

Torrance Tribune

The Weekly Newspaper of Torrance

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The New Murdock Stadium is Ready for 2016 Football Season



El Camino College will play the 2016 season in the New Murdock Stadium. The Warriors new \$40 million stadium has an 8,000 capacity seating and features state-of-the-art facilities. The field is made of synthetic turf for football and soccer. Photo by Eric Ramos

Council Approves Small Residential Solar Energy System Permit Fees

By Cristian Vasquez

In a 6-1 vote, the Torrance Mayor and City Council approved a recommendation by Community Development Director Jeffery W. Gibson to authorize small residential solar energy system permit fees, as well as adding an permit technician II position. The council also adopted an ordinance for processing small energy residential solar energy systems, as well a structure to collect fees that will cover the mandated requirements in place.

The city's new fee permit structure will be a recommended flat fee of \$400, which was amended by the council who wasn't in agreement with the staff report's \$450 fee, or the city's prior \$750 fee.

"The City of Torrance has always encouraged green building practices and energy efficiency in all construction projects," states the staff report signed by Gibson. "In particular, for small residential solar energy systems installed on single family homes such as the ones addressed by AB 2188."

Prior to the passage of Assembly Bill 2188 [AB 2188], which modifies parts of the Solar Rights Act by mandating that all localities adopt an ordinance that expedites the permitting process for small rooftop solar panel systems, the Torrance City Council took action to encourage residents to install these eco-friendly systems in single family homes.

"We have done a great job; in 2010 there were only 59 permits for this issued; last year 248 building permits were issued for solar

panels," Mayor Patrick J. Furey said. "Obviously solar panels are starting to resonate. The only thing that I am concerned is that we are going to have such a high rate already."

Among the steps taken by the city to streamline the permitting and inspection process to projects including solar panels was waiving permit fees for the installation of the eco-friendly technology on single-family homes. The staff report indicates that it is

expected for 200 permits to be issued for solar panel installations, for several reasons, including the numerous government incentives available such as federal tax credits and the State's net metering program.

"Net metering is the ability of a homeowner to sell electricity generated by these systems back to the utility company and it is capped at 5 percent of a region's power use," states

See City Council, page 2

School Board Approves Contracts, Polling Places for General Election

By Cristian Vasquez

Members of the Torrance School Board approved the renewal of Adult Education Contracts with the City of Torrance and Torrance Memorial Center for the 2016-2017 academic school year.

"Torrance Adult School provides a number of classes for students in various facilities throughout the city," states the agenda presented to members of the board during the Aug. 1 board meeting. "Separate contracts for Adult Education classes conducted in facilities run by the City of Torrance and Torrance Memorial Medical Center are required by statute."

Certain programs offered to students of the Torrance Adult School are carried

out at sites such as the City of Torrance Bartlett Center, El Retiro Park and Ken Miller Recreation Center Torrance Memorial Medical Center; hence, they each require individual contracts. Each contract itemizes the responsibilities that fall on TUSD, as well as on the sites involved in the agreement.

Also approved was the contract renewal with About Time Catering, which provides catering services at the city's adult education sites. About Time Catering, which is the provider of catering services to students during class breaks, will be contracted for the adult school year from Sept. 12, 2016-July 31, 2017. This contract will have no fiscal impact on the district.

See School Board, page 9

Weekend Forecast

Friday

Sunny
73°/65°



Saturday

Sunny
75°/66°



Sunday

Sunny
79°/68°



Film Review

WWII Thriller “Anthropoid” Tells Gripping Story of Assassination Attempt

By Ryan Rojas
for www.cinemacy.com

For those unfamiliar with the deeper points of world history, “Anthropoid” might sound like something alien and out of this world. In actuality, “Operation Anthropoid” was the code name given for the assassination attempt of the infamous German SS officer Reinhard Heydrich, the main architect of the “Final Solution” (the Nazi plan to exterminate the Jewish people during World War II). The new film, simply titled „Anthropoid,“ opening in Los Angeles at the Landmark Theater Friday, is a more slow-burning drama than edge-of-

including the beautiful Marie Kovárníková (Charlotte Le Bon) and Lenka Fafková (Anna Geislerová), who Gabčík and Kubiš fall for shortly. With their support, along with that of Uncle Hajský (Toby Jones) and a handful of others, Gabčík and Kubiš devise a plan that, after studying the daily transportation of the target Heydrich, they feel like they can strike in plain sight. Yet when an unexpected setback jeopardizes the mission, Gabčík and Kubiš are forced to go into hiding while they await news of the attempt, and ultimately must defend themselves against an outmatched Nazi army. If “Anthropoid” drags for a few scenes in its



Jamie Dornan and Cillian Murphy in “Anthropoid.” Courtesy of Bleeker Street.

your-seat action thriller and tells the story of two fearless Czechoslovakian soldiers who attempted the assassination mission, an operation that would change Europe forever. Based on actual events, this World War II thriller captures the grim and anxiety-ridden feelings of fear during that infamous period in world history; where danger looms around every street corner and in every untrustworthy individual met. The two rogue characters who must navigate these perilous waters are our main characters, Josef Gabčík (Cillian Murphy) and Jan Kubiš (Jamie Dornan), a pair of exiled soldiers who plan to assassinate Heydrich (Detlef Bothe), third in command from Hitler and the leader of the Nazi forces in Czechoslovakia. “Anthropoid” opens with a series of title cards and historical footage that leads into Germany’s rise to power with the signing of The Munich Agreement – a written pact agreed upon by Germany, France, the United Kingdom and Italy that, in a simplified version of events, allowed Germany to invade and overtake Czechoslovakia (now regarded as a failed act of appeasement toward Germany). Gabčík and Kubiš parachute into their now-occupied homeland, and – after a rendezvous with enemy spies – find shelter in the home of fellow Czechoslovakian-resistance supporters,

second act, up until its truly amazing finale, a near twenty-minute-long shoot-out between the small Czechoslovakian band and the Nazi forces, it’s to the credit of both Jamie Dornan and the always-enigmatic Cillian Murphy that the more human elements shine through. Dornan extends his range past his one-note dominator as Christian Grey in „Fifty Shades of Grey“ to a fearful yet brave fighter, and Murphy offers weight and experience as the spear-headed leader of the mission. “Anthropoid” will certainly be enjoyed more when thought of as a slow-burning drama rather than as an action-packed thriller as was 2008’s Tom Cruise-starring „Valkyrie.“ Writer and director Sean Ellis should be commended for not only bringing such a gripping and lesser-known story of the assassination of the highest-ranking Nazi officials under Hitler’s regime to light, but capturing the mood and tone of these paranoia-stricken times as well. All things considered, this tightly-wound drama will leave an impact on viewers, not only from its historical importance, but through Dornan and Murphy’s humanization of these characters, making this film and story feel even more remarkable. ‘Anthropoid’ is rated R for violence and some disturbing images. 120 minutes. Opens this Friday at the Landmark Theater. •

Police Reports

Burglary-Auto 7/30/2016 9:48 AM 20800 BLOCK AMIE AVE
Suspect(s) pries open drivers side window for entry and takes property/stereo, tools
Auto Theft-All 7/30/2016 2:00:00 AM 3600 BLOCK 172ND ST
Stolen vehicle: ‘94 Honda Accord
Auto Theft-All 7/29/2016 2:41 PM 3400 BLOCK ARTESIA BLVD
Stolen vehicle: ‘08 Cadillac Escalade
Theft 7/29/2016 1:48 PM 21300 BLOCK HAWTHORNE BLVD
Suspect(s) removes unattended property from able/ laptop
Theft 7/29/2016 8:50:00 AM 19800 BLOCK HAWTHORNE BLVD
Suspect(s) enter unlocked locker and remove property/purse, wallet, cash, drivers license, credit card
Theft 7/28/2016 5:30:00 PM r4000 BLOCK 184TH ST
Suspect(s) takes property off of parked vehicle/catalytic converter
Theft 7/28/2016 5:30:00 PM 17500 BLOCK ROSLIN AVE
Suspect(s) takes property off of parked vehicle/catalytic converter
Burglary-Auto 7/28/2016 3:45:00 PM 2600 BLOCK PACIFIC COAST HWY
Suspect(s) smashes window for entry and takes property/bags, tablet
Burglary-Residential 7/28/2016 1:00:00 PM 17700 BLOCK ATKINSON AVE
Suspect(s) defeats door lock for entry, ransacks, and removes property/cash, laptops, computer, cell phone
Burglary-Auto 7/28/2016 9:30:00 AM 22100 BLOCK HAWTHORNE BLVD
Suspect(s) pries open driver’s side door for entry and takes property/car stereo
Burglary-Residential 7/28/2016 7:30:00 AM 3700 BLOCK 177TH ST
Suspect(s) kicks door in for entry and removes property/cash
Theft 7/27/2016 10:00:00 AM 2500 BLOCK REDONDO BEACH BLVD
Suspect(s) removes property from victim’s pocket/ wallet, cash, credit card, drivers license
Theft 7/27/2016 5:40:00 AM 3700 BLOCK 190TH ST
Suspect(s) takes property off of parked vehicle/tires, wheels
Burglary-Auto 7/26/2016 4:00:00 PM 4200 BLOCK REDONDO BEACH BLVD
Suspect(s) punches door lock for entry and takes property/wallet, bag

Theft 7/26/2016 3:00:00 PM 4000 BLOCK 173RD PL
Suspect(s) takes property off of parked vehicle/catalytic converter
Burglary-Auto 7/26/2016 2:15:00 PM 19300 BLOCK HAWTHORNE BLVD
Suspect(s) takes property off of parked vehicle/catalytic converter
Auto Theft-All 7/26/2016 12:50:00 PM 24400 BLOCK CRENSHAW BLVD
Stolen vehicle: ‘06 Cadillac Escalade
Battery-Simple 7/26/2016 11:00:00 AM 3500 BLOCK MARICOPA ST
Suspect uses his fist to punch victim
Burglary-Residential 7/26/2016 6:30:00 AM 3700 BLOCK EMERALD ST
Suspect(s) removes window screen for entry, ransacks, and takes property/cash
Theft 7/26/2016 6:00:00 AM 3700 BLOCK 190TH ST
Suspect(s) attempts to take property off of parked vehicle/catalytic converter
Burglary-Auto 7/25/2016 11:30:00 PM 3700 BLOCK GARNET ST
Suspect(s) defeats lock and takes property/ stereo, sunglasses, clothing, shoes, motorcycle helmet, paperwork
Theft 7/25/2016 9:00:00 PM 2600 BLOCK PACIFIC COAST HWY
Suspect(s) defeats lock and takes property from locker/bank cards, ID, wallet, bag, cash
Theft 7/25/2016 5:00:00 PM 22800 BLOCK MADRONA AVE
Suspect(s) takes property from front porch/ delivered parcel
Vandalism 7/25/2016 3:30:00 PM 1300 BLOCK FERN AVE
Suspect(s) enters secured campus, damages a sign
Theft 7/25/2016 2:50:37 PM 2300 BLOCK SANTA CRUZ CT
Suspect(s) removes mail from victim’s mailbox
Theft 7/25/2016 11:00:00 AM 22800 BLOCK NADINE CIR
Suspect(s) removes mail by unknown means/ gift cards
Vandalism 7/24/2016 8:00:00 PM 3400 BLOCK CARSON ST
Suspect(s) smashes vehicle window/no entry, no loss
Burglary-Auto 7/24/2016 7:15:29 PM 3400 BLOCK CARSON ST
Suspect(s) smashes window for entry and takes property/purse

City Council

the staff report. “Some Cities are nearing this cap limit, but even if the cap limit is reached, installation f solar energy systems is expected to remain at a high level.” Furthermore, permits are expected to stay at 200 because a high number of qualifying properties in the city. There are more than 25,000 properties zoned R1 and R2 in Torrance. As such, future building codes requirements will have a direct impact on

from front page

and get it for \$450,” Mayor Furey said. “We still want to encourage the solar panels, we have 25,000 households that could potentially use the solar panels and we certainly want to encourage that but I don’t know if \$450 does that.” For the city to keep meeting the AB 2188 mandates, and to have a minimal impact on other construction projects, the council approved adopting an ordinance for processing

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“In a 6-1 vote, the Torrance Mayor and City Council approved a recommendation by Community Development Director Jeffery W. Gibson to authorize small residential solar energy system permit fees, as well as adding an permit technician II position.”

the desire and need for solar-panel systems. AB 2188 also requires cities to: adopt an ordinance that lists the procedure for permitting expedited small residential energy systems; they must post a checklist of plan submittal requirement on the city’s website; plan review for projects of this nature should not take longer than three days; the one-time field inspections must be conducted in a timely manner; and permit fees are limited to no more than a \$500 fee. “Somebody could have gotten yesterday for free but someone can come in tomorrow

small residential solar energy systems and the publication of an ordinance summary. Also approved was the authorization to collect permit fees, which the council set at \$400; also approved was adding a permit technician II position, to be funded by the fees, who will be responsible for plan review and inspection duties for small residential solar panel projects, as well as assisting with staffing in the operations of the permit center. “The fee structure for collection of fees to cover the mandate requirements is already in place,” concludes the staff report. •

Looking Up

Is Earthly Life Premature from a Cosmic Perspective? August Moon Star Party in Westchester



By Bob Eklund

The universe is 13.8 billion years old, while our planet formed just 4.5 billion years ago. Some scientists think this time gap means that life on other planets could be billions of years older than ours. However, new theoretical work suggests that present-day life on Earth is actually premature from a cosmic perspective.

"If you ask, 'When is life most likely to emerge?' you might naively say, 'Now,'" says lead author Avi Loeb of the Harvard-Smithsonian Center for Astrophysics. "But we find that the chance of life grows much higher in the distant future."

Life as we know it first became possible about 30 million years after the Big Bang, when the first stars seeded the cosmos with the necessary elements like carbon and oxygen. Life will end 10 trillion years from now when the last stars fade away and die. Loeb and his colleagues considered the relative likelihood of life between those two boundaries.

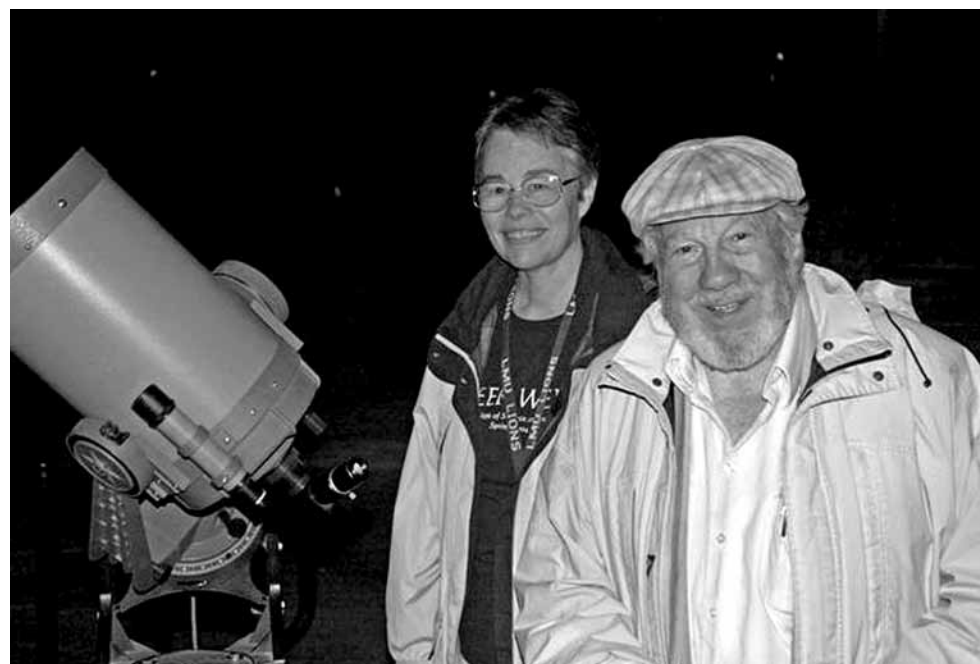
Although low-mass, red dwarf stars live for a long time, they also pose unique threats. In their youth they emit strong flares and ultraviolet radiation that could strip the atmosphere from any rocky world in the habitable zone.

To determine which possibility is correct—our premature existence or the hazard of low-mass stars—Loeb recommends studying nearby red dwarf stars and their planets for signs of habitability. Future space missions like the Transiting Exoplanet Survey Satellite and James Webb Space Telescope should help to answer these questions.

August Moon Star Party

On Saturday, Aug. 13, 7 to 10 p.m., Westchester Amateur Astronomers will provide telescopes for public viewing of the August Moon and planets Saturn, Mars, and Venus – plus stars and nebulae.

Location: In the Christian Science church parking lot at 7855 Alverstone Ave., Westchester (One block west of Sepulveda, at 79th St.). Children are welcome – bring them and



Laura and Bob Eklund. Photo courtesy of Bob Eklund.

The dominant factor proved to be the lifetimes of stars. The higher a star's mass, the shorter its lifetime. Stars larger than about three times the Sun's mass will expire before life has a chance to evolve.

Conversely, the smallest stars weigh less than 10 percent as much as the Sun. They will glow for 10 trillion years, giving life ample time to emerge on any planets they host. As a result, the probability of life grows over time. In fact, chances of life are 1,000 times higher in the distant future than now.

"So then you may ask, why aren't we living in the future next to a low-mass star?" says Loeb.

"One possibility is we're premature. Another possibility is that the environment around a low-mass star is hazardous to life."

learn astronomy basics together. The event is free and all are welcome to look through the telescopes, but you may bring your own telescope if you wish.

This is a good time to view much of our Solar System lined up across southern sky: yellow Saturn with its bright moon Titan; red Mars, now in gibbous phase; our own August Moon, also in gibbous phase; and Venus, returning to the evening sky in the west just above the sunset glow.

For information about the star party – or if you are interested in helping form a local astronomy club – call star party host Bob Eklund at 310-216-5947 or email Bob at beklund@sprynet.com.

"All moons beautiful, but August moon most beautiful." (from the movie "Teahouse of the August Moon") •

Real Estate Booms for Office Space Cross Paths

By Rob McCarthy

This is a tale of two commercial-property booms. One is losing some momentum, while the other looks unstoppable.

A new forecast cautions that construction and leasing of office space throughout the state will begin to slow with the U.S. economy by 2019. The July outlook by Allen Matkins/UCLA Anderson School of Management thinks the demand for office space has peaked and it notes that commercial developers themselves are less optimistic than they were in 2014.

The survey taken in June "provides the first indication of a topping out in office and retail markets," said senior economist Jerry Nickelsburg with the UCLA Anderson Forecast in a three-year outlook for commercial real estate in California. Most of the office development projects already approved in Southern California are expected to break ground despite the bearish vibe.

The commercial-property outlook tells investors, landlords and leasing agents they can expect to feel the slowdown sometime after 2017. The office-rental market isn't staring at a bust, barring an extraordinary global event that jars the financial markets, forecasters said.

The downward sentiment picked up in the commercial-property survey occurs as developers become more pessimistic about where rental rates and vacancy rates are headed, forecasters say. Vacancy rates, notably in Los Angeles County, have dropped and rental rates climbed by 20 percent since 2014 as companies expanded their operations and hired more employees.

The developers remained optimistic about the prospects for industrial properties, and they're slightly bullish about the building and leasing of retail space. They are slowly losing their confidence in the office-space boom, which forecasters say is based on developers' belief that rental rates and vacancies will only hold steady for another three years.

Hiring and wage growth are identified as the fundamentals of commercial real estate, and California is expected to outperform other parts of the nation in both important categories. The worry for developers and landlords is that the recovery that began in earnest after the unrealized threat of a government shutdown in 2013 is slowing. The July unemployment rate was 4.9 percent, and it's been hovering there for a year, prompting the head of the San Francisco-based Federal Reserve to proclaim the county as full employment.

Wage growth typically runs 3 percent to 3.5 percent during full employment, however, wage growth in the current economy is running at 2.5 percent, which Fed President John Williams called puzzling in a May interview with CNN Business. He did predict that full-time workers would see their paychecks increase as a result of employment dipping below 5 percent.

Commercial developers and investors have

time to get their projects approved and finished to take advantage of the current seller's market condition, UCLA economist Nickelsburg said. Vacancy rates and rental prices are moving in opposite directions, which favors the landlords and commercial property investors.

"The interest in building new office space has held steady and the expectation is for more building to occur in the 2016-17 time frame than in the past 12 months," Nickelsburg said.

When one door closes, another door opens, as is the case with redevelopment of commercial buildings into creative, worker-friendly offices. This redevelopment trend has transformed pockets of red-brick machine shops in Playa del Rey and El Segundo into vibrant hubs of employment for techies and digital arts companies. Playa del Rey and El Segundo are nearly built out, and the search continues for the next hot spot for entertainment and design companies that are looking for flexible office space that are close to their customers and public transportation.

Creative offices feature higher ceilings, fewer walls and more amenities to attract and retain talented employees is the wave of the future, says the author of a report about the push to find properties that can be redeveloped into creative office space. Petra Durnin, Southern California director of research and analysis for CBRE, said that all office space is destined for a change.

"Office space is changing for everyone," she said. "Within the next five years, creative office and office will be synonymous ... it all will be very different."

Redevelopment has turned vintage buildings, former factories, office buildings, churches and post offices into workspaces that are molded to meet the expectations of younger workers and their employers, Durnin said. Offices reduce their space requirements by allowing employees to telecommute, work offsite at the studios, or cut down on their actual time in the office.

"Your 100,000-square-foot-plus is going to be a law firm. So much content and content drivers is driving the market right now. These don't need so much office space due to the nature of their business," Durnin said. Tech, TV and entertainment is clustered on Los Angeles Westside, making Culver City the next logical hot spot for the conversion of old buildings into offices.

The creative redevelopment movement started in Santa Monica, and leapfrogged to Playa del Rey. Once the recovery gained momentum in 2014, Playa vacancy quickly dropped from 40 percent to 17 percent, and "it really took off," Durnin said. The redevelopment began with the Hercules Campus, aka Spruce Goose, which leased quickly and moved on to the Hayden Tract in a deja vu of the dot.com boom in 2000.

See Office Space, page 9



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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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WEEKLY CROSSWORD

See Answers Next Week

1	2	3	4		5	6	7		8	9	10	11
12					13				14			
15					16				17			
18					19				20			
			21					22				
23	24	25					26			27	28	29
30				31		32	33			34		
35			36			37			38			
39					40				41		42	
43				44				45		46		
			47				48	49				
	50	51				52				53	54	55
56						57				58		
59						60				61		
62						63				64		

Across

1. It's just one thing after another
5. Dracula, at times
8. To a degree
12. Son of Isaac
13. Goya's "Duchess of ____"
14. Bit of parsley
15. Soldering need
16. Attendee
17. Bell sound
18. Type of lens
20. Suspension
21. Two items of the same kind
22. Fat letters
23. Straddling
26. Arrogant head honcho
30. Bygone bird
31. Flower part
34. Coin with 12 stars on it
35. Relish
37. Conflict
38. Atoll
39. Good looking guy
40. Plaid fabric
42. Country Western lady
43. Defunct auto feature
45. Mushy
47. Put in a period

48. Milk related
50. Mop
52. Heavenly
56. Big internet news site
57. Malicious
58. Confederate
59. Warn
60. Depend
61. Zero
62. Sprays
63. Heretofore
64. Steeped drinks

Down

1. Took a powder
2. Catalina, e.g.
3. First King of Israel
4. Promgoer's rental
5. Hospital supply
6. Is part of
7. Tropical root
8. Splatterings
9. Face-to-face exam
10. Make money
11. Breakfast fare
13. Shocked
14. Chump
19. Cat

22. Very long stretch
23. Amorphous creature
24. Shapes that come to a point
25. Indian chief
26. Forward
27. Swell
28. Precincts
29. With intensity
32. On vacation
33. Uglify
36. Alfresco
38. Accustom
40. Tit for ____
41. Of a corrosive nature
44. Transformer, for example
46. Autocrat
48. White cliffs site in England
49. Old
50. Ad headline
51. Stimulate
52. Used to be
53. Ice sheet
54. Elbow-wrist connection
55. Strong cleaners
56. Pilot's problem

Last Week's Answers

1	A	P	T		4	G	A	S		7	F	A	S	10	T		
11	B	R	O	O	13	A	R	T		14	F	I	F	T	H		
15	A	G	R	E	E	16	T	E	A	17	E	X	T	R	A		
18	N	U	T		19	T	R	E	A	21	E	D		22	E	A	T
23	D	E	S	I	R	E		25	S	I	R		26	C	R	Y	
				27	N	E	S	T		29	C	A	S	H			
31	O	A	T	S		34	T	O	P		36	E	A	S	E	L	
40	F	R	E	E	D		42	N	A	P		44	A	N	K	L	E
45	F	E	N	C	E		46	T	U	G		48	G	I	F	T	
				49	T	W	O	S		52	T	R	E				
54	H	A	S		56	N	E	T		58	A	S	S	U	R	E	
62	L	O	W		63	B	E	T	R	A	Y	S		65	P	A	Y
66	E	R	A	S	E		68	T	A	G		69	A	P	P	L	E
71	A	S	K	E	D		72	L	I	E		73	Y	I	E	L	D
75	F	E	E	T			76	E	N	D		78	T	R	Y		

SUDOKU Medium

1	5	9	2				7	
							8	2
3		8	6	1			9	
						8	1	
6		5	1		2	9		8
		1	5					
	1			6	9	7		4
9		7						
	3				1	2	8	9

Each Sudoku puzzle consists of a 9X9 grid that has been subdivided into nine smaller grids of 3X3 squares. To solve the puzzle each row, column and box must contain each of the numbers 1 to 9.

Sports

Up and Adam

Warriors' Football Looking for Pioneer League Crown

By Adam Serrao

The West High Warriors are back and have their eyes squarely set on this year's Pioneer League football championship. After the teams season was cut short in the playoffs last year, head coach Greg Holt has rallied his troops together once again to begin a football season in which the Warriors should be this year's favorites. With a number of returning seniors from last year's team, West has the experience and practice to use, in order to improve on a 6-5 record and second place finish of one year ago. With just two weeks to go until the first game of the 2016 football season, the Warriors and Holt want nothing more than to get back out there on the field and begin to prove that they are a first place team that can make a run in this year's CIF Southern Section playoffs.

The West High Warriors are setting out to improve on a season that saw the team experience inconsistency across their 11-game schedule. It has become a known fact that Pioneer League teams have traditionally struggled against their rivals from the Bay League. Last year, it was no different for the Warriors. After beginning the season with two impressive victories over Culver City and Inglewood, the Bay League portion of the schedule crept up on West and certainly affected their record. A loss to Redondo Union was quickly followed by a loss at Mira Costa and before Cueva and his kids knew it, their unblemished record would attain two losses. The Warriors went on to find success in league play. Though the team lost their one and only matchup against the eventual Pioneer League champs, North High, West would rally to win their final three games of the season heading into the playoffs, beating the likes of South High and Torrance High while they were at it.

Though the end to their regular season was successful, the Warriors would run into bad luck in the playoffs. A first round matchup and re-match against a Bay League foe stood waiting for West as the Warriors traveled to Redondo Beach to face off against the Sea Hawks. The second matchup of the year between the two teams ended just as badly as the first. Though the Warriors put together a big second quarter and led 21-14 at the half, Redondo would rally and retaliate in the fourth quarter. Fourteen fourth quarter points put the Sea Hawks ahead, 35-28, and sent West to an opening round playoff loss. Just as quickly as they entered the playoffs, the Warriors made

their exit, looking forward to next year to right the wrongs of the season that had now passed them by.

Next year is now here. Coach Cueva will have to deal with the loss of some integral players from last year's team like wide receivers Bobby Fujioka, and Denver Silverlake, running back Michael Timmerman and tight end/quarterback Cody Wissler, just to name a few. Despite those losses, however, Cueva will return key contributors from last year's team as well like starting quarterback, Drake Peabody, and running back EJ Hatter. A team with experience at both the quarterback and running back position is a team that is most likely already light-years ahead of most of its competition. West will look to take advantage of that experience that they will inherit and attempt to use it to not only win the Pioneer League, but also to make a deep run in this year's CIF playoffs.

If the Warriors would like to get to the playoffs, they will have to be successful against the teams in their way on this year's schedule, first. Some of those teams include their traditional Bay League foes that have historically been a pain in the Warriors side. West will begin the year with a matchup against the El Segundo Eagles of the Ocean League on August 26. They will then take on the Redondo Union Sea Hawks, Mira Costa Mustangs, and Carson Colts before finally starting league play. While the Warriors have a favorable record against El Segundo, going 8-2 through their last 10 games, they've certainly struggled against the Bay League. West is a combined 7-18-1 against the likes of Mira Costa and Redondo in the last 13 matchups with each team, respectively. No one ever said it was going to be easy for coach Holt and his squad, but if the Warriors ride into league play on a hot streak, we'll all know just how good they are after facing some tough teams and adversity.

It's been a long wait for the Warriors, especially after getting bounced from the playoffs in the first round one season ago. Football is finally back, and the team is putting their finishing touches on practice that should have them rearing and ready to go against El Segundo in two weeks. The Warriors are out to become the best team in Torrance this year with the Tartars, Spartans and Saxons all breathing down their necks. A great head coach in Holt, experience returning to the team, and pure passion and dedication on the football field could just have the team on top once all it is said and done. •

Dodgers Look to Improve at Deadline

By Adam Serrao

The dust from the moves that the Los Angeles Dodgers made at the recently passed trade deadline is still settling. Maybe that's just the dust from manager Dave Roberts having to shuffle his roster so many times due to injury. On Monday Aug. 1, Major League Baseball's trade deadline came and went and the Dodgers were major players. Former Oakland Athletics

to walk away from the club after the season.

In order to make room for Reddick in what quickly became a crowded outfield, the Dodgers optioned Yasiel Puig to Triple-A Oklahoma City. While the move came as a surprise to some, Puig's .260 batting average is only slightly above his worst season ever with the club (.255 last year), while his 34 RBIs and seven home runs show a distinct

"On Monday Aug. 1, Major League Baseball's trade deadline came and went and the Dodgers were major players."

executive and current Dodgers General Manager, Farhan Zaidi, turned to his old club to pluck starting pitcher Rich Hill and right fielder Josh Reddick off the market. While both moves were much needed upgrades for the Dodgers, the team's extensive list of injuries may just interfere with any grand postseason plans that the Boys in Blue had originally mustered.

The Dodgers made some pretty bold moves at the deadline, specifically by playing with the wealth of talent that the team has in its farm system. In order to attain Hill and Reddick, the Dodgers dealt away three young, promising prospects. All pitchers, Grant Holmes, Frankie Montas and Jharel Cotton made their way to Oakland in the deal. Holmes was the Dodgers first round pick in the 2014 draft. The 20-year-old had an 8-4 record with a 4.02 ERA in 20 games for the Dodgers Class A Rancho Cucamonga team. Montas hasn't played yet this season due to injury, but the 23-year-old was a highly touted prospect in the Dodgers system. The 24-year-old Cotton who played for the Dodgers Triple-A team in Oklahoma City was 8-5 with a 4.90 ERA in 22 games.

While none of the players dealt away jump off the page at you, it sure is a hefty ransom to give up for a 36-year-old Hill and Reddick, 29, who is currently having the best season of his career. The Dodgers, however, are in winnow mode and truly believe the acquisitions may not only help them secure a wild-card spot for this year's playoffs, but could even help the team overcome the much-hated San Francisco Giants for first place in the National League West.

“Reddick is a two-way player, he has power, he’s a Gold Glove-caliber outfielder,” Zaidi said of his newest acquisition to the team. “I think he’s going to help this team a lot. He was as good as any player available in this trade market.” While Reddick’s worth seems to be known, Hill’s is a little bit more troublesome. The left-handed pitcher is 9-3 on the season with a 2.25 ERA in 14 starts, but at the time of his acquisition was on the 15-day disabled list because of a blister on his finger.

While Reddick and Hill are both clear upgrades to a Dodgers team getting almost no production out of left field and struggling to find any healthy pitching, Reddick's .296 average and 28 RBIs at the time of the trade were the best numbers of his eight-year career and Hill, like the rest of the Dodgers, is struggling to get healthy. Both players are free agents and able

lack of power and production that made him such a tantalizing rookie in 2013. Time in the minors to find his swing can't hurt for the 25-year-old right fielder who has left a hole in the Dodgers lineup. Puig didn't create the only hole, though. The Dodgers pitching staff is in complete shambles. Last Wednesday, the team placed their 24th and 25th players on the disabled list, increasing their National League-record total (the 2012 Red Sox had 27 players on the DL). "This is why I'm very hesitant to say that it can't get any worse," Roberts said of his team. "We just have to handle it and manage it, and that's what we're doing."

In all, the Dodgers have seen Hyun-Jin Ryu go on the DL twice, followed by a line of pitchers that includes Alex Wood, Brett Anderson, the newly acquired Rich Hill and most devastatingly, Clayton Kershaw. Meanwhile, pitchers like Brandon McCarthy and Bud Norris can't get past the third inning of any particular game and rookies like Brock Stewart are called up to fill in and wind up giving up 12 runs and getting the loss. Currently, Kenta Maeda is the only reliable arm in the starting rotation with Scott Kazmir filling in here and there, as he pleases. The injury bug has even expanded to the bullpen. Now, relievers Adam Liberatore and Louis Coleman join already injured Chris Hatcher, Casey Fien, Yimi Garcia, and Chin-hui Tsao in the pen. That's what happens when you're starting pitchers can't pitch. It taxes the bullpen as well. "You have to get innings out of the starting pitching," Roberts continued. "You can weather adversity, and we've done a great job of that, but you're as good as your next start. No excuses."

As of last week, the Dodgers remained as close as two games behind the Giants for the lead in the National League West. While that sounds like a good spot to be in despite all of the injuries, consider that the Giants had lost 13 of their first 17 games coming out of the All-Star break. With ample opportunity to not only catch the Giants, but pass them and build a lead, the Dodgers have recently squandered opportunities and lost to subpar teams when it has mattered the most. Despite all of the injuries and insufficient play, Los Angeles continues to maintain a slim lead in this year's wild card standings. If Reddick and Hill can give a jolt of life to an already wounded ballclub, the Dodgers may get lucky and start streaking at just the right time. If the team would like to do that, they will first have to find their health. •

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TerriAnn in Torrance

Changing The World, A Drop at A Time

By TerriAnn Ferren

Have you ever had blood drawn at the doctor's office or lab? I have. The thought of it nearly makes me weak. Technicians with sharp needles, looking for a 'good' vein makes for an anxious situation. Wouldn't it be wonderful if blood tests only needed one drop of blood for testing? That dream is coming true.

A few weeks ago, I met with Fasha Mahjoor, Chief Executive Officer of Neoteryx, a spin-off company of Phenomenex, at their home office in Torrance, California. The ultra-modern, relaxing, comforting atmosphere hits you the moment you enter the building - designed by Fasha. As with Fasha's other company's buildings, (Phenomenex), the working space inside this facility radiates elegance, fine art, respect for the employees, and a touch of fun. And because this company, Neoteryx, deals with wellness, Fasha wanted the building to reflect just that. One drop of blood for testing is beyond comprehension to me, but with Fasha's use of a drop of blood etched on glass throughout the building, I am constantly reminded of what a breakthrough this concept really is.

Touring through Neoteryx, Fasha showed me labs and said, "This is for product development to develop products that enables



Bert Rietveld, President of Neoteryx.

the scientists out there, or the customers that have to be able to collect the blood better, and analyze it better. We have to come up with new products depending upon demand of our customers." As we made our way to the conference room, also designed by Fasha, his imprint was undeniable. Fine art on the conference table, walls, and furniture



Conference Room in Neoteryx.

reflecting the theme of wellness, helping others, and a sense of calm surround you in this special room. I was then introduced to Kelvin Lin, Neoteryx Senior Business Development Manager - North America who showed me one of the devices used to collect the drop of blood from people. The container was purple, about three and a half inches tall, one inch wide, and one-half inch thick. The top part split open to reveal two absorbing sticks, similar looking to cotton swabs. With no training at all, I was handling a 'blood gathering' device. Kelvin said, "Remember the last time you went to the doctor and they had to draw blood? Painful experience. He takes a needle about this big - takes about 5 mls, and you think they are done - then they take more and more and more. And then after that, they have to put it [blood] into a refrigerator...then they have to send it into centrifuge and drive it in a truck to the lab. You prick your finger, you put this on, [Kelvin demonstrates taking the tips of the open device and touches the skin - as one would touch the blood] it takes the blood - the contact point is about 6 seconds per tip - you can't draw more. It will take perfectly a precise amount of blood (20 microliters, appr. one drop) on each tip. It absorbs it - you close the device, (by the way it has serial numbers and tracking - this is your sample) put it into the package. And you know what you do next? You put it into the mailbox and you are done." Wow. This sounds like something that would happen in the far away future but Neoteryx has made this a reality for today. After the blood has arrived at the lab, the results are then sent to you and your doctor - with that one drop of blood. "As long as you can take a drop of your blood with our device - you can be in the middle of Africa - put it into post where it can be sent to a lab and tested, at designated laboratories, and that's it," said Fasha.

"I can tell you this is not hopes and dreams," continued Kelvin, "We just got confirmation this morning of our fifth human clinical trial that this device is being deployed and in our short history that's very fast. We are in 10 of the 10 major pharmaceutical companies, as well as major universities and medical centers around the world." When a company comes up with this big of a 'game changer' they refer to it as a 'disruptive technology' because people wouldn't be used to it. I was told usually it takes five years for a product to 'gain traction'. All this technical talk began to make sense. Although the drawing of blood

would be revolutionarily easy, it is obvious more labs are needed for testing, and less need for clinics where blood is currently drawn. The infrastructure must change. Think of cassette tapes, and the shift to CD's and MP3's. Or the VHS tapes we had before the



Fasha Mahjoor, Chief Executive Officer of Neoteryx.

change to DVD. A similar shift will occur. And although the change was better, more efficient, and made a whole lot more sense, it took time. The same is true for this.

After talking with Kelvin Lin, I was even more excited about this blockbuster technique of gathering blood and testing that would free so many from looking for a lab every few weeks or months. This will forever change how blood is drawn.

Fasha then told me the history of this amazing 'game changer'. The concept came from one of Fasha's British scientist colleagues in England. In a nutshell, this colleague observed that some pharmaceutical companies, in their research, when they needed to draw blood from small animals in their testing, such as mice, had a problem. Sometimes extracting the blood from very small animals proved extremely challenging. Fasha listened to his colleague's ideas, initiated research and development at Phenomenex while collaborating with several USA and European pharmaceutical companies, within four years, developed this wonderful product. What followed, was interest from other big pharmaceutical companies who wanted to use the product. Ultimately, this will change the conventional way of taking blood. At this point, a new company, Neoteryx was born in 2014, owned by Fasha Mahjoor. "Although we developed this for 'pharma' use, we have learned it's got far, far greater use, such as in time, all doctors could be using this instead of drawing 5 milliliters of blood, they can use this for not all their assays that they do, but for some of them. Obviously, we are continually developing product and finding things that it may be soon used instead of drawing tons of blood at doctors office for many of them - this could be done with a drop of blood, at home, instead of going to the doctor, or... of course sent to a licensed laboratory and they would send you the information and your doctor would be involved as well." At this point, I thought of my daddy who has his blood drawn at a local lab every month, and how much easier it would be for him to prick his finger at home and send the blood into a lab for testing. Amazing.

Next, I was introduced, by Fasha to Bert Rietveld, President of Neoteryx, who told me, "If you have a full time job, do you really want to go at 7 a.m. in the morning and sit in a waiting room, a week later, make an appointment with your doctor to hear the results when you can do it from the comfort of your home and get the results back?" I then asked when would this product be available? "Large organizations have already been testing it, have been proving to themselves

that this works. The largest clinical labs in the world; Consultant and clinical chemistry fellows from the Mayo Clinic and other major medical centers in the US presented their work on this device at MSACL [Mass Spectrometry: Applications to the Clinical

Lab] this year. Various 'pharma' companies have presented posters and lectures on how good this works," said Bert.

Thinking about uses for this simple device really excited me because of how easy it is to use. From taking blood in a hospital, to routine blood taking at an office, this device truly is game changing. Saving money in the health care business cannot be understated. Millions of weeks reduced in the hospital by a simple blood test done at home would save an astronomical amount of money. Imagine if you had to have your blood tested every month and you were on holiday, or if you lived somewhere, where there are no laboratories nearby for this type of analysis? How remarkable would this be for rural areas in this country? The opportunities are endless. "Big labs in the US have all the infrastructure, but shipping that blood - you can only work with patients within the United States.



Device used to collect blood.

One big attraction with this is, you can now sample in Brazil, for example, and ship it to the United States... This brings high quality clinical analysis to places that today don't have it," added Bert.

I learned blood needs to be shipped frozen, which is very expensive, and this testing device renders dry blood, which can be shipped via regular mail because it has been determined that dry blood isn't a bio-hazard.

What an absolutely wonderful device! I can't see one downside to this product, other than the addition of more testing facilities. Finding how to analyze thousands of 'sticks' per day is the challenge. But Bert told me, "Next year we will see this in the marketplace." Amazing.

Science leaps forward every moment and companies such as Phenomenex, which fosters innovation, and creativity lead to spin-off companies like Neoteryx, which will change the way we live. And to think, all this takes place in Torrance! •



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Ingredients

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- 2 cups white vinegar
- 1/2 cup yellow mustard
- 1/2 cup Omaha Steak Ancho Chile Rub
- 4 cups Ancho Chile Smoking Spritzer
- 8 cups apple or cherry wood chips, soaked in water

ANCHO CHILE SMOKING SPRITZER

- 2 cups apple juice
- 1 cup cranberry juice
- 1 cup canola oil
- 2 tablespoons red hot pepper sauce
- 1/2 cup Omaha Steaks Ancho Chile Rub

Preparation

Prep time: 1 hour, Cook time: 8-10 hours, Rest time: 1 hour

1. Score top fat so it will melt into pork while smoking and allow more rub to get into meat. Rub pork with white vinegar then rinse with water. Pat dry with clean paper towels.
2. Rub pork butt with yellow mustard. Rub pork butt with ancho chile rub. Inject pork with 10-12 ounces of Ancho Chile Smoking Spritzer.
3. Set up smoker with 1 chimney using unlit lump charcoal and 2 chimneys using lit lump charcoal.
4. Adjust vents in smoker until temperature settles between 225 and 250 F.
5. Place pork butt fat side up and add a lot of wood chips. Every half hour, add more wood chips and spritz pork with smoking spritzer.
6. After 2 hours, insert remote thermometer probes. Be careful not to let thermometer touch bone to prevent false readings.
7. After 5 hours, place pork in foil pan and liberally coat with spritzer. Wrap pan tightly with foil.
8. Continue cooking without adding wood chips or opening smoker until thermometer hits 190 F (for sliced meat) or 200 F (for pulled meat), about 8-10 hours total. Let rest 1 hour before serving.

ANCHO CHILE SMOKING SPRITZER

1. Combine all ingredients (listed above) and mix well.

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Clay

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Independence Day was no picnic for me! Those fireworks were ear shattering so I took off running to find somewhere to hide. Then I got lost and ended up, as a stray, in a shelter. My name is **Clay** and I'm a 15-pound, 1-year old, male Miniature Schnauzer mix. I was such a matted mess that no one was the least bit interested in me. The compassionate shelter volunteers took pity on me and decided to clean me up. Voila – under that hot mess was a cute, sweet little guy with huge dark eyes and a glistening white coat!! I'm a friendly, happy go-lucky kind of guy that likes to play and gets along great with other dogs. I was a bit needy when I first got to my foster home but it didn't take long to build my confidence and fit right in. If you are interested in Clay, please email info@msfr.org for more information.

Hi there my name is **Pebbles** and I'm in

search of a new home after my previous owner passed away. I'm a sweet 5-year-old, female Schnauzer mix. Now the tricky part is determining what my "mix" is. Some say Maltese and others say Shih Tzu but everyone agrees that I'm adorable. My best friend Pokey, who might be my sister, and I were dropped off at the shelter when my former owner's family wouldn't step up and take us in. In all honesty, it's been pretty much Pokey and me my whole life so I'm not very socialized. Considering this, I probably would do best in a home without small children. I'm not aggressive at all but I am a bit shy, however, I warm quickly once I get to know you - and a little treat of chicken never hurts! I've had my physical and dental exams and am in great shape. I'd love to be adopted with Pokey because we've become very bonded and I'd really miss her – she's all I have now. We know that we're related because we look so much alike, however, I am the larger one at 11 pounds. If you're interested in Pebbles, please email info@msfr.org for more information.

You may have heard of me, I'm **Pokey**, from my best friend, Pebbles. I'm pretty sure that we're sisters because we look so much alike. Our lives have been pretty unstable since our former owner passed away and not one family member came forward to take us in. They just left us at the shelter to fend for ourselves. So here I am, a 5-year-old, female Schnauzer mix looking for a home and a family to love.



Pebbles



Pokey

I too am not certain if my mix is Maltese or Shih Tzu but I'm as cute as Pebbles, however, a bit smaller, only 8 pounds. I haven't had much of a social life it's just been Pebbles and myself. That's why a home without small children would probably be best for me. I'm a bit shy when first introduced to new friends but it doesn't take much – a little patience and a chicken treat and I warm up quickly. You don't have to worry though because I'm not the least bit aggressive just very bonded with my pal Pebbles. I had my dental and physical and am happy to report I passed with flying

colors. I'm ready to go to my forever home as soon as I find the family to love. If you are interested in Pokey, please email info@msfr.org for more information.

If you're looking for a great addition to your family, let me introduce myself. My name is **Guinevere** and I'm a 6-year-old, female Golden Retriever mix who was rescued from an L.A. county shelter the first week of July. Everyone says that I'm absolutely charming and my manners are impeccable. I'm doing my best to honor the regal name I was given and apparently it's working. I've been told that I'm a very sweet, gentle young lady who's an absolute delight. I get along splendidly with everyone – dogs and people – that I meet. At 60 pounds, I'm the perfect size to accompany you on many adventures and share the rest of our lives. I'm certain you'll find me the perfect companion. Guinevere can be seen by appointment at Yellow Brick Road Doggie Playcare in El Segundo. Call 310-606-5507 or email southbaydoggie@hotmail.com for an appointment or more information. •

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• 5 BEDS/3 BATHS • 2,662 SF. • LOT SIZE: 7,004 SF. 4 CAR GARAGE.

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• 5 BEDS/4 BATHS • OVER 4,300 SF. • LOT SIZE: OVER 8,400 SF.



400 Bungalow Dr. El Segundo • 6 BEDS/4 BATHS • 2,943 SF. / Lot: 4,948 SF.
Offered at \$1,499,000 • 2 CAR GARAGE • NEW HARDWOOD/
• UPGRADED BATHS • NEW CARPETING UPSTAIRS



• 4 BEDS/3 BATHS • 2,243 SF. • Lot: 5,218 SF. • OCEAN VIEW
• REMODELED KITCHEN & MORE!

754 Hillcrest St.

\$1,488,000



• 4 BEDS/2 BATHS • 1,893 SF • Lot: 6,000 SF.
• POOL • COMPLETELY UPGRADED

812 McCarthy Ct.

\$1,250,000



• 3 BEDS/2.5 BATHS • 1,356 SF. • 2 CAR GARAGE
• POOL & SPA

1321 E Grand Ave. # E

\$798,995



• 3 BEDS/3 BATHS • OVER 3,000 SF. • Lot: 8,999 SF. • POOL

405 E Oak Ave.

\$1,599,000

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DON'T FORGET CITY EVENT "FAMILY CAMPOUT WEEKEND" AUGUST 13TH -14TH

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RESIDENTIAL FOR SALE



OPEN HOUSE
SUNDAY
2 - 4PM



1510 E. Maple Ave. El Segundo
Offered at \$1,699,000

- 5 BEDS/4.5 BATHS
- 3,015 SF.
- 2.5 CAR GARAGE

- CUSTOM GOURMET KITCHEN
- POOL





414 W. Walnut Ave. El Segundo
Offered at \$1,599,000

- 4 BEDS/4 BATHS
- 5 CAR GARAGE
- PLUS WORKSHOP

- UPDATED KITCHEN
- SECOND STORY DECK
- 2,943 SF. /Lot: 6,699 SF.





5560 Palm Dr. Hawthorne
Offered at \$1,299,000

- 4 BEDS/3 BATHS
- PATIO HOME
- 2,423 SF.

- POOL & SPA
- CABANAS
- PRIVATE BACKYARD W/DECK



6220 Pacific Ave #101
Playa del Rey
Offered at \$1,249,000

CONDO • 3BEDS/3BATHS • 1,674 SF • OCEAN VIEW



OPEN HOUSE
SUNDAY
2- 4PM

8836 Croydon Ave. Westchester
Offered at \$1,089,000

- 3 BEDS/2 BATHS
- 2 CAR GARAGE
- 1,922 SF.

- REMODELED KITCHEN
- PRIVATE BACKYARD
- Lot: 6,156SF.

INCOME & COMMERCIAL PROPERTIES



RARE TWO ON A LOT

527 Penn St.
\$ 1,699,000

Front House:
3 BEDS/ 2.5 BATHS • 2,926 SF • 3 CAR GARAGE
• SUNROOM • FIREPLACE • PRIVATE YARD

Back House:
2 BEDS/ 1BATHS • VAULTED CEILINGS•FIREPLACE
• PRIVATE YARD



ROCK & BREWS HQ

149 Standard St.

- FOR LEASE • CREATIVE SPACE
- LIVE/WORK LOFT
- ONE BLOCK TO MAIN ST.



RARE APARTMENT BUILDING

1042 E. Imperial Ave.

- 6 UNIT BUILDING • 7 GARAGES • LAUNDRY ROOM
- NEW DOORS & WINDOWS

Real Estate

40 Years of Urban Forests Making Cities Healthier, Safer, Happier

(BPT) - Apple computers, the rock band U2, “Rocky” and two national football teams - of all the things that turn 40 in 2016, none have transformed the American landscape as definitively and beautifully as the Arbor Day Foundation’s Tree City USA program. Since its inception with partners from the National Association of State Foresters and the United States Forest Service in 1976, the program has supported and recognized tree sustainability programs in more than 3,400 American cities, inhabited by more than 135 million people.

The thousands of Tree City USA municipalities meet core standards of sound urban forestry management, including:

- Having a tree board or department charged with caring for the community’s trees.
- Adopting a tree ordinance that provides clear guidance for planting, maintaining and removing trees in public spaces like parks and along streets.
- Spending at least \$2 per citizen on a community forestry program.
- Observing Arbor Day with a formalized Arbor Day celebration.

“Meeting these core standards means a community is committed to keeping its trees healthy and public spaces green,” says Dan Lambe, president of the Arbor Day Foundation. “Everyone benefits when elected officials, volunteers and committed citizens make smart investments in urban forests. Trees bring shade to our homes and beauty to our neighborhoods, along with numerous economic, social and environmental benefits.”

Not only does the Tree City USA designation make communities beautiful, other benefits include:



- Homes with trees as part of their landscaping are worth more. A study by the U.S. Forest Service’s Pacific Northwest Station in Portland, Oregon, found homes with trees between the sidewalk and street sold for an average of \$7,130 more than homes that didn’t have trees by the street. What’s more, neighboring homes see their home values boosted more than \$1,600, even though the trees aren’t on their property.

- Trees make shoppers happy; a study published in the Journal of Forestry found surveyed shoppers viewed retail locations with trees to be more appealing than those without, and were willing to spend more for goods and services where trees were present.
- Due to their calming effect, trees are thought to help make neighborhoods safer, and multiple studies show communities with more trees have fewer incidences of violence.

- Trees can improve a community’s energy efficiency and air quality, control storm water runoff, reduce flooding risks and make public areas more beautiful and appealing.

The Arbor Day Foundation’s website offers information, advice, resources and an online application form to help communities become a part of this 40-year success story. To learn more about the Tree City USA program, visit www.arborday.org.



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Robin's Recent El Segundo Transactions



EL SEGUNDO
408 Richmond St #10
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EL SEGUNDO
706 Virginia St
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EL SEGUNDO
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EL SEGUNDO
1318 E. Pine Ave
Represented Buyer



EL SEGUNDO
533 W. Mariposa Ave
Represented Buyer



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