año para las actividades de CDBG que comenzará el 1 de julio de 2022.
Solicitantes Admisibles:
Los solicitantes deben demostrar que el servicio que se brindará beneficiará principalmente a las personas de ingresos bajos y moderados (hogares que ganan menos del 80% de la renta media de la zona). Los ejemplos de servicios elegibles incluyen, pero no se limitan a, los relacionados con el empleo, la prevención de la

delincuencia, el cuidado de los niños, la salud, el abuso de drogas, la educación, el bienestar o la recreación. Se dará prioridad a la financiación a aquellos solicitantes que cumplan uno de los objetivos del Plan Estratégico incluido en el Plan Consolidado PY2020-2024.
Como Aplicar:
A partir de la fecha de esta publicación, se pueden obtener copias electrónicas de la solicitud en línea en <https://www.cityofhawthorne.org/departments/housing/cdbg>. Las solicitudes deben estar escritas a máquina (no a mano) y sólo se aceptarán por correo electrónico a dmunoz@mdg-ldm.com antes de las 5:00 p.m. el viernes 21 de enero de 2022. No se aceptarán solicitudes recibidas después de esta hora. Se recomienda a los solicitantes que envíen sus solicitudes con suficiente anticipación a esta fecha límite para garantizar la confirmación de su recepción antes de la fecha límite.
Contacto de la ciudad:
Si usted tiene alguna pregunta con respecto a este NOFA, por favor, póngase en contacto con Kimberly Mack, Directora de Vivienda, a través de correo electrónico en kmack@cityofhawthorne.org
Publicado: 23 de diciembre de 2021 (Hawthorne Press Tribune)
Hawthorne Press Tribune Pub. 12/23, 12/30, 1/6, 1/13/22 **HH-27400**

Tis the season to be Jolly!! Fa-la-la... and Ho..Ho..Ho!! - Love You Lots, Mom



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.

For DBA's email us at: dba@heraldpublications.com



PUBLIC NOTICES

ORDINANCE NO. 22-03
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING ZONING CODE AMENDMENT ZCA 2021-004 TO CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE (IMC).

WHEREAS, on November 3, 2021, the Planning Commission conducted a public hearing for this matter and approved Resolution No. 1908 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL, ZONE CHANGE ZC-2021-001 TO ESTABLISH TRANSIT ORIENTED DEVELOPMENT ZONES AND ZONING CODE AMENDMENT ZCA-2021-004 TO CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE (IMC).

WHEREAS, Resolution No. 1908 was presented to the City Council on November 16, 2021 who then scheduled a public hearing for December 7, 2021 at 2:00 p.m.; and,

WHEREAS, notice of the time and place of the hearing was given as required by law; and, WHEREAS, the City Council conducted the hearing at the time and place stated in the notice and afforded all persons interested in the matter of the proposed Zoning Code Amendment to the Ingelwood Municipal Code, or in any matter or subject related thereto, an opportunity to address the City Council and be heard and to submit any testimony or evidence in favor or against the proposed Code amendments; and,

WHEREAS, after taking public testimony and considering the issues, the City Council determined that certain changes specified herein, should be made to the zoning designations and text of Chapter 12 of the Ingelwood Municipal Code; and, WHEREAS, the City Council has carefully considered all testimony and evidence presented in this matter, and being advised finds as follows:

SECTION 1.

1) The Zoning Code Amendment is consistent with the provisions of the General Plan in that it: a. Facilitates the allocation of land in the City to satisfy the multiple needs of residents but recognize that land is a scarce resource to be conserved rather than wasted.

b. Facilitates the development of new housing to meet community needs.

Helps promote sound economic development and increase employment opportunities for the City's residents by responding to changing economic conditions.

2. The Zone Code Amendment will be appropriate for the subject property in terms of the adequacy of the site to accommodate land uses permitted by the proposed zone because the uses proposed within the zones are similar to those previously permitted and the location within the City has been considered when applying appropriate zoning designations.

3. The Zone Code Amendment will not constitute the granting of a special privilege to the property owner inconsistent with the current or designated uses or limitations of other properties in the vicinity because the proposed zone change encompasses numerous properties in different areas of the City and applicable owners. 4. The Zoning Code Amendment will not constitute the establishment of unique standards, offering special privilege to a particular individual or group of individuals, that is inconsistent with the general intent of the provisions of this Chapter or that may be detrimental to the general welfare of the community because the Zoning Code Amendment encompasses numerous properties in different areas of the City and applicable owners.

5. Pursuant to the California Environmental Quality Act, Public Resources Code, Section 21000, et seq. (CEQA), the City prepared an Environmental Impact Report (EIR) for the TOD Plan, including the Zoning Code text amendments (State Clearinghouse No. 2017101068), which analyzes adverse environmental impacts of the proposed project and the amendments. Prior to making a decision on the amendments, the City Council reviewed and considered the EIR and certified the EIR, made certain environmental findings, adopted a Mitigation Monitoring and Reporting Program.

SECTION 2

The text of Article 1 (Definitions) of Chapter 12 of the Ingelwood Municipal Code is hereby modified to read as follows:

Section 12-1.11.1 Artist Studio

"Artist Studio" shall mean a work space for an artist or artisan, including individuals practicing one of the fine arts or performing arts, or an applied art or craft. This use may include incidental display and retail sales of items produced on the premises and instructional space for small groups of students.

Section 12-1.35. Drive-through Facilities

Section 12-1.11.4.3 Assembly Use.

Section 12-1.34.5. Drive-through Facility

"Drive-through Facility" shall mean a retail or service facility where products or services are provided to motorists who remain in their vehicles. These facilities include drive-thru fast-food restaurants, drive-up bank teller windows, dry cleaners, pharmacies, and the like.

Section 12-1.54.4. Hostel

"Hostel" an establishment which provides inexpensive food and lodging for a specific group of people, such as students, workers, or travelers.

Section 12-1.123.5. Tasting Room

"Tasting Room" shall mean an ancillary tasting of alcoholic beverage product associated with a food and beverage manufacturing use or a general retail use when that general retail use includes the sale of beer, wine, and distilled spirits for off-site consumption. A beverage tasting facility cannot exceed 20% of the gross floor area of the food and beverage manufacturing or general retail use to which it is associated unless approved by administrative use permit to exceed no more than 30% gross floor area.

Section 12-1.127.1 Urban Agriculture.

"Urban agriculture" shall mean farming in all its branches including, but not limited to, the cultivation and tillage of the soil, the production, cultivation, growing, and harvesting of any agricultural or horticultural products, the raising of livestock, bees, fur-bearing animals, dairy-producing animals, and poultry, agriculture education, the sale of produce through field retail stands or farm stands, and any practices performed by a farmer or on a farm as an incident to or in conjunction with farming operations. For purposes of this definition, the term "urban agriculture use" does not include cultivation of marijuana.

SECTION 4

Section 12-2 of Article 1.1 (General Regulations) of Chapter 12 of the Ingelwood Municipal Code is hereby modified to read as follows: Section 12-2. Zone Classifications Denoted.

The use of land and buildings, the height, bulk, location of structures, the amount of open space and the density of population are regulated by the following zone classifications: R-1, One-family Zone.

R-1Z, One-family/Zero-lot-line Zone.

R-1-1/2, Limited Two-family Zone.

R-2, Limited Multiple-family Zone.

R-2A, Limited Multiple-family Zone.

R-3, Multiple-family Zone.

R-4, Multiple-family Zone.

R-M, Residential and Medical Zone.

P, Automobile Parking Zone.

P-1, Automobile Parking Zone.

C-R, Commercial and Recreation Zone.

HPSP, Hollywood Park Specific Plan Zone.

MU-1, TOD Mixed Use 1 Zone

MU-1A, TOD Mixed-Use 1A Overlay

MU-2, TOD Mixed Use 2 Zone

MU-2A, TOD Mixed-Use 2A

MU-3, TOD Mixed Use 3 Zone

MU-4, TOD Mixed Use 4 Zone

MU-A, TOD Mixed Use Arts Cluster

MU-C, TOD Mixed Use Corridor Zone

A-C, Airport Campus

C-N, Neighborhood Commercial Zone

H-C, Historic Core Zone

C-1, Limited Commercial Zone.

C-2, General Commercial Zone.

C-2A, Airport Commercial Zone.

C-S, Commercial Service Zone.

C-3, Heavy Commercial Zone.

M-1, Light Manufacturing Zone.

M-1L, Limited Manufacturing Zone.

M-2, Heavy Manufacturing Zone.

S-1, Special Zone (Cemetery).

S-2, Special Zone (Cemetery).

CC, Civic Center Zone.

O-S, Open Space Zone.

T-C, Transportation Corridor Zone.

D, Supplemental Design Review Zone.

SECTION 3

Section 12-16.8 of Article 1.1 (General Regulations), Chapter 12, is hereby modified to read as follows:

Section 12-16.8. Transit Oriented Development Plans for Downtown and Fairview Heights.

The Crenshaw/Imperial, New Downtown Ingelwood, Fairview Heights, and Westchester/Veterans and Transit Oriented Development (TOD) Plans are by reference incorporated into the Zoning Code Regulations and are applicable to all properties contained within the TOD boundary. In the event of a conflict between the terms, conditions, requirements, or policies of the TOD Plans with other provisions in the Zoning Code, the TOD Plans shall govern.

SECTION 4

Section 12-18.9 is hereby proposed to be added to the text of Article 2 (R-1 One-Family Residential) of the Ingelwood Municipal Code:

Section 12-18.9. Transit Oriented Development.

Those R-1 (R-1 ONE-FAMILY ZONE REGULATIONS) properties within the area defined by the Transit Oriented Development Plans, shall be subject to the development standards and Design Guidelines contained therein. In the event of a conflict between the TOD plan

provisions and the R-1 zone provisions, the TOD plan shall govern.

SECTION 5

Section 12-20.8 is hereby proposed to be added to the text of Article 3 (R-2 Limited-Multiple-Family Residential) of the Ingelwood Municipal Code:

Section 12-20.8. Transit Oriented Development.

Those R-2 (R-2 LIMITED MULTIPLE-FAMILY ZONE REGULATIONS) properties within the area defined by the Transit Oriented Development Plans, shall be subject to the development standards and Design Guidelines contained therein. In the event of a conflict between the TOD plan provisions and the R-1 zone provisions, the TOD plan shall govern.

SECTION 6

Section 12-21.8 of Article 4. ("R-3" MULTIPLE-FAMILY ZONE REGULATIONS) of the Ingelwood Municipal Code is hereby proposed to be modified as follows:

Section 12-21.8. Transit Oriented Development.

Those R-3 (MULTIPLE-FAMILY RESIDENTIAL) properties within the area defined by the New Downtown Ingelwood, and Fairview Heights, Transit Oriented Development Plans, shall be subject to the development standards and Design Guidelines therein. In the event of a conflict between the TOD plan provisions and the R-3 zone provisions, the TOD plan shall govern.

SECTION 7

Section 12-22.7 of Article 5 (R-4 MULTIPLE-FAMILY ZONE REGULATIONS) of the Ingelwood Municipal Code is hereby proposed to be modified as follows:

Section 12-22.7. Transit Oriented Development.

Those R-4 (MULTIPLE FAMILY RESIDENTIAL) properties within the area defined by the New Downtown Ingelwood and Fairview Heights Transit Oriented Development Plans, shall be subject to the development standards and Design Guidelines contained therein. In the event of a conflict between the TOD plan provisions and the R-4 zone provisions, the TOD plan shall govern.

SECTION 8

Section 12-24.8 of Article 7 (C-2 GENERAL COMMERCIAL ZONE REGULATIONS) of the Ingelwood Municipal Code is hereby proposed to be modified as follows:

Section 12-24.8. Mixed-Use Requirements for Selected Areas of Morningside Park and Manchester Boulevard (Ash Avenue to Fir Avenue).

The following mixed-use provisions are applicable only to C-2 and C-2A zoned properties that are located within the following areas: an area bounded by 85th Street (south side of street only), Crenshaw Boulevard (west side of street only), Manchester Boulevard (north side of street only), and Crenshaw Drive (east side of street only); and for those G-2 and G-2A zoned properties on Manchester Boulevard bounded by the Westside of Ash Avenue to the west, the east side of Fir Avenue to the east, including those G-2 and G-2A zoned properties located immediately north and south of Manchester Boulevard on Ash Avenue, Oak Street, Cedar Avenue, Ingelwood Avenue, Eucalyptus Avenue and Fir Avenue that are contiguous to properties that front on Manchester Boulevard.

SECTION 10

Section 12-25.7 Article 8. (C-3 HEAVY COMMERCIAL ZONE REGULATIONS) of the Ingelwood Municipal Code is hereby proposed to be modified as follows:

Section 12-25.7 Transit Oriented Development. Those C-3 (Heavy Commercial) properties within the area defined by Transit Oriented Development Plans, shall be subject to the development standards and Design Guidelines contained therein. In the event of a conflict between the TOD plan provisions and the C-3 zone provisions, the TOD plan shall govern.

SECTION 11

Article 10.1.1 (Airport Campus Zone) is hereby added to Chapter 12 of the Ingelwood Municipal Code as follows:

Article 10.1.1. "A-C" Airport Campus Zone

Section 12-31.16. Purpose The objective of the Airport Campus Zone is to provide impetus for recycling of rental car facility land into large-scale office, flex, and warehousing/distribution uses proximate to the 96th Street Metro and Automated People Mover station.

Section 12-31.17 Permitted Uses

Permitted uses shall be as identified in the Westchester/Veterans Transit Oriented Development Plan.

SECTION 12

Article 10.2.1 ("MU-1A" Mixed Use-1A Overlay Zone) is hereby added to Chapter 12 of the Ingelwood Municipal Code as follows.

Article 10.2.1. "MU-1A" Mixed Use-1A Overlay Zone

Section 12-31.23. Purpose

The objective of the Mixed Use-1A Overlay

Zone is to provide for residential/retail mixed-use development opportunities suitable for the center of the South Ingelwood Gateway District. Properties may be developed under the standards of this overlay zone or under the base zoning.

Section 12-31.24 Permitted Uses

Permitted uses shall be as identified in the Crenshaw/Imperial Transit Oriented Development Plan.

Section 12-31.24.1 Review and Approval Authority

All exterior improvements (e.g., façade renovation, extension of parapets, articulation of building walls and entrances, new doors and windows, etc.), extension of building footprints, and new construction of buildings shall require Design Review approval.

SECTION 13

Section 12-31.25 of Article 10.3 ("MU-2" Mixed Use-2 Zone) of the Ingelwood Municipal Code is hereby modified as follows:

Section 12-31.25. Purpose

The objective of the Mixed Use-2 Zone is to provide for office, flex, research and development, light industrial and warehousing uses to create the TechTown district in the northwest quadrant of the planning area.

SECTION 14

Section 12-31.26 of Article 10.3 (Article 10.3. "MU-2" Mixed Use-2 Zone) of the Ingelwood Municipal Code is hereby modified as follows:

Section 12-31.26 Permitted Uses

Permitted uses shall be as identified in the Downtown Ingelwood, and Fairview Heights, and Westchester/Veterans Transit Oriented Development Plans.

SECTION 15

Article 10.3.1 ("MU-2A" Mixed Use-2A Zone) is hereby added to Chapter 12 of the Ingelwood Municipal Code as follows.

Article 10.3.1. "MU-2A" Mixed Use-2A Zone

Section 12-31.28. Purpose

The objective of the Mixed Use-2A Zone is to provide for office, flex, Research & Development, light industrial and warehousing uses in the Freeway Corridor District.

Section 12-31.29 Permitted Uses

Permitted uses shall be as identified in the Westchester/Veterans Transit Oriented Development Plan.

SECTION 16

Article 10.5.1 ("MU-A" Mixed Use-Arts Cluster Zone) is hereby added to Chapter 12 of the Ingelwood Municipal Code as follows.

Section 12-31.37. Purpose

The objective of the Mixed Use Arts Cluster Zone is to provide for a mix of uses that support the growth of a creative, transit-oriented community in the Westchester/Veterans Metro station area.

Section 12-31.38 Permitted Uses

Permitted uses shall be as identified in the Westchester/Veterans Transit Oriented Development Plan.

Section 12-31.39 Review and Approval Authority All exterior improvements (e.g., façade renovation, extension of parapets, articulation of building walls and entrances, new doors and windows, etc.), extension of building footprints, and new construction of buildings shall require Design Review approval.

SECTION 17

Section 12-31.41 of Article 10.6 (MU-C Mixed Use-Corridor Zone) of the Ingelwood Municipal Code is hereby modified as follows:

Section 12-31.41. Permitted Uses.

Permitted uses shall be as identified in the Downtown Ingelwood, and Fairview Heights Transit Oriented Development Plans.

SECTION 18

Section 12-32.8 is hereby added to Article 11 of Chapter 12 of the Ingelwood Municipal Code as follows:

Section 12-32.8 Transit Oriented Development.

Those M-1 (LIGHT MANUFACTURING) properties within the area defined by the Transit Oriented Development Plans, shall be subject to the development standards and Design Guidelines contained therein. In the event of a conflict between the TOD plan provisions and the M-1 zone provisions, the TOD plan shall govern.

SECTION 19

Section 12-38.31 is hereby added to Article 17.1. (O-S OPEN SPACE ZONE) of Chapter 12 of the Ingelwood Municipal Code as follows:

Section 12-38.31 Transit Oriented Development.

Those O-S (OPEN SPACE) properties within the area defined by the Transit Oriented Development Plans, shall be subject to the development standards and Design Guidelines contained therein. In the event of a conflict between the TOD plan provisions and the O-S zone provisions, the TOD plan shall govern.

SECTION 20

Section 12-38.52 is hereby added to Article 17.2 (T-C Transportation Corridor) of Chapter 12 of the Ingelwood Municipal Code as follows:

Section 12-38.52 Transit Oriented Development.

Those T-C (TRANSPORTATION CORRIDOR) properties within the area defined by the New Downtown Ingelwood, Fairview Heights and Westchester/Veterans Transit Oriented Development Plans, shall be subject to the development standards and Design Guidelines contained therein. In the event of a conflict between the TOD plan provisions and the T-C zone provisions, the TOD plan shall govern.

Section 12-39.2 of Article 18 (Planned Assembly Development) of Chapter 12 of the Ingelwood Municipal Code is hereby modified as follows:

Section 12-39.2. Standards and Requirements for a Planned Assembly Development.

(1) A planned assembly development shall not be established on less than one acre of contiguous land except:

(c) A planned assembly development may be permitted on a site not less than twenty-two thousand square feet in area if such site is located within a the New Downtown Ingelwood and Fairview Heights Transit Oriented Development Plan Area.

Section 12-43 of Article 19. (PARKING REGULATIONS) of the Ingelwood Municipal Code is hereby proposed to be modified as follows:

Section 12-43. Residential Parking Requirements.

The aggregate amount of off-street parking spaces provided in connection with each of the following uses shall be not less than the following, except as provided for properties located within a the New Downtown Ingelwood and Fairview Heights Transit Oriented Development Plan Area:

Section 12-44 of Article 19. (PARKING REGULATIONS) of Chapter 12 of the Ingelwood Municipal Code is hereby modified as follows:

Section 12-44. Commercial Parking Requirements.

The aggregate amount of off-street parking spaces provided in connection with each of the following uses shall be not less than the following, except as provided for properties located within a the New Downtown Ingelwood and Fairview Heights Transit Oriented Development Plan Area:

Section 12-45 of Article 19. (PARKING REGULATIONS) of Chapter 12 of the Ingelwood Municipal Code is hereby modified as follows:

Section 12-45. Industrial and Storage Parking Requirements.

The aggregate amount of off-street automobile parking spaces provided in connection with each of the following uses shall be not less than the following, except as provided for properties located within a the New Downtown Ingelwood and Fairview Heights Transit Oriented Development Plan Area:

Section 12-46 of Article 19. (PARKING REGULATIONS) of Chapter 12 of the Ingelwood Municipal Code is hereby modified as follows:

Section 12-46. Institutional Parking Requirements.

The aggregate amount of off-street automobile parking spaces provided in connection with each of the following uses shall be not less than the following, except as provided for properties located within a the New Downtown Ingelwood and Fairview Heights Transit Oriented Development Plan Area:

Those T-C (TRANSPORTATION CORRIDOR) properties within the area defined by the New Downtown Ingelwood, Fairview Heights and Westchester/Veterans Transit Oriented Development Plans, shall be subject to the development standards and Design Guidelines contained therein. In the event of a conflict between the TOD plan provisions and the T-C zone provisions, the TOD plan shall govern.

SECTION 21

Section 12-39.2 of Article 18 (Planned Assembly Development) of Chapter 12 of the Ingelwood Municipal Code is hereby modified as follows:

Section 12-39.2. Standards and Requirements for a Planned Assembly Development.

(1) A planned assembly development shall not be established on less than one acre of contiguous land except:

(c) A planned assembly development may be permitted on a site not less than twenty-two thousand square feet in area if such site is located within a the New Downtown Ingelwood and Fairview Heights Transit Oriented Development Plan Area.

SECTION 22

Section 12-43 of Article 19. (PARKING REGULATIONS) of the Ingelwood Municipal Code is hereby proposed to be modified as follows:

Section 12-43. Residential Parking Requirements.

The aggregate amount of off-street parking spaces provided in connection with each of the following uses shall be not less than the following, except as provided for properties located within a the New Downtown Ingelwood and Fairview Heights Transit Oriented Development Plan Area:

Section 12-44 of Article 19. (PARKING REGULATIONS) of Chapter 12 of the Ingelwood Municipal Code is hereby modified as follows:

Section 12-44. Commercial Parking Requirements.

The aggregate amount of off-street parking spaces provided in connection with each of the following uses shall be not less than the following, except as provided for properties located within a the New Downtown Ingelwood and Fairview Heights Transit Oriented Development Plan Area:

SECTION 23

Section 12-45 of Article 19. (PARKING REGULATIONS) of Chapter 12 of the Ingelwood Municipal Code is hereby modified as follows:

Section 12-45. Industrial and Storage Parking Requirements.

The aggregate amount of off-street parking spaces provided in connection with each of the following uses shall be not less than the following, except as provided for properties located within a the New Downtown Ingelwood and Fairview Heights Transit Oriented Development Plan Area:

SECTION 24

Section 12-46 of Article 19. (PARKING REGULATIONS) of Chapter 12 of the Ingelwood Municipal Code is hereby modified as follows:

Section 12-46. Institutional Parking Requirements.

The aggregate amount of off-street automobile parking spaces provided in connection with each of the following uses shall be not less than the following, except as provided for properties located within a the New Downtown Ingelwood and Fairview Heights Transit Oriented Development Plan Area:

SECTION 25

Section 12-47 of Article 19. (PARKING REGULATIONS) of the Ingelwood Municipal Code is hereby proposed to be modified as follows:

Section 12-47. Recreational Parking Requirements.

The aggregate amount of off-street parking spaces provided in connection with each of the following uses shall be not less than the following, except as provided for properties located within a the New Downtown Ingelwood and Fairview Heights Transit Oriented Development Plan Area:

SECTION 26

Section 12-48 of Article 19. (PARKING REGULATIONS) of the Ingelwood Municipal Code is hereby proposed to be modified as follows:

Section 12-48. Community Parking Requirements.

The aggregate amount of off-street parking spaces provided in connection with each of the following uses shall be not less than the following, except as provided for properties located within a the New Downtown Ingelwood and Fairview Heights Transit Oriented Development Plan Area:

SECTION 27

Section 12-49 of Article 19. (PARKING REGULATIONS) of the Ingelwood Municipal Code is hereby proposed to be modified as follows:

Section 12-49. Special Event Parking Requirements.

The aggregate amount of off-street parking spaces provided in connection with each of the following uses shall be not less than the following, except as provided for properties located within a the New Downtown Ingelwood and Fairview Heights Transit Oriented Development Plan Area:

SECTION 28

Section 12-50 of Article 19. (PARKING REGULATIONS) of the Ingelwood Municipal Code is hereby proposed to be modified as follows:

Section 12-50. Special Event Parking Requirements.

The aggregate amount of off-street parking spaces provided in connection with each of the following uses shall be not less than the following, except as provided for properties located within a the New Downtown Ingelwood and Fairview Heights Transit Oriented Development Plan Area:

SECTION 29

Guerro