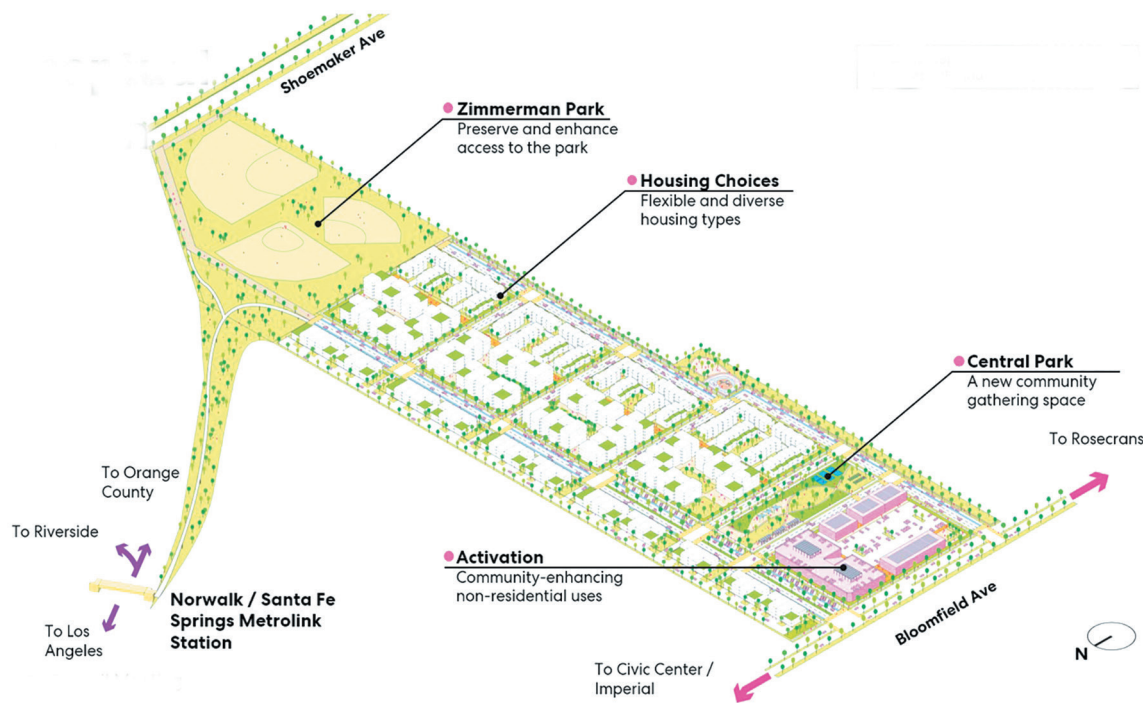




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**MIXED-USE DEVELOPMENT:** The development is centered around the Norwalk Metrolink Station, which serves as a key transportation hub in Los Angeles County. The village is designed to blend residential apartments or condos with retail spaces, office buildings, and other community amenities. The design encourages people to live and work in the area, reducing the need for car dependence.

## Hahn Sworn in to Final Term on LA County Board of Supervisors

By Brian Hews

This week, Los Angeles County Supervisor Janice Hahn was sworn in for her third and final term on the Los Angeles County Board of Supervisors during a ceremony at the Kenneth Hahn Hall of Administration.

Her brother, former Los Angeles Mayor James K. Hahn, administered the oath of office.

The ceremony included a tribute to her late father, Ken-

neth Hahn, who served on the Board of Supervisors for four decades.

Hahn followed in her father's footsteps, who served as a Los Angeles City Councilmember for a decade and as a County Supervisor. Janice Hahn was elected to the Los Angeles City Charter Reform Commission in 1997 before being elected to the Los Angeles City Council in 2000, the United States Congress in 2011, and the Los Angeles County Board of Supervisors in 2016.

During her remarks, Hahn thanked her colleagues and others for their support. Many of those she thanked were in attendance at the ceremony, which began with a procession of flags from each of the 32 cities that Hahn represents, carried by mayors and city councilmembers.

Hahn also laid out her priorities for her final term, including environmental health, Metro's future Southeast Gateway Line, and mental health, among others. Hahn placed particular emphasis on tackling the County's homelessness crisis and challenged city leaders in her district to partner with her on solutions.

She thanked voters for her reelection and recognized the mandate they have given her and other city and county leaders in passing Measure A, which is expected to generate \$1.1 billion per year for housing and homelessness through a ½ cent sales tax.

**SUP. JANICE HAHN** takes the oath of office. Her brother, former Los Angeles Mayor James K. Hahn, administered the oath.



## Norwalk Approves 32-Acre Transit Village Mixed Use Development Adjacent to Metro Station

The project would transform the former youth prison into housing and commercial space.

By Brian Hews

Norwalk has approved a specific plan to build a transit-oriented eco-community on the former 32-acre California Youth Authority property at 13200 Bloomfield Avenue fulfilling part of its state-mandated Housing Element plan weeks after California filed a lawsuit seeking to overturn a city moratorium on homeless shelters.

The Norwalk Transit Village is one of several projects that aim to fulfill the city's 2021-2029 Housing Element plan, which requires the city to add 5,034 housing units during the eight-year cycle. In April, the city unveiled a Heart of Norwalk plan to revamp its downtown through

rezoning that aims to spur the construction of more than 3,000 homes.

The former California Youth Authority prison buildings will be demolished to make way for the Norwalk Transit Village, which will fill several city blocks with four- and five-story apartment buildings encompassing more than 650 units and a row of 118 townhomes.

Located between Imperial and Rosecrans, the property was closed by the state in 2011; after passage of AB 518 in 2020, the city purchased the property from the state for new development.

The area is surrounded by residential development to the north, west, and south, Zimmerman Park and the Metrolink rail line to the east. Given the surrounding uses and the close proximity to transit, the opportunity is there to develop the

[ See TRANSIT, page 10 ]

## New Gymnasium Opens at Norwalk High



**OPENING:** Students, alumni, and dignitaries at Norwalk High School at the grand opening of its new gymnasium, the culmination of an 18-month project.

NLMUSD News Service

In front of an enthusiastic crowd of students, alumni, and dignitaries, Norwalk High School held the grand opening of its new gymnasium, the culmination of an 18-month project.

Construction work be-

gan in June 15, 2023 with a Lease-Leaseback contract with Erickson-Hall Construction Company based on a design by Huckabee Architect.

The facility is the 12th completed project using Mea-

[ See GYM, page 4 ]

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## Volunteers Sought for Cerritos Friends of the 1st CEB

Cerritos adopted the 1st Combat Engineer Battalion Camp Pendleton, in 2007 to encourage strong ties between the Marine unit, residents and the City. The Friends of the 1st CEB is a non-profit, all-volunteer organization that organizes programs in support of the Marines.

The Friends of the 1st CEB are seeking volunteers to help with the organization's efforts to support the Marines. For information about how to become a volunteer, contact Chuck Sooter at (562) 860-8174 or visit [friendsofthe1stceb.org](http://friendsofthe1stceb.org).

Each month, the City joins with the Friends of the 1st CEB in honoring a marine for his or her high standards and outstanding work ethic and performance. The program is designed to recognize the marines of the 1st CEB who serve our country and protect our freedom, in keeping with

the highest traditions of the United States Marine Corps and the United States Naval Service.

First activated in 1941, 1st CEB has served from World War II through every major conflict to the present day. The unit's mission is to provide mobility, counter-mobility, survivability, and general engineering in support of 1st Marine Division.

The battalion consists of Headquarters and Service Company, Engineer Support Company, and four engineer line companies: Alpha, Bravo, Charlie, and Delta Company (Cadre).

*For more information about the Friends of the 1st CEB or the Meritorious Marine Program, contact Chuck Sooter at (562) 860-8174 or visit [friendsofthe1stceb.org](http://friendsofthe1stceb.org).*

## Gas Line Relocation in Artesia Will Cause Traffic Headaches



**DOWNTOWN:** Construction is set to begin in Artesia as part of the utility adjustment work for the Southeast Gateway light rail line. Southern California Gas will relocate an existing gas line in downtown Artesia on Pioneer Blvd. between 187th and 188th.

By Brian Hews

Construction is set to begin in Artesia as part of the utility adjustment work for the Southeast Gateway light rail line. Southern California Gas will relocate an existing gas line in downtown Artesia on Pioneer Blvd. between 187th and 188th streets. The work will require a trench to remove and relocate the gas line.

The relocation will begin the week of December 9, last to February 2025, and occur between 7 AM and 3:30 PM Monday through Friday.

In a release, Metro said Pioneer Blvd. will remain open with intermittent southbound lane restrictions which Metro called "short-term traffic impacts."

The restrictions will be due to street equipment, excavation, roadway repaving, and sidewalk repair.

The Southeast Gateway Light Rail Line is a proposed extension of the Los Angeles Metro Rail system, designed to improve public transportation access for southeast Los Angeles County communities. The project aims to provide enhanced transit connectivity between key neighborhoods and reduce traffic congestion in one of the most densely populated regions of Los Angeles.

The Southeast Gateway will stretch from Artesia through Cerritos, Bellflower, Paramount, Downey, South Gate, Cudahy, Bell, Huntington Park, Vernon, and unincorporated Florence-Firestone to Union Station which will provide fast,

reliable transit service to communities that have long been underserved. Along the route, one in five residents is transit-dependent and needs their own car.

The area is currently home to over 600,000 jobs, projected to increase to over 700,000 by 2042.

The area also has a high projected population and employment densities that are five times higher than LA County, with 44 percent of the population below the poverty line and 18 percent of households that do not own a car.

The area has several Environmental Justice Communities populated by a majority-minority community with 65 percent minority residents, with Hispanic/Latino groups alone accounting for 51 percent.

The project will directly connect the Metro C Line (Green), Metro A Line (Blue), and LA County's broader regional transit network.

Connecting this area to Metro's rail network will provide alternatives to driving and improve accessibility to jobs and job-related opportunities, as well as to medical facilities, institutions of higher education, and other places of interest in Los Angeles County.

Access to private driveways, residences, and businesses, will always be maintained unless notified in advance.

For any fieldwork questions, please contact Southern California Gas representative, Ovidio Chacon at 213.231.5370.

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### Cerritos Taking Action on Residents Public Safety Complaints

City adds 333K to its public safety budget, will add safety patrols.

#### LCCN Staff Report

The Cerritos Council and Cerritos Sheriff's Station have taken immediate action and are "making progress" in addressing property crime in response to concerns voiced by citizens at the November 4 Council meeting.

In a release, city officials stated, "Cerritos is elevating its public safety initiatives by reclassifying dispatch calls, increasing patrol staffing, and incorporating advanced technology tools into its crime prevention and response measures."

"The safety of our community remains our highest priority," said Mayor Naresh Solanki. "We are grateful to the residents who shared their concerns with the city, enabling Cerritos Sheriff's Station personnel to take swift action and develop long-term solutions to enhance the security of our residents and businesses."

During its December 2 City Council meeting, Public Safety Manager Daryl Evans and Sheriff's Station Captain Dru Strong presented new actions and additional measures for City Council consideration.

Evans and Dru classified those actions as immediate safety measures implemented and future safety enhancements approved.

Under immediate measures implemented, the city has already taken significant steps to bolster public safety, which includes reclassifying residential burglary alarm calls as "Priority."

Evans and Dru indicated the change is expected to reduce average response times by nearly half.

The new actions will also include enhanced patrol coverage, which involves redeploying special assignment teams, adding holiday patrols, and conducting targeted surveillance through the Major Crimes Bureau.

Thirteen Automated License Plate Recognition (ALPR) cameras have been installed at key intersections, with six more planned for high-volume locations.

The city has initiated the hiring process to expand public safety staffing, including filling a vacant Community Services Officer and two vacant Parking Enforcement Officer positions to increase neighborhood patrols.

Finally, the city is engaging with residents through a public outreach campaign on burglary prevention and by encouraging active participation in neighborhood safety efforts.

The Council also approved staff recommendations for additional safety measures, including establishing a drone patrol program.

The Los Angeles County Sheriff's Department (LASD) has revised its protocols to allow Cerritos deputies to operate an aerial drone supporting patrol

operations.

Drones equipped with cameras and sensors help to monitor large public events and crowded areas. They are used to provide real-time situational awareness for officers on the ground.

Drones can also quickly survey a crime scene from the air, which helps document evidence and map the area from different angles. This can also aid in preserving the scene for investigators.

Drones can also provide aerial views, allowing teams to assess the environment before they engage.

In other actions, the city will partner with Southwest Patrol to provide three unarmed private security guards to conduct high-visibility patrols.

The city will also offer a residential security camera rebate program, giving rebates of up to \$200 per household for qualifying home security systems.

The City Council approved an additional \$40,000 for overtime for Sheriff's Deputies to focus on crime suppression efforts.

They also authorized the purchase of an additional fully-equipped Community Services Officer patrol vehicle to increase the City's patrol capacity by 25%.

[ See CRIME, page 5 ]

### Cerritos College Trustee Perez Announces Departure From the Board of Trustees

Marisa Perez, a member of the Cerritos College Board of Trustees, will complete her 12-year term in December 2024. Perez did not seek reelection in the



Marisa Perez

November elections.

Perez was first elected to the Cerritos College Board of Trustees in November 2012 and won re-election in 2016 and 2020. She represented Trustee Area 4, which includes Hawaiian Gardens and portions of Lakewood, Bellflower, Cerritos, and Long Beach. Throughout

her tenure, Perez held all three board officer positions: president (2012-2013 and 2019-2020), clerk (2013-2015), and vice president (2015-2016 and 2018-2019).

In addition to her service at Cerritos College, she was elected to represent the 72 community college district governing boards as a California Community College Trustee (CCCT) Board member in 2017 and 2020, serving as president from 2022 to 2023. More personally, Perez started the Perez/Medrano Scholarship

in 2013, supporting the aspirations of 37 Cerritos College students in the STEM field, with more students to come.

She currently serves as executive deputy to Metro Board Member Fernando Dutra. She previously served as a board advisor to the South Coast Air Quality Management District's governing board member and a former White House advisor to President George W. Bush. In 2018, she was awarded the Champion of Equity Award by the Campaign for College Opportunity and the National Organization of Latino Elected and Appointed Officials (NALEO).

"It has been an honor to serve the students, employees, and community members of the Cerritos Community College district for the last 12 years," said Perez. "I appreciate the confidence so many people have in our work at the college. I am thankful to many friends, colleagues, and family members who have supported me."

"For the past twelve years, Trustee Perez demonstrated remarkable determination and a genuine commitment to our students and the community. Through her support, Cerritos College began its transformation to close equity gaps, reduce barriers, and increase student success. We are thankful for her leadership and will continue her legacy in better serving our students," said Dr. Jose Fierro, president/superintendent.

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## ABCUSD's Community Safe Schools Alliance Meeting



LASD DEPUTIES from both the Cerritos and Lakewood Sheriff's Stations during the quarterly Community Safe Schools Alliance meeting. The collaboration focused on sharing ideas and strategies to enhance safety measures for students and staff across the district. Courtesy ABCUSD.

Earlier this week, ABCUSD administrators joined deputies from the Cerritos Sheriff's Station for the quarterly Community Safe Schools Alliance meeting. This collaboration focused on sharing ideas and strategies to enhance safety measures for students and staff

across the district. Special thanks to the dedicated deputies from both the Cerritos and Lakewood Sheriff's Stations for their commitment to protecting our schools and neighborhoods. Together, we are creating safer spaces for learning and growth.

## Hearing Loss Association of America Long Beach/Lakewood Chapter

Members and Guests of the Long Beach/Lakewood Chapter of Hearing Loss Association of America (HLAA) are invited to attend a Festive, Holiday Gathering on Thursday, December 12,

2024 from 4 to 5 pm at the Weingart Center, 5220 Oliva Avenue, Lakewood, CA 90712. The social event will feature games and holiday cheer in person and Zoom at <https://Shorturl.at/3Wjp1>.

Meetings are free and a friendly place to share questions, find solutions and learn about technology that makes living with hearing loss easier. Gail Morrison 562-438-0597. [Gail7go@gmail.com](mailto:Gail7go@gmail.com)

## Confirmed Measles Case in Los Angeles County

The Los Angeles County Department of Public Health has been notified of one case of measles in a non-Los Angeles County resident who traveled to Los Angeles International (LAX) airport while infectious at the end of November.

This person arrived on Qatar Airways flight QR 0739 at the Tom Bradley International Airport (TBIT) Terminal B, Gate 155 on November 27th, 2024.

Individuals who were at Terminal B from approximately 12:30 p.m. to 6 p.m. may be at risk of developing measles due to exposure to this traveler. In collaboration with the Centers for Disease Control, passengers assigned to specific seats that may have been exposed on Qatar Airways flight QR 0739 on November 27th, 2024, will be notified by local departments of health. These agencies work together to investigate communicable disease exposures on international flights to the United States.

Exposed individuals should confirm if they have been vaccinated against measles. If they have not had measles in the past and have not yet obtained the measles vaccine, they are at risk of contracting measles if they have been exposed. Unimmunized persons or those with unknown immunization status who were at this location during the date and times listed above are at risk of developing measles from 7 to 21 days after being exposed. Exposed individuals who have been free of symptoms for more than 21 days (December 18th) are no longer at risk.

"Measles spreads easily through the air and on surfaces and easily between people who are not already protected from it," said Muntu Davis, MD, MPH, Los Angeles County Health Officer. "It can take seven to 21 days for symptoms to show up after being exposed. Measles can lead to severe disease in young children and vulnerable adults.

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|--|---|---|

## Cerritos Calendars to be Delivered

The 2025 Cerritos Community Calendar will be delivered to residents and businesses starting this week.

The 2025 calendar features a cover photo of the Cerritos Senior Center at Pat Nixon Park. Inside photos are of City parks, facilities, events, and businesses.

The calendar also includes a directory of community clubs and organizations, a

roster of elected and appointed officials, performance dates for the Cerritos Center for the Performing Arts, and dates for various City meetings and events.

The calendars will be delivered door-to-door by a delivery service. Calendars are limited to one copy per home or business in Cerritos. Residents who have not received a calendar by Friday, December 27 can request one at the City's reception desk in City Hall.

## GYM from page 1

sure G funds, the \$375-million dollar bond approved by voters in 2014 aimed at modernizing and updating facilities throughout Norwalk-La Mirada USD.

There remains over \$100 million dollars in bond funds remaining, earmarked for further improvements around the District. Previous projects include new stadiums at John Glenn, Norwalk, and La Mirada High Schools, landscape and building renovations at Benton and Corvallis Middle schools, and District-wide safety upgrades and systems.

"The opening of this amazing athletic facility has brought a shared excitement in the Norwalk community," said Norwalk High School Principal Dr. David Olea. "This facility will serve generations of Lancers to come and furthers our commitment to be a hub of academic and extracurricular excellence for the community we serve. My thanks go to our Board of Education, District leadership, and our Lancer staff for their part in opening this breathtaking facility."

The scope of the project included:

- Lobby, Concessions and Restrooms
- Gymnasium with Bleachers
- Boys and Girls Locker Rooms

- Wrestling Room
  - Weight Room with overhead doors and outdoor canopy
  - Athletic Training Room
  - Dance Room
  - Two Team Rooms
  - Storage Rooms
- "We're thrilled to celebrate the completion of this world-class athletic complex, a project that truly reflects our Board of Education's commitment to providing a top-notch experience for current and future students," said Interim Superintendent Estuardo Santillan. "This facility provides the Norwalk High School community with a space to thrive, cheer, and create lasting memories. Congratulations to Dr. David Olea and his staff on this amazing facility!"

The project included the demolition of the previous gymnasium, which included the removal of 864 tons of construction debris, 2,775 of concrete debris, and over 120,000 square feet of roofing materials. The new facility sits in a larger footprint which required the excavation and re-compaction of 20,777 cubic yards of dirt, and the installation of 100 tons of rebar, 2,140 cubic yards of concrete, and 402.5 tons of steel. There was also 44,000 feet of electrical conduit installed, which is roughly the same distance from Norwalk High School to Knott's Berry Farm.

### Cerritos

November 25- December 1, 2024

#### Robbery

An attempted robbery occurred at the Los Cerritos Center. The suspect used bodily force to try to steal some clothing but was detained and caught by loss prevention personnel.

#### Residential Burglary

A burglary occurred at the 12700 block of Brian Ct, a couple blocks from Frontier Park; a sliding door was shattered. It was unknown what was taken.

#### Burglary Other

A burglary at the 17900 block of Crusader Avenue occurred near Valley Christain School, and collectibles were stolen. At the 11100 block of Artesia, in the Off Street Cafe complex, a front door to a business was shattered; the owner is still assessing what was taken. At the 13500 block of Village Dr., off of 166th and Carmenita, the front door of a business was pried open, and electronics were taken. At the 16500 block of Valley View Ave., two blocks north of Artesia, a Robert DeNiro wannabe cut a hole in the wall and stole furniture.

#### Grand Theft

A theft occurred in the industrial area at the 12800 block of Moore Street; merchandise was taken from a business. At the 12800 block of Town Center Drive inside the Town Center, fragrances were taken from a company. At the 12900 block of Park Plaza Drive, inside the AT&T building area, appliances were stolen. Electronics were stolen at the 13400 block of Reva Circle, near Reva and Ashworth. A catalytic converter was stolen at the 17100 block of Leal Ave., near Leal and Palm Pl. An E-bike was stolen at the 11200 block of 183rd St., inside the 183rd Plaza. A catalytic converter was taken at the 17600 block of Courtner Ave., near Kennedy STEM Academy.

#### Grand Theft Auto

A KIA Optima was stolen and recov-



ered at the 12300 block of Palm St. behind Seafood City. Just a block away at 12600 Palm St., a Toyota forerunner was stolen and not recovered. A Hyundai Sonata was stolen from the Los Cerritos Center and not recovered.

#### Vehicle Burglary

17000 block of Studebaker, near Studebaker and the 91 freeway, a Mitsubishi was broken into, and a wallet was stolen. A suspect shattered a window and stole a wallet at the 13200 block of South Street, near the Cerritos Apartments. At the 10800 block of College Place, behind the Home Depot, the passenger window of a Honda Accord was shattered, and a lunchbox was taken. At the 10800 block of Alondra Blvd., near the 605 freeway and Alondra, a lock was punched out of a Ford truck; it was unknown what was taken.

### La Mirada

#### Notable Arrests

- Six suspects were arrested throughout La Mirada for various warrants and narcotics violations.
- Two suspects were arrested for grand theft.

#### Residential Burglary

• An afternoon burglary occurred on the 13600 block of Avenida Espana.

#### Other Structure Burglary

• An overnight burglary was reported

on the 15800 block of Imperial Hwy.

• A burglary occurred on the 14400 block of Alondra Blvd.

• A burglary was reported on the 14200 block of Rosecrans Ave.

#### Vehicle Burglary

• An attempted vehicle burglary was reported on the 13400 block of Brazo Rd.

#### Grand Theft

• Tools were reported stolen on the 12300 block of La Mirada Blvd. Two suspects were arrested during the incident.

• A catalytic converter theft occurred on the 14200 block of Firestone Blvd.

#### Grand Theft Auto

• A trailer was reported stolen on the 14100 block of Rosecrans Ave.

### CRIME from page 3

These proposed measures represent an estimated investment of \$333,000.

“These initiatives represent a comprehensive approach to addressing community concerns,” said Cerritos Sheriff’s Station Captain Dru Strong. “By integrating technology, increasing staffing, and empowering residents, we’re building a stronger, more resilient safety network for Cerritos.”

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## Pioneer High Wins First CIF-SS Football Championship



**THE PIONEER HIGH** varsity football team celebrates its first CIF SS championship after a 13-6 win over San Gabriel High on Nov. 30, in the Division 14 final. The game was attended by 2,000 passionate Titan supporters, including alumni from as far back as the 1960s, who filled the stands at Dick Torres Memorial Stadium to cheer on their team.

WHITTIER – Pioneer shook off decades of frustration and disappointment by capturing their first-ever CIF Southern Section (CIF-SS) football title, after defeating San Gabriel High by a final score of 13-6 in the Division 14 championship game on Nov. 30. The game was played in front of 2,000 passionate supporters at Dick Torres Memorial Stadium, which included Titan alums from as far back as the 1960s.

The Pioneer football season continues in the CIF SoCal Regional Division 7-A Championship Bowl Game. The Titans will face Panorama High School, the CIF Los Angeles City Section Division 3 champion, at 6 p.m. on Saturday, Dec. 7 at Dick Torres Memorial Stadium. The winner will move on to play in the CIF State Division 7-A Championship Bowl Game scheduled for 11 a.m. on Saturday, Dec. 14 at Fullerton Union High School District Stadium.

In the CIF-SS championship game, the Titans were led by junior wide receiver Jose Rojas, who caught two touchdown passes, and a stifling defense powered by senior linebacker Joshua Morlet, who had two sacks and made the play of the game when he instigated a fumble at the Pioneer one-yard line to abruptly end a potential San Gabriel scoring drive.

The triumph was especially sweet for Juarez, the former Titan coach from 1997 to 2011, who was coaxed out of retirement to return to the Pioneer athletic department in 2020, first as athletic director and then as varsity head coach, and now will cap a nearly 30-year career as an educator and coach with a CIF title.

"I am so incredibly proud of this team. They never stopped working, they believed in themselves and they earned this," Juarez said. "This is a great day for Pioneer athletics. We are writing a new chapter and establishing a legacy that we hope will last for years and years."

The best finish for Pioneer football before this CIF-SS championship was a

league title in 1998. Prior to this season, Pioneer had never played in a CIF-SS semifinal, let alone a championship game. But coming into the 2024-2025 school year, Juarez recognized he had a very athletic team that had an opportunity to do something special.

During the summer, Juarez worked closely with assistant coach Chuck Willig to host voluntary weekend workouts for the players, where they worked on fundamentals, strength training and technique.

Juarez also intentionally put together a tougher non-league schedule, which included District rival Santa Fe High. Although Pioneer struggled during these games, the extra work and higher level of competition paid off during their playoff run, when the Titans played their best football of the year.

"This championship would not have happened without the support of Pioneer administrators and coach Willig, who has been a godsend to this program," said Juarez of Willig, who served as head coach of the program from 2012-19. "We have different styles but complement each other perfectly. Chuck is more of a co-head coach. Chuck knows the kids and, between us, we have more than 60 years coaching high school football."

In 2020, Juarez, who teaches world history at Pioneer, was asked by then-principal Lilia Bozigian to fill the school's vacant athletic director position and help rebuild an athletic program that had been devastated by the pandemic. Though Juarez was looking toward retirement, he accepted the offer. When their varsity football coach stepped down after the pandemic-shortened 2020 season, Juarez agreed to return to coach the Titans.

Juarez praised his team captains, including Rojas, quarterback Amiri Resendiz, center Nathaniel Madden, and tight end Eduardo Gonzalez.

## La Mirada Events

### Holiday Toy & Food

### Drive Continues

Help spread holiday cheer to those in need this season! The Holiday Toy and Food Drive continues through Monday, December 9. Donations of new, unwrapped toys and non-perishable food items are being collected at the following locations: Activity Center, City Hall, Community Sheriff's Station, Community Gymnasium, La Mirada Library, Resource Center, and Splash! La Mirada Regional Aquatics Center. Donated items will be distributed to local organizations.

*For more information and to view the list of local organizations, visit [cityoflamirada.org](http://cityoflamirada.org).*

## December 2024

### Chili Holiday

Kick-off the holiday season at the annual Chili Holiday event on Saturday, December 7 from 5 to 8 p.m. at Splash! La Mirada Regional Aquatics Center.

Festivities include live entertainment, holiday crafts, coffee and hot chocolate, cookies, and, chili.

Families can enjoy festive performances, riding the holiday train through a winter wonderland, photos with Santa, and story time with Mrs. Claus

*Remember to bring non-perishable food items and unwrapped toys to donate to the Holiday Toy and Food Drive.*

### Jingle All the Way to the Farmers Market

Ring in the holiday season with a festive trip to the La Mirada Farmers Market.

Discover the freshest regional produce, delightful artisan treats, ready-to-eat specialty foods, and unique handmade crafts and gifts – perfect for spreading holiday cheer.

The La Mirada Farmers Market is open every Saturday from 9 a.m. to 1 p.m. On Saturday, December 7, and every first Saturday of the month, the Farmers Market will have its monthly kick-off featuring live music, crafts for kids, and giveaways.

The Farmers Market features 20 to 25 vendors each week. Beginning December 14, the Farmers Market will be relocated within the Civic Center.

On December 28 and January 4, the Farmers Market will be closed and will resume on January 11. La Mirada businesses interested in becoming a vendor should contact VenaVer Events at [venaverevents@gmail.com](mailto:venaverevents@gmail.com).

Buccaneer Bay Holiday Sale: Gift of SummerGive the gift of summer fun with a Buccaneer Bay season pass! Passes are available for purchase now and those purchased before December 31 will include a special holiday gift.

*For more information or to purchase your season pass, visit [Splash! La Mirada Regional Aquatics Center](http://Splash!LaMiradaRegionalAquaticsCenter.com), call (562) 902-3191, or visit [splashlamirada.com](http://splashlamirada.com).*

### Santa Claus is Coming to Town!

Santa Claus is coming to town for a three-night magical journey to spread holiday cheer through La Mirada neighborhoods.

Santa's Caravan will begin each night at 5 p.m. from Tuesday, December 17 through Thursday, December 19.

Santa's sleigh will make its way through the following neighborhoods:

- December 17: Neff Park, Gardenhill, Biola, and Foster Road.

- December 18: North La Mirada, Hillsborough, Creek Park, and Greenhills.

- December 19: Windermere Park, La Pluma, and Escalona.

Enhance your Santa tracking experience, use the free Glympse App to follow Santa's journey.

### Write a Letter to Santa!

Children of all ages are encouraged to write a letter to Santa and share their Christmas wishes.

Santa will be replying to all letters received by Friday, December 13. Special mailboxes are located at City Hall, the Resource Center, and Splash! La Mirada Regional Aquatics Center. Visit any of these locations to drop off your letters. Remember to include a return address so Santa can write back!

### Holiday Home Decorating Contest

Volunteer judges are canvassing neighborhoods to find the best-decorated homes. Judging will continue through Tuesday, December 10.

One winner and one honorable mention will be selected in each area. Winners will receive a commemorative yard sign and be announced on the City's website. Photos of winning homes will also be posted on the City's social media accounts.

*To nominate a home or for more information, contact Safety Education Officer Mary Cipres at (562) 902-2986 or [mcipres@cityoflamirada.org](mailto:mcipres@cityoflamirada.org)*

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## Election Consequences House Republicans: 'Hard decisions' needed on Social Security, Medicaid, Medicare

By Juliann Ventura

Rep. Rich McCormick (R-Ga.) said Tuesday that lawmakers will ultimately face tough choices on spending in next year's unified GOP government, suggesting cuts may be coming to social welfare programs.

"We're going to have to have some hard decisions. We got to bring the Democrats in to talk about Social Security, Medicaid, Medicare. There's hundreds of billions of dollars to be saved, and we know how to do it, we just have to have the stomach to actually take those challenges on," McCormick told Fox Business Network's Maria Bartiromo.

Democrats have been sounding the alarm that the GOP trifecta could endanger the social safety net as Republicans look to streamline government spending and offset their proposed tax cuts.

Asked if defense funding should also be cut, McCormick said he's "not a big fan of that."

"When you talk about cutting the budget, I'm all about that. And quite frankly, we need to," he added.

President-elect Trump has vowed not

to touch entitlement programs such as Medicare and Social Security, but he has made no such promise when it comes to Medicaid.

More than 88 million people, including roughly 40 million children, were enrolled in Medicaid as of September 2023, according to the Department of Health and Human Services (HHS). It remains the largest source of federal funding for states.

Questions over potential budget cuts come as Trump tapped Robert F. Kennedy Jr., an anti-vaccine activist and environmental lawyer, to lead HHS. He also announced television's Mehmet Oz as his pick to lead the Centers for Medicare and Medicaid Services, which is essentially the federal government's insurance provider.

Oz has been a proponent of Medicare Advantage, a private-sector alternative to traditional Medicare that has come under scrutiny for overbilling Medicare, having limited provider networks and routinely denying care for patients. When he ran for Senate in Pennsylvania in 2022, he promoted a policy for expanding access to Medicare Advantage to any individual who wants to enroll.

## Senators Call on Biden to Certify Equal Rights Amendment Which Has Been Passed by 38 States

By Julia Conley, staff writer for  
Common Dreams, edited by LCCN

46 U.S. senators have joined the growing national call for President Joe Biden to certify the Equal Rights Amendment, the only proposed constitutional amendment that has yet to be certified, to ensure the

"As you are keenly aware," wrote the senators, "after nearly 50 years under the protections of Roe, more than half of all Americans have seen their rights come under attack, with access to abortion care and lifesaving healthcare varying from state to state. A federal solution is needed, and the ERA is the strongest tool to ensure equal-



proposed statute is part of the Constitution when he leaves office in January.

Virginia-based Style Weekly wrote that the state's two Democratic senators—Sens. Mark Warner and Tim Kaine—joined almost the entire Democratic caucus in sending a letter to Biden on November 22 to get the amendment certified.

The ERA was passed by Congress in 1972 and was immediately ratified by 35 states, but it needed 38. The amendment took nearly five decades, with Virginia becoming the 38th state to ratify it in 2020.

Despite the amendment meeting the ratification requirements, Biden has yet to direct the national archivist, Colleen Shogan, to certify the ERA and publish it in the Federal Register, which would formally cement it as part of the U.S. Constitution.

Once published, the amendment would guarantee legal equality between men and women, and reproductive rights advocates have said judges could invoke it to overturn anti-abortion rights laws that have been passed by Republican-controlled state legislatures across the country.—

An issue that is becoming more urgent as President-elect Donald Trump's second term in office and a GOP-controlled Congress draws near.

ty and protect these rights for everyone. It would establish the premise that sex-based distinctions in access to reproductive care are unconstitutional, and therefore that abortion bans—which single out women for unfair denial of medical treatment based on sex—violate a constitutional right to sex equality."

The senators noted that state-level equal rights amendments have already been used in Connecticut, New Mexico, Pennsylvania, Utah, and Nevada to protect against "legislative infringements on women's reproductive freedom."

Kati Hornung, co-founder of Vote Equality U.S. and a leader in the grassroots effort that pushed Virginia to ratify the ERA, told Style Weekly that Biden "campaigns on fixing our constitutional gender equality gap and his campaign even requested to speak at a VRatefyERA event in 2019."

"He is running out of time to tell the national archivist, Colleen Shogan, to do her job," she said. "One hundred seventy million women and girls have been waiting 101 years for this amendment to be added, and with the increased threats to our LGBTQIA+ family and friends, there is no excuse for leaving us all unprotected."

## From the Assessor's Office Holiday Season Spotlights Property Tax Savings' Programs

By Jeff Prang  
Los Angeles County Assessor

As we move forward into this holiday season I wanted to remind your readers of the property tax savings' programs that my office has available for qualified recipients. I know this is not exactly an exciting topic and I have shared these with you before in earlier columns but saving money is always a good thing and I believe it's worth repeating.

In fact, last year my office provided taxpayers with more than \$800 million in savings through various exemptions and exclusions.

Let's start with the easiest to access: the Homeowners' Exemption (HOX) is available to anyone who owns their home and who occupies it as their principle residence as of January 1. It reduces your assessed value by \$7,000, which will save you about \$70 of your property tax bill every year.

To say this is an easy way to save money is an understatement, but nearly one in three homeowners in Los Angeles County do not take advantage of this tax savings program, leaving about \$30 million, give or take, unclaimed each year. Across the County, an additional 435,000 families can be saving on their tax bills.

What about property tax savings for disabled veterans? The Disabled Veterans' Property Tax Exemption is for disabled veterans blind in both eyes; with the loss of the use of two or more limbs; or when totally disabled as a result of injury or disease incurred while in active military service. Unmarried surviving spouses of certain deceased veterans may also qualify. The Low-Income Disabled Veterans' Exemption provides additional savings if a disabled veteran (meeting above requirements) also meets low-income requirements.

To be eligible for the exemption, a veteran must have been injured during their military service. As such, the disability rating must be issued by the Department of Veterans Affairs. Ratings from personal physicians are not accepted. Although there is no time limit on filing, only up to eight years is retroactively refundable and it starts from the effective date of the disability rating. To receive the full savings, it must be filed by February 15.

There are two levels of this exemption: the basic exemption and the low-income exemption. The basic exemption, also known as the \$100,000 exemption, is available to all qualifying claimants. The exemption amount is compounded annually by an inflation factor. For 2024, the basic exemption amount is \$169,769, which results in about \$1,700 off their property tax bill.

The low-income exemption, also referred to as the \$150,000 exemption, is available to qualifying claimants

whose annual household income does not exceed a specified income limit. The amounts for both the low-income exemption and the annual income limit are compounded annually by an inflation factor. For 2024, the low-income exemption amount is \$254,656 and the annual household income limit is \$76,235. That translates to about \$2,500 off their property tax bill.

There's also disaster relief available through filing the Misfortune or Calamity application. Property that is damaged by a disaster, such as fire, flood or earthquake, or other calamity, which may include civil unrest, may qualify for a temporary reduction in taxable value. Physical damage to the property must be valued at least \$10,000.

Then there's the Decline-in-Value (also known as DIV or Prop 8), which allows for a temporary reduction in a property's assessed value. This occurs when the current market value of a property is less than the assessed base-year value as of January 1. A DIV review may be requested through the Assessor's Office and can be made online.

If you are a homeowner who is over 55, severely disabled or the victim of a natural disaster, you may be eligible to transfer your property tax base when you sell your home and buy a new one. This also allows qualified homeowners to buy a home anywhere in the state, it allows the transfer of the property tax base up to three times, and it allows you to transfer the tax base to a home of any value.

Although laws do change and are altered from year to year and this may be outside the exact scope of my Office, there's also ways to save when protecting the environment.

As an example, the initial purchaser of a building with an active solar energy system may qualify for an exclusion from assessment on that portion of the value attributable to the system. When adding a solar energy system to your current home, the new system is automatically excluded from assessment.

In June 2018, Proposition 72 was approved by California voters to exclude rainwater capture systems from assessments. Thanks to this measure, the initial purchaser of a property with a rainwater capture system may be eligible for an exclusion of the rainwater capture system assessment. When adding a rainwater capture system to your current home, the new system will be automatically excluded from your property's assessment.

For more information about these programs and the actual dollar savings available for each one, please go to our new and improved website at [assessor.lacounty.gov](http://assessor.lacounty.gov).

As we close out 2024, I want to wish everyone a happy Holiday Season as well as a safe and prosperous New Year.

### HOW TO WRITE US

Please send letters to [editor@cerritosnews.net](mailto:editor@cerritosnews.net). Letters and opinions are not necessarily the view of the editor. LCCN reserves the right to edit letters and opinions for length and grammar.

# Step Into Holiday Magic at Universal Studios Hollywood

Universal Studios Hollywood unwraps holiday magic with exciting themed festivities taking place throughout the theme park, including a colorful holiday overlay at Super Nintendo World™ and the return of family favorites, “Grinchmas™” and “Christmas in The Wizarding World of Harry Potter.™” Holidays at Universal Studios Hollywood is included in the price of admission and runs daily through Monday, January 6, 2025.

Super Nintendo World™ will welcome guests to celebrate the holidays in the Mushroom Kingdom alongside Mario, Luigi, Princess Peach and Toad. A tree adorned with a Super Star topper, festive wreath and two snowmen—one donning a red Mario hat and scarf and the other a green Luigi hat and scarf—will greet guests for a memorable photo op.

Once inside the Mushroom Kingdom, the spirit of the holidays will shine bright with themed décor. Plus, for the first time ever, guests will be able to enjoy an array of holiday merchandise at select Super Nintendo World™ retail locations and seasonal treats at Toadstool Cafe.

Universal Plaza, located at the heart of Universal Studios Hollywood, brings its centerpiece Who-holiday festivities to life with the spirited “Grinchmas” Who-bilation. Who-cheer and Who-fun will come to life in the whimsically vibrant town of



**UNIVERSAL EXPANDS** its festivities to include Super Nintendo World, along with “Grinchmas” and “Christmas in The Wizarding World of Harry Potter,” daily through Monday, January 6. Courtesy Universal Studios Hollywood.

Who-ville, complete with colorful décor, lively entertainment and festive activities.

The sensational Who-inspired doo-wop singing quartet makes a grand return, bringing their legendary sounds and Who-liday cheer. With their infectious rhythms and lively performances, this fabulous quartet will sway Whos and guests alike as they croon to toe-tapping renditions of beloved Who-liday classics.

A towering 65-foot-tall Grinchmas tree will stand whimsically at the heart of Who-ville, adorned with hundreds of vibrant ornaments and thousands of shimmering LED lights. This signature, topsy-turvy marvel will create a captivating focal point for the festivities as nightly tree-lighting ceremonies accompanied by a burst of cascading snow mark the evening.

Grinchmas activities will include photo opportunities with the Grinch™ and his faithful dog Max, story time with Cindy-Lou Who, who shares the story of “How the Grinch Stole Christmas” with guests young and old, and a visit to the Who-ville post office to mail a joyous postcard sharing three good deeds.

A themed craft area will provide guests the chance to add holiday cheer to a paper ornament which they can hang on a nearby Grinchmas tree or take home as a holiday souvenir for their own Christmas tree. A selection of themed Who-tacular sweet treats and Grinchmas gear will also be available for purchase.

Hogsmeade™ village rings in “Christmas in The Wizarding World of Harry Potter,” with jubilant décor of twinkling lights, magical garlands and cheerful wreaths. The Frog Choir’s traditional holiday a cappella performances will



**THE 2 SIZES** Too Small Cupcake can be found at Jurassic Cafe. It’s part of their Grinchmas Desserts menu for the holiday season.



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resonate with joy, as visiting witches and wizards wander through the village shops in search of enchanting gifts and exclusive keepsake items. A stroll through Hogsmeade wouldn’t be complete without a cup of Butterbeer™ that guests can enjoy in a choice of hot, cold or frozen or the chance to indulge in seasonal holiday fare at Three Broomsticks.™

As twilight settles each evening, “The Magic of Christmas at Hogwarts™ Castle” will illuminate a mesmerizing light projection show that bathes Hogwarts™ School of Witchcraft and Wizardry in a spellbinding display of color and radiance. The majestic castle will become a canvas of enchanting imagery, bringing to life the magic of the season. Accompanied by a captivating medley of music from the Harry Potter film series, this immersive experience will infuse the air with a symphony of festive sounds, creating a truly magical atmosphere.

The holiday celebrations extend to Universal CityWalk Hollywood, as the iconic outdoor shopping, dining and entertainment complex steps into the spirit and decks the halls with festive décor and a towering 40-foot-tall Christmas tree, adorned with over 200,000 sparkling LED lights. The excitement continues at 5 Towers with live bands, DJ performances and street performers bringing lively music and joyful rhythms to CityWalk on select nights, ensuring that the holiday spirit shines brightly throughout the season.

More information is available at [www.UniversalStudiosHollywood.com](http://www.UniversalStudiosHollywood.com). Like Universal Studios Hollywood on Facebook and follow @UniStudios on Instagram and X (formerly Twitter).



# HOLIDAY CREATIONS FROM INDOOR AND GARDEN PLANTS

By Melinda Myers

Don't let winter stop you from bringing a bit of the outdoors inside. Take a break from the holiday rush for a bit of gardening and crafting relief. Grab a pruner and basket then wander through your landscape gathering a few evergreen branches, berry-laden stems, and cones to create a holiday centerpiece or décor.

No landscape, no problem. Ask a gardening friend if you can collect a few items from their gardens. Invite them to join in the fun and create their own arrangements.

Gather a variety of greens to create a foundation of texture and backdrop for the other additions. The fan-like sprays of arborvitae, blue-green sprigs of juniper,

per, and stems of other evergreens like yews, boxwoods, pines, and spruces provide all the greenery you need.

Now explore mixed borders and hedges for items with interesting colors or shapes. Red and yellow twig dogwoods, curly willow, contorted filbert, and fantail willow provide interesting color and form.

Collect a few cones, berries, and fruit such as rose hips, blue berry-like cones of junipers, sweet gum seedpods, and alder's cone-like fruit. These are great substitutes for flowers often used in summer arrangements.

Make a stop at your flower gardens for seedheads of coneflowers, alliums, penstemon, milkweeds, balloon plants, and more. Collect fluffy seed heads of non-invasive ornamental and native grasses for filler. All these add beautiful natural elements to any centerpiece or can be painted or glittered for added glitz. And don't be afraid to add a few shiny ornaments for a bit of holiday flair.

Then dress up your indoor plants for the holidays. Add glittery holiday picks, silk flowers, faux berry-laden branches, and decorative ornaments for more color and sparkle. Add these to small potted plants to create a centerpiece and larger plants to provide more seasonal color to your holiday décor.

Stop by your favorite florist or garden center and purchase a few water picks

**HOLIDAY THEME:** place an Amaryllis inside a shallow bowl shaped pot with moss and ivy. Place a small pine next to the flower for that holiday look.



**TALL STICKS** inside a houseplant pot combined with Aloe Vera and berries makes a nice arrangement.

empty one. Replace the flowering plant occasionally to freshen up the container garden or create a seasonal display.

Make it even easier to change the display by filling a large basket with a collection of individually potted green and flowering plants. Switch flowers as they fade and foliage plants as the holidays, your mood or the décor changes.

Consider creating a few extras as gifts to share throughout the holidays. You and the recipient will enjoy the festive creation.

Melinda Myers has written over 20 gardening books, including *Midwest Gardener's Handbook, 2nd Edition* and *Small Space Gardening*. She hosts *The Great Courses* "How to Grow Anything." Myers' website is [MelindaMyers.com](http://MelindaMyers.com).



and cut flowers. Place the cut flowers in the picks and sink them into the pots of your favorite houseplants. This adds some color and seasonal interest to any green plant.

Make them shine year-round with a few seasonal updates. Plant several compatible indoor plants in a large container. Sink a small empty pot in the space where you want to create a seasonal focal point. Set a small potted flowering plant like a miniature poinsettia, azalea, hydrangea, African violet, or cyclamen inside this



**ARTIFICIAL** pine tree stems with pine cones and berries arranged in a glass bottle adds a nice touch to any table.



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## BOYS BASKETBALL

## Cerritos Makes Waves With Strong Second Half in Its Intuit Dome Debut

By Loren Kopff  
@LorenKopff on X

INGLEWOOD-For years, Cerritos High boys basketball head coach Jonathan Watanabe has scheduled his teams to play at the former Staples Center, now Crypto.com Arena, in conjunction with a Los Angeles Clippers home game. That tradition continues as the Clippers have moved into the glitzy Intuit Dome and the Dons did not disappoint in their debut in the house that Clippers owner Steve Ballmer built.

Cerritos rebounded from a sluggish first quarter against La Serna High and went ahead for good with a minute left before halftime, then built a nine-point lead in the third quarter on its way to a 54-41 win this past Tuesday afternoon.

"This is awesome, this is awesome," said Watanabe of the Intuit Dome. "The [NBA] Cup court; I mean, it's unbelievable in here. This place is massive. There's a different feel to it [than Crypto.com Arena]. I think both were amazing experiences. Anytime you can play on a professional court, it's a great experience for all the kids. But here it's a different feel; when you look up and you see the wall and how high that thing is...and when this halo is lit up, it's unbelievable. I just think Mr. Ballmer is doing a great job with this organization."

Cerritos was trailing the Lancers 9-3 on a basket from Derick Moreno with 4:41 left in the opening stanza. But a two-pointer from senior Demetrius Washington and back to back baskets from sophomore Antonious Youseff over the final 2:45 of the quarter tied the game. After La Serna scored the first three points of the second quarter, the Dons came right back with a 7-0 run, taking their first lead on a three-pointer from senior Jaden Ribac off a pass from senior Benson Cho.



**THE CERRITOS HIGH** boys basketball team poses for a team picture minutes before its game with La Serna High this past Tuesday at the Intuit Dome. Cerritos pulled away in the second half to post a 54-41 victory. PHOTO BY LOREN KOPFF.

The Lancers would later hold a 20-18 lead with 2:08 remaining in the half, but Washington scored on one of his three offensive boards and Ribac did the same to give the black and gold the lead for good.

Feeding off that momentum, the Dons began the second half on another 7-0 run in the first 2:36 of the third quarter. Neither team would score more than two consecutive baskets until La Serna's Jacob Gonzalez scored the last basket of the stanza and Jason Ross opened the fourth quarter with one of his own as the Lancers trailed by four points.

"The way we play, sometimes it takes time for the press to wear on teams," said Watanabe, a Clippers fan since they moved from San Diego in 1984. "So, we try to funnel in a lot of guys. We played 15 guys in the first half and just trying to get fresh legs out there

so that we can finish strong in the second [half]. For us today, it worked out well.

"We have 15 guys; we don't even have set rotations at this point," he later said. "We kind of know our starters. They bring the experience and they've been there before. But after that, off the bench, it could be any of our guys."

With 2:07 left in the game and the Dons holding a six-point advantage, a flurry of La Serna turnovers enabled Cerritos to pull away. Ribac fed a pass to Cho, who scored, then senior Nathan Ju's basket made it a 10-point advantage. Seconds later, Washington scored, then assisted on a bucket from senior Jaylen Barsana.

Washington led all scorers with 10 points while Barsana and Ribac each added nine points and Ju another seven points and a pair of steals while Cho grabbed eight rebounds and added six

points. Cerritos had 37 rebounds with 13 of the 15 players getting at least one board, and all five starters had one assist.

Youseff came off the bench to score eight points and grab five rebounds. He leads all varsity newcomers with 27 points while the other bench players have combined to score 43 points through the first six games.

"All of our guys step up," said Watanabe. "Tony Youseff was playing [junior varsity] all spring, all summer, all fall, and he improved so much that we needed to move him [to varsity] now. We were waiting for him a year from now, but he's doing so much for us on the glass and scoring. He's been a huge blessing for us."

After four straight losses to begin the season, the Dons have won two straight games, including last Friday's 74-36 victory over Western High in which Washington scored a season-high 18 points and Youseff added a career-high 10 points as a dozen players scored at least a point. Cerritos will host Servite High on Friday and Los Alamitos High on Tuesday before going to Kennedy High on Thursday.

"After last year making that [CIF-Southern Section Division 4AA] championship run, it's nice," said Watanabe. "But we have to reset, and we have a new group of guys. We have a young squad; we have some experience with our starters, but overall, we have a pretty young squad, only returning one starter. So, we knew things were going to be a little different. We scheduled extremely tough in the beginning of the season so that they could understand the level that we want to get to.

"I told the guys don't worry about wins and losses," he later said. "We're here to win championships. It doesn't matter what our record is in the preseason. We just want to get to league and try to go 10-0 in league."

## GIRLS BASKETBALL

## Shorthanded Gahr Girls Basketball Uses Strong Middle Quarters to Power Past Westminster

By Loren Kopff  
@LorenKopff on X

WESTMINSTER-Without Gahr High's starting shooting guard and starting point guard, two of the team's best ball handlers, according to head coach Alfred Howard, the Gladiators had to find other ways to make sure they escaped Westminster High's gym with a win. Problem solved, as a sophomore and a freshmen stepped up and guided Gahr to a 59-43 this past Monday night.

Gahr began the season with nine players, but had to call up freshman Ella McIntosh as seniors Jody Colbert and Christine Ho were not available to play. Then there was junior Chloe Beard, who poured in a season-high 19 points, all but four coming in the second half, and sophomores Rachel Fredenburg and Ella Mims, who each scored in double figures.

Both teams were close in the opening quarter as Gahr held a 12-7 lead only to see the Lions roar back to take the lead with 1:33 left in the stanza. From that point on, it was all Gahr as a pair of free throws from Beard with 9.3 seconds left began a stretch of eight straight points.

Gahr outscored Westminster 18-7 in the second quarter as four of the five starters remained consistent, especially Mims, who had three rebounds, three steals, an assist and scored nine points in the quarter.

"But I'm proud of the way Chloe Beard played tonight," said Howard. "She really asserted herself as the leader on the court. Ella Mims rebounded, blocked a shot and hit a three-pointer. So, I'm proud of the girls that were able to play tonight. But again, we started out slow; we don't have two of our senior leaders."

Gahr led 34-22 at the half and would continue its surge in the third quarter, limiting the Lions to just three field goals. Offensively, it ended the stanza with six straight points and Beard's basket 26 seconds into the fourth quarter gave the blue and gold its largest lead of the game at 23 points.

Beard led everyone in scoring while

Fredenburg added 16 points and grabbed 11 rebounds and Mims chipped in with 13 points, 10 boards, three assists and three steals.

"She's a presence with her height, her wingspan she's able to adjust shots down there and the fact that she can go inside out," said Howard. "She'll hit the three; she'll finish around the rim, she'll hit the mid-range. She's a problem [for opponents]. Anytime she's on the court, she's a problem."

With a short team in terms of numbers, Howard can rejoice knowing that he has a potential star in the makings as McIntosh scored half a dozen points and had a steal in the first quarter.

"Again, we're just short with bodies this year," said Howard. "We had her practice with us. She can keep up with our speed, so we'll be teetering her back and forth [from junior varsity to varsity]. We're looking for her to be next in line. We have six seniors on the team right now, so we're looking for her to get some valuable minutes."

Gahr visited Bell Gardens High on Dec. 5 and will go to Palos Verdes High on Tuesday before hosting Heritage High on Wednesday and travelling to Saddleback High on Thursday.



## TRANSIT from page 1

property with housing and neighborhood amenities, including a direct connection to the transit line.

The specific plan requires approximately 40 percent of the new housing to be set aside for low- and very low-income households, or roughly 300 units in total.

An environmental study has previously projected that the Norwalk Transit Village could be built in a single phase concluding by 2030.

Norwalk Councilman Rick Ramirez expressed his support for this type of development in the city, "Our city is embracing the importance of economic development. The Metrolink station will be within a short distance of this development, bringing with it a tremendous opportunity for homeownership and commerce to the region."



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## CIF-SOUTHERN SECTION DIVISION 13 CHAMPIONSHIP GAME

# Gahr's Second Half Offense Left in the Doghouse as Pasadena Rallies to Win Division

By Loren Kopff  
@LorenKopff on X

PASADENA-The buzz around Pasadena High was that the 2024 season was a historical one for the Bulldogs, who were making their first trip back to a CIF-Southern Section championship game for the first time since 1947. But Gahr High was making history as well, playing for the program's first championship in school history.

The first half went good for the top-seeded Gladiators, controlling the clock, limiting the Bulldogs to 13 plays, 75 yards and taking a 14-7 lead into half-time. But the second half was a different story as the Bulldogs took advantage of Gahr's misfortunes and rallied for a 21-17 victory in the Division 13 title game last Saturday, winning the school's first divisional title since 1933. Gahr wraps up an improbable season at 8-6.



**GAHR HIGH** junior running back Roman Acosta (#5) scrambles for some of his team-high 78 yards in last Saturday's CIF-Southern Section Division 13 championship game. Acosta scored on a one-yard run in the second quarter as the Gladiators fell 21-17.

"It was a great experience for the kids and the school, and to get this far and to come out here and compete in the finals and show that they can play good football," said Gahr head coach Greg Marshall. "That's a good football team; that's the best football team we've seen, and we had every opportunity to win the game. We just didn't do it."

"We dropped a touchdown, we broke coverage on their best guy twice, and then we had them on fourth down," he continued. "It wasn't about them; it was about us. Give them credit also, but we just didn't do what it takes to win a title football game."

The game wasn't decided until Andrew Johnson picked off junior quarterback Roman Acosta near the left sideline at the five-yard line, just in front of senior wide receiver Isaiah Haywood, with 2:07 left to the play as the Gladiators were driving for a potential game-winning touchdown. The play was originally set up to go to senior tight end Jabob Sikma over the middle. Instead, Acosta saw Haywood on the left side. But there were several other chances throughout the game.

Two plays into Gahr's second drive of the game, with the visitors facing a second down at the Pasadena 19-yard line, a dropped touchdown pass cost the Gladiators. That would prove costly because on the second play of the second quarter in a

7-7 contest, senior kicker Noah Hernandez was wide left on a 39-yard field goal attempt, and instead of being up possibly 14-7, it was just a one-possession affair. Gahr had three possessions in the half, scoring on two of them. Then the blue and gold went three and out on its initial possession of the second half, got a 30-yard field goal from Hernandez with 7:51 left in the game on its second possession and had three plays in the third possession before Johnson's interception.

Gahr had first dibs to begin the game and survived a few mistakes before scoring the game's first touchdown. After Josiah Rucker sacked Acosta for a nine-yard loss, Gahr was staring at a third and 16 situation from its 19-yard line. But a personal foul penalty bailed out the Gladiators out and later in the drive, a 24-yard run from junior Jai'Dyn Backus and three straight runs by Acosta of 20, six and 12 yards led to a two-yard scoring run from senior running back Dylan Richburg nearly five minutes into the game.

Pasadena, which went winless last season and entered the game with a 7-6 record, got a big 12-yard run from Kayden Holloway on third and nine, and two plays later, tied the game on a 36-yard touchdown pass from Dutch Burbridge to Christopher Solis-Lumar. The Bulldogs couldn't capitalize on the missed field goal and that led to Gahr taking its second lead.

Starting at their own 40-yard line, the Gladiators methodically marched down the field, chewing up 8:19, running 15 plays and getting an Acosta one-yard run off left guard on fourth and goal. No play went for more than nine yards of the 15 plays and the Gladiators converted a pair of third and one plays and a fourth and four from the Pasadena 18-yard line, the latter coming off another personal foul penalty.

By halftime, Gahr had racked up 132 yards on 31 plays, but, in a blink of an eye, the game turned around and the pendulum started to swing in Pasadena's favor. The Bulldogs opened the second half by going on a seven-play, 42-yard scoring drive that ended with another Burbridge to Solis-Lumar connection, this one for 13 yards. Add on a Burbridge run for two points and the hosts had taken their first lead, 15-14, with 8:17 left in the third quarter. Both teams would punt on their ensuing possessions and Gahr would end the stanza going from its 27-yard line to the Pasadena 30-yard line in six plays.

"We had good coverage on their best guy," said Marshall of his team's defense in the half. "The only guy that's not going to beat us was supposed to be [Solis-Lumar], and we let him beat us twice. I was proud of the guys' effort. I was a little bit concerned about their running game a little bit late."

The Gladiators would eventually get to the seven-yard line after Acosta scrambled for nine yards. But two straight sacks of three yards each pushed Gahr back and it had to settle for a 30-yard field goal from Hernandez just over four minutes into the fourth quarter.

"I thought we missed some opportunities on the pass," said Marshall. "We really didn't get the run game going that well, I didn't think, tonight. Roman did a great job of escaping; I think that was our best run play; was him running, which is what he does."

The drive of the game for both teams



**GAHR HIGH** junior Harlym Rayford makes his only catch of the game, a 15-yard reception in the third quarter as part of an 11-play, 84-yard drive that led to its second touchdown in a 28-12 victory over Anaheim High last Friday in a CIF-Southern Section Division 13 semifinal game. Photos By Angel Franco, IG@PraisedOak\_media

would follow as the Bulldogs were facing third and six from their 42-yard line. After an incomplete pass, the Burbridge to Solis-Lumar act did its thing again, gaining eight yards to get to midfield. Three plays later, Rucker busted loose for a 34-yard touchdown run for the game winner with 3:20 remaining in the game. on the ensuing possession, Acosta threw an incomplete pass, before gaining 20 and two yards, respectively, to get the ball down to the Pasadena 13-yard line. Two straight penalties pushed Gahr back to the 28-yard line before Acosta's interception.

"That's playing mistake-free football, which we didn't," said Marshall. "I can't tell you why; we just didn't do it. We were down here twice and that's all you really need in a game like this. You can't drop a touchdown, and you can't blow coverage. You can point your finger at one thing."

Acosta would complete seven of 16 passes for 55 yards and led the Gladiators with 78 yards on 16 carries as they would be held to 203 yards. Richburg also had five tackles while senior linebacker Isaiah Portillo added four tackles.

Before this season, Gahr had reached the semifinals only once in school history. Now, because of league shifting and the new playoff system put in by

the CIF-SS, the past seven seasons have seen all three ABC Unified School District football teams play for a divisional championship. In the first season of the 605 League, Artesia High lost in the 2018 Division 12 finals and last season, Cerritos High captured the Division 12 title, the first in the program's history.

"It just shows that the new system that schools like Cerritos and Gahr proved people that you can play football where the game's not over before the kickoff," said Marshall. "We can play good football, too. That's what that means. I think the [new] system works, especially in the [Suburban Valley] Conference. In the old system, we never would have even been here. They wouldn't know how good some of these kids are. The same thing with Cerritos. They would have never even got out of the old Suburban League. Now we have that opportunity and it's good for the kids."

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**NOTICE INVITING SEALED BIDS  
FOR THE BELLFLOWER YOUTH AND SENIOR CENTER  
IN THE CITY OF BELLFLOWER  
SPECIFICATIONS NO. 23/24-07**

The City of Bellflower is accepting sealed bids in the City Clerk's office, 16600 Civic Center Drive, Bellflower, California 90706, until 11:00 a.m. on:

**THURSDAY, JANUARY 9, 2025**

at which time they will be publicly opened. Bids will not be accepted after that time.

As described in the Bidding Documents, the bids are for a public works project ("Project") which consists of BELLFLOWER YOUTH AND SENIOR CENTER and related work as shown on the plans on file with the City's Public Works Department. The Engineer's Estimate of cost is \$10,755,000. Bids will be public opened on Thursday, January 9, 2025, at 11:00 a.m. Following the issuance of the Notice to Proceed, the contractor will have five hundred and forty-five (545) calendar days to complete the work.

Work on the Project must be performed in strict conformity with Specification No. 23/24-07 as adopted by the Bellflower City Council on May 13, 2024, which is filed with the City's Public Works Department. Copies of these plans and specifications (USB flash Drive) may be obtained by prospective bidders from the Public Works Department located at 9944 Flora Vista Street, Bellflower, CA 90706 for a non-refundable fee of \$35.00. The USB flash drive can be mailed for an additional non-refundable fee of \$10.00.

A mandatory jobsite walk will be held on **Tuesday, December 17, 2024**, at 10:30 a.m. at Simms Park located at 16614 Clark Avenue, Bellflower, CA 90706. Prospective bidders will have the opportunity to examine the project site and are encouraged to raise any questions associated with the project and site. Attendance of the jobsite walk is mandatory for parties wishing to submit a bid as the Prime Contractor.

**Please Note – Contractors that attended the previous mandatory jobsite walk on June 18, 2024, as verified by the signed attendance sheet are not required to attend the December 17<sup>th</sup> mandatory meeting.**

The terms and conditions for bidding on the Project are described in the attached Bidding Instructions.

This project requires payment of State prevailing rates of wages for Los Angeles County. The contractor must post copies of the prevailing schedule at each job site. Copies of these rates of wages are available from the State of California Department of Industrial Relations Prevailing Wage Unit, Telephone No. (415) 703-4774. The website for this agency is currently located at [www.dir.ca.gov](http://www.dir.ca.gov).

Note that the Project is subject to compliance monitoring and enforcement by the California Department of Industrial Relations. Pursuant to California law, the City must find bids failing to comply with all applicable Labor Code requirements including, without limitation, Labor Code §§ 1725.5 and 1771.4, to be nonresponsive.

Five percent (5%) will be deducted from each progress payment and retained by the City. The remainder less the amount of all previous payments will be paid to the Contractor. Pursuant to Public Contracts Code ("PCC") § 22300, the Contractor may substitute securities for retention monies held by the City or request that the City place such monies into an escrow account. The Contractor is notified, pursuant to PCC § 22300, any such election will be at the Contractor own expense and will include costs incurred by the City to accommodate the Contractor's request.

DATED this 4<sup>th</sup> day of December 2024.

**CITY OF BELLFLOWER, CALIFORNIA**

Published at Los Cerritos Community Newspaper 12/6/24

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at location indicated: **10753 Artesia Blvd., Cerritos, CA 90703 on 12/18/2024 at 11:00 a.m.**

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Debra Ann Paterson  
Max Joseph Castillo

The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Published at LCCN 12/6/24

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at location indicated: **17701 Ibbetson Ave. Bellflower, Ca. 90706 on December 18, 2024 at 12:30 p.m.**

Raeanne Boyd  
LaVina Johnson

The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Published at LCCN 12/6/24

**Notice Inviting Bids  
City of Santa Fe Springs  
Request for Quotes No. 25-3  
Traffic Signal and Lighting Equipment, Hardware, and Supplies**

The City of Santa Fe Springs invites bids from qualified vendors to provide traffic signal and lighting equipment, hardware, supplies, and other related items in accordance to the terms and conditions of Request for Quotes (RFQ) No. 25-3.

To view the complete proposal package and associated documents, visit <https://pbsystem.planetbids.com/portal/65093/portal-home> and click "Bid Opportunities" or <https://vendors.planetbids.com/portal/65093/bo/bo-detail/122657> to access the project directly. You can also visit the City's website and find the link above on the "Bids & Proposals" webpage.

Questions/inquiries regarding this opportunity must be submitted via the PlanetBids Portal by **January 2, 2025, at 2:00 p.m. Pacific**. The City will not respond to any questions/inquiries submitted after this deadline.

Please review all related documents in their entirety before submitting a response. Responses must be submitted electronically via the City's PlanetBids Portal by **Thursday, January 16, 2025, at 2:00 p.m. Pacific**. Any proposals received after this deadline will be deemed non-responsive, and the City reserves the right to reject them.

Responses to this request will be evaluated to determine the most qualified and responsive vendors. Responses must adhere to the format and content described in the RFQ. Responses will not be evaluated unless all parts requested are submitted in a complete package.

Published at Los Cerritos Community Newspaper 12/6/24

**CITY OF BELLFLOWER  
NOTICE OF PUBLIC HEARING REGARDING  
CONDITIONAL USE PERMIT CASE NO. CU 24-07 and  
DEVELOPMENT REVIEW CASE NO. DR 3-24-15169**

**TAKE NOTICE** that the Bellflower Planning Commission will hold a Public Hearing on Monday, December 16, 2024, at 7:00 p.m. in the Council Chambers located at 16600 Civic Center Drive, Bellflower, CA 90706 to consider a Conditional Use Permit ("CUP") and a Development Review ("DR") to allow the construction of a 3,786-square-foot restaurant with a drive-through component located at 16211 Bellflower Boulevard, within The Downtown Bellflower Transit Oriented Development Specific Plan (TOD SP).

The City reviewed the environmental impacts of the proposed Project pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guideline § 15303 (New Construction or Conversion of Small Structures) provides an exemption in urbanized areas, up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. This Project proposes the construction of a 3,786-square-foot restaurant building.

The City of Bellflower invites members of the public to review and comment on this item. Copies of the staff report and supporting documents regarding this matter may be inspected by the public on the City's website at [www.bellflower.org](http://www.bellflower.org), or by appointment in the Planning Division's Office at Bellflower City Hall, 16600 Civic Center Drive, Bellflower, California; telephone number (562) 804-1424, extension 2314. All written comments concerning this may be submitted to Kathryn Brun at 16600 Civic Center Drive, Bellflower, CA 90706; or by email at [kbrun@bellflower.org](mailto:kbrun@bellflower.org).

If you wish to challenge this item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City at or before the Public Hearing.

**ELIZABETH C. OBA  
DIRECTOR OF PLANNING AND BUILDING SERVICES**

Published at Los Cerritos Community Newspaper 12/6/24

**CITY OF BELLFLOWER  
NOTICE OF PUBLIC HEARING REGARDING  
CONDITIONAL USE PERMIT CASE NO. CU 24-12**

**TAKE NOTICE** that the Bellflower Planning Commission will hold a Public Hearing on Monday, December 16, 2024, at 7:00 p.m. in the Council Chambers located at 16600 Civic Center Drive, Bellflower, CA 90706 to consider testimony for and against Conditional Use Permit Case No. CU 24-12 to allow for an automobile sales use within an existing 6,675-square foot building located at 17115 Lakewood Boulevard, within the General Commercial ("C-G") zone.

The City reviewed the environmental impacts of the proposed Project pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guidelines § 15301 (existing facilities), exempts activities that involve negligible or no expansion of existing or former use. This activity would allow an automobile sales use at an existing building and does not involve any new construction. Accordingly, this activity involves a negligible expansion of the proposed use, and no further review is required.

The City of Bellflower invites members of the public to review and comment on this item. Copies of the staff report and supporting documents regarding this matter may be inspected by the public on the City's website at [www.bellflower.org](http://www.bellflower.org), or by appointment in the Planning Division's Office at Bellflower City Hall, 16600 Civic Center Drive, Bellflower, California; telephone number (562) 804-1424, extension 2314. All written comments concerning this may be submitted to Kathryn Brun at 16600 Civic Center Drive, Bellflower, CA 90706; or by email at [kbrun@bellflower.org](mailto:kbrun@bellflower.org).

If you wish to challenge this item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City at or before the Public Hearing.

**ELIZABETH C. OBA  
DIRECTOR OF PLANNING AND BUILDING SERVICES**

Published at Los Cerritos Community Newspaper 12/6/24

T.S. No.: 24-11776 Loan No.: \*\*\*\*\*0647 APN: 7050-006-030  
**NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/21/2020. 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 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: **NELLY E. OFOEBU, AN UNMARRIED WOMAN, AND FRIDAY N. OFOEBU, AN UNMARRIED MAN, AS JOINT TENANTS**

**Duly Appointed Trustee: Prestige Default Services, LLC**  
Recorded 12/7/2020 as Instrument No. 20201591224 in book , page of Official Records in the office of the Recorder of Los Angeles County, California.

Date of Sale: 12/23/2024 at 11:00 AM  
Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766  
Amount of unpaid balance and other charges: \$581,832.03

Street Address or other common designation of real property: **19935 MAPES AVE  
CERRITOS, California 90703**

A.P.N.: 7050-006-030  
The undersigned Trustee disclaims any liability for any incorrectness 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. **All checks payable to Prestige Default Services, LLC.**

**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 (949) 776-4697 or visit this Internet Website <https://prestigeopstandpub.com>, using the file number assigned to this case 24-11776. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

**NOTICE TO TENANT:** You may have a right to purchase this 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 (949) 776-4697, or visit this internet website <https://prestigeopstandpub.com>, using the file number assigned to this case 24-11776 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.

Date: 11/14/2024  
**Prestige Default Services, LLC  
1920 Old Tustin Ave.  
Santa Ana, California 92705  
Questions: 949-427-2010  
Sale Line: (949) 776-4697  
Patricia Sanchez Foreclosure Manager  
PPP#24-004787  
LCCN 11/29, 12/6, 12/13/24**

**CITY OF CERRITOS NOTICE TO BIDDERS**

**Project Identification: CDBG-FUNDED CURB RAMP/SIDEWALK REPAIRS AT CERRITOS TOWNE CENTER PHASE II (CDBG PROJECT NO. 602665-24), PROJECT NO. 24302, BID NO. 1557-24. Project Description:** The work or improvement to be performed generally consists of the removal and replacement of wheelchair access ramps, along with any associated sidewalk panels, curbs, and gutters directly related to the installation of these ramps. This includes ensuring accessibility compliance and addressing adjacent concrete improvements necessary for the successful integration of the new ramps, as well as other items identified in the bid schedule. **Bids will be opened: 11:00 a.m., Wednesday, December 18, 2024. Place of bid receipt:** The bid submission must be received in the Office of the City Clerk, First Floor, 18125 Bloomfield Avenue, Cerritos, CA 90703. It is the responsibility of the bidder to ensure that the bid is received in the appropriate location by the deadline. Bids not received in the Office of the City Clerk by the deadline provided will not be considered. **Bids must be marked: "BID - CDBG-FUNDED CURB RAMP/SIDEWALK REPAIRS AT CERRITOS TOWNE CENTER PHASE II (CDBG PROJECT NO. 24302), BID NO. 1557-24 - DO NOT OPEN"**

All bids shall be made on the form furnished by the City and shall be opened and publicly read aloud at the above-stated time in the Office of the City Clerk of the City of Cerritos, City Hall. Any requests for information regarding opened bids shall be directed to the Office of the City Clerk via a formal Public Records Act request. The City has determined that opened bids are confidential and therefore the negotiations process outweighs the public interest in prematurely disclosing such records. (Gov. Code § 7922.000). **Obtaining Contract Documents:** A set of Contract Documents, including plans and specifications can be obtained by contacting Cerritos Engineering Division at (562) 916-1219. Each bid shall be accompanied by a bid security referred to in the Contract Documents and by a list of proposed subcontractors. Evidence of current City Business License (applies to contractor and all subcontractors), insurance, a Performance Bond, a Labor and Material Payment Bond, and Warranty Bond, as specified in the Contract Documents, will be required prior to execution of the contract. In accordance with Public Contract Code Section 22300, the bidder who is awarded the contract may substitute securities for retention money withheld by a public agency to ensure performance under the contract. The procedure and requirements for substituting said securities are set forth in Public Contract Code Section 22300, which is incorporated by this reference as set forth herein. The City reserves the right to reject any and all bids, or portions thereof, or to waive any informality or irregularity in a bid to the extent allowed by law. No bid will be accepted from a contractor who has not been licensed in accordance with the provisions of Chapter 9, Division III of the California Business and Professions Code. The contractor must possess a license of the following classification at the time the contract is awarded (and must maintain this license classification through completion of the project): **"A."** The bidder's attention is also directed to Section 7028.15 of the Business and Professions Code for further reference. Only a contractor or subcontractor who currently is registered with the California Department of Industrial Relations ("DIR") to bid on public works contracts in California, pursuant to Labor Code Section 1725.5, shall be permitted to submit or be listed on a bid. No bid shall be accepted, nor any contract or subcontract entered into, without proof of the contractor or subcontractor's current registration to perform public work pursuant to Labor Code Section 1725.5. Pursuant to the provisions of Section 1770, et seq., of the California Labor Code, the DIR has determined the general prevailing rate of wages and employer payments for health and welfare, vacations, pensions and similar proposes applicable to the work to be done. These rates shall be the minimum rates for this project. Copies of the prevailing wage rates are on file at City Hall, located at 18125 Bloomfield Avenue, Cerritos, California, 90703, and shall be available to any interested party upon request. In addition, rates may be obtained by visiting <http://www.dir.ca.gov/OPRL/pwd/>, calling the DIR, Division of Labor Statistics and Research's Prevailing Wage Unit at (415) 703-4774, faxing the Prevailing Wage Unit at (415) 703-4771 or writing to DIR, Division of Labor Statistics and Research, Prevailing Wage Unit, P.O. Box 420603, San Francisco, CA, 94142. The contractor to whom the contract is awarded, and the subcontractors under him, must pay not less than these rates for this area to all workers employed in the execution of the contract. The bidder's attention is further directed to Section 9204 of the Public Contract Code regarding the claims resolution process for all public works projects. Any dispute or claim against the City under a public works project shall be processed in accordance with Section 9204 of the Public Contract Code and any other applicable law. On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 (EO) regarding sanctions in response to Russian aggression in Ukraine. The EO is located at <https://www.gov.ca.gov/wp-content/uploads/2022/03/3.4.22-Russia-Ukraine-Executive-Order.pdf>. All contractors shall comply with economic sanctions imposed in response to Russia's actions in Ukraine, per this order and other federal executive orders identified by the U.S. Department of Treasury. Failure to comply with these orders shall result in the termination of contract. This is a federally assisted construction contract. Federal labor standards provisions outlined in HUD-4010 form, including the prevailing wage requirements of the Davis-Bacon and Related Acts (DBRA), will be enforced. The applicable federal wage decision is the one in effect ten (10) days prior to bid opening; it is online at <http://www.wdol.gov/wdol/scafiles/davisbacon/ca.html>. In the event of a conflict between Federal and State wage rates, the higher of the two will prevail. The State wage rates are available online at <http://www.dir.ca.gov/DLSR/PWD/index.html>. Lower State wage rates for work classifications not specifically included in the Federal wage decision are not acceptable. Additional federal requirements, as detailed in the Information to Bidders, apply to this project. Apprenticeship Program: Attention is directed to Sections 1777.5, 1777.6, and 1777.7 of the California Labor Code and Title 8 of the California Administrative Code, Section 200, et seq., to ensure compliance and a complete understanding of the law regarding apprentices. Conflict of Interest: No employee, officer, or agent of the sub-recipient shall participate in the selection, award, or administration of a contract supported by federal funds if a conflict of interest, real or apparent, would be involved. The conflict of interest provisions in 24 CFR 85.36, OMB Circular A-110, and 24 CFR 570.611 shall apply. By order of the City of Cerritos.

Published at Los Cerritos Community Newspaper 12/6/24

**NOTICE TO CREDITORS OF BULK SALE**

(SECS. 6104, 6105 U.C.C.)  
 Escrow No. 7413-EY  
 Notice is hereby given to creditors of the within named Seller that a bulk sale is about to be made of the assets described below. The name(s) and business address(es) of the Seller(s) are: 8021 CALIFORNIA AVE, INC., 4204 TWEEDY BLVD, SOUTH GATE, CA 90280-6218  
 The location in California of the chief executive office of the Seller is: 4204 TWEEDY BLVD, SOUTH GATE, CA 90280-6218  
 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:  
 The name(s) and business address(es) of the Buyer(s) are: 4204 TWEEDY BLVD INC, 4204 TWEEDY BLVD, SOUTH GATE, CA 90280-6218  
 The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, TRADE NAME, LEASE, LEASEHOLD IMPROVEMENT, AND FRANCHISE AGREEMENT of a certain GAS STATION/CONVENIENCE STORE business known as ARCO SOUTH GATE SITE #21974 AKA SOUTH GATE CHEVRON and which are located at: 4204 TWEEDY BLVD, SOUTH GATE, CA 90280-6218  
 The anticipated date of the bulk sale is DECEMBER 24, 2024 at the office of: SAPHIRE ESCROW, 17100 PIONEER BLVD., SUITE 110, ARTESIA, CA 90701  
 This bulk sale is subject to California Uniform Commercial Code Section 6106.2.  
 If so subject, the name and address of the person with whom claims may be filed is: SAPHIRE ESCROW, 17100 PIONEER BLVD., SUITE 110, ARTESIA, CA 90701, and the last date for filing claims shall be DECEMBER 23, 2024, which is the business day before the sale date specified above.  
 Dated: NOVEMBER 26, 2024  
 BUYER: 4204 TWEEDY BLVD INC  
 2996559-PP COMMERCE COMMUNITY NEWS 12/6/24

**CITY OF PICO RIVERA  
NOTICE OF PUBLIC HEARING  
FOR THE PLANNING COMMISSION**

The Planning Commission will hold a public hearing on the project described below. You are receiving this notice because your property is located near the project, the project may directly, or indirectly affect you, or because you have requested to be notified.

Project: 9406 Washington Boulevard (Attachment A.)  
 Location: Assessor's Parcel Number: 6383-001-025, 6383-001-026

Project Description: Conditional Use Permit No. 759 for an outpatient medical facility. The project proposes exterior tenant improvements that include upgrades to the landscaping, parking lot, and elevations of the existing building. The project also proposes interior tenant improvements that include, but is not limited to, a pharmacy and exam rooms.

Environmental Review: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1(a) – Existing Facilities. None of the exceptions to the exemptions under CEQA Guidelines Section 15300.2 apply.

The Planning Commission Public Hearing will be held:

**DATE:** Monday, December 16, 2024  
**TIME:** 6:00 p.m.  
**PLACE:** City Hall Council Chambers  
 6615 Passons Boulevard  
 Pico Rivera, CA 90660

If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this Notice, or written in correspondence delivered to the City of Pico Rivera City Clerk prior to or at the public hearing.

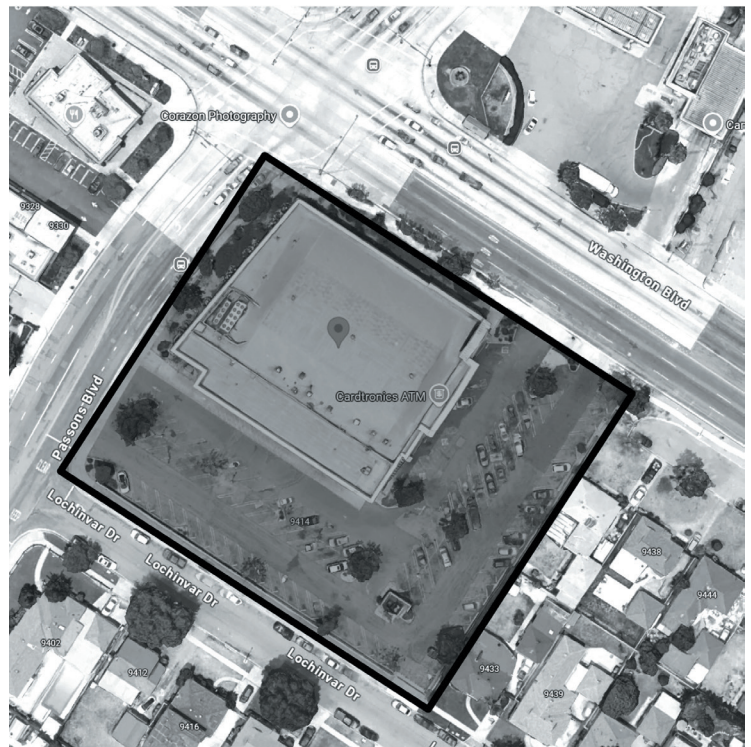
Additional information online or in person can be obtained here:

Project Planner: Eba Soleimani, Assistant Planner  
 esoleimani@pico-rivera.org  
 562-801-4321  
 Community & Economic Development Department  
 6615 Passons Boulevard, Pico Rivera, California  
<https://www.pico-rivera.org/our-city/city-commissions/planning-commission/>

Email public comments to [esoleimani@pico-rivera.org](mailto:esoleimani@pico-rivera.org) prior to 4:00 p.m. on the day of the meeting.

\*\*\*\*\*  
 In compliance with the Americans with Disabilities Act of 1990, the City of Pico Rivera is committed to providing reasonable accommodations for a person with a disability. Please contact City Clerks Office at (562) 801-4389 if special program accommodations are necessary and/or if program information is needed in an alternative format. Special requests must be made in a reasonable amount of time in order that accommodations can be arranged.

**Attachment "A"**



9600 WASHINGTON BLVD.

Published at Los Cerritos Community Newspaper 12/6/24

**Notice Inviting Bids  
City of Santa Fe Springs  
Request for Quotes No. 25-4  
Irrigation System Maintenance and Repair Supplies**

The City of Santa Fe Springs invites bids from qualified vendors to provide irrigation system maintenance and repair supplies, and other related items in accordance to the terms and conditions of Request for Quotes (RFQ) No. 25-4.

To view the complete proposal package and associated documents, visit <https://pbsystem.planetbids.com/portal/65093/portal-home> and click "Bid Opportunities" or <https://vendors.planetbids.com/portal/65093/bo/bo-detail/124392> to access the project directly. You can also visit the City's website and find the link above on the "Bids & Proposals" webpage.

Questions/inquiries regarding this opportunity must be submitted via the PlanetBids Portal by **Tuesday, January 7, 2025, at 2:00 p.m. Pacific**. The City will not respond to any questions/inquiries submitted after this deadline.

Please review all related documents in their entirety before submitting a response. Responses must be submitted electronically via the City's PlanetBids Portal by **Tuesday, January 21, 2025, at 2:00 p.m. Pacific**. Any proposals received after this deadline will be deemed non-responsive, and the City reserves the right to reject them.

Responses to this request will be evaluated to determine the most qualified and responsive vendors. Responses must adhere to the format and content described in the RFQ. Responses will not be evaluated unless all parts requested are submitted in a complete package.

Published at Los Cerritos Community Newspaper 12/6/24



County of Los Angeles  
Department of the Treasurer  
and Tax Collector

Notice of Divided Publication

Pursuant to Revenue and Taxation Code (R&TC) Sections 3702, 3381, and 3382, the Los Angeles County Treasurer and Tax Collector is publishing in divided distribution, the Notice of Online Sealed Bid Auction of Tax-Defaulted Property Subject to the Tax Collector's Power to Sell in and for the County of Los Angeles, State of California, to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

Notice of Online Sealed Bid Auction of Tax-Defaulted Property Subject to the Tax Collector's Power to Sell (Sale No. 2024C)

Whereas, on Tuesday, September 24, 2024, the Board of Supervisors of the County of Los Angeles, State of California, directed the County of Los Angeles Treasurer and Tax Collector (TTC), to sell certain tax-defaulted properties at the online sealed bid auction.

The TTC does hereby give public notice, that unless said properties are redeemed, prior to the close of business on Tuesday, December 17, 2024, at 5:00 p.m. Pacific Time, the last business day prior to the first day of the online sealed bid auction, the TTC will offer for sale and sell said properties on Wednesday, December 18, 2024, beginning at 11:00 a.m. Pacific Time, through Thursday, December 19, 2024, at 11:00 a.m. Pacific Time, to the highest bidder, for not less than the minimum bid, at online sealed bid auction at [www.govease.com/los-angeles](http://www.govease.com/los-angeles).

The only persons that are eligible to submit bids are owners of contiguous parcels or a holder of record of either a predominant easement or right-of-way easement.

Bidders are required to pre-register at [www.govease.com/los-angeles](http://www.govease.com/los-angeles) and submit a deposit of 10 percent of the spend limit that is set by each registered bidder. Bid deposits must be in the form of a wire transfer, cashier's check, or bank-issued money order at the time of registration. Registration will begin on Friday, November 22, 2024, at 8:00 a.m. Pacific Time and end on Thursday, December 12, 2024, at 1:00 p.m. Pacific Time.

Pursuant to R&TC Section 3692.3, the TTC sells all properties "as is" and the County and its employees are not liable for any known or unknown conditions of the properties, including, but not limited to, errors in the records of the Office of the

Assessor (Assessor) pertaining to improvement of the property.

If the TTC sells a property, parties of interest, as defined by R&TC Section 4675, have a right to file a claim with the County for any proceeds from the sale, which are in excess of the liens and costs required to be paid from the proceeds. If there are any excess proceeds after the application of the minimum bid, the TTC will send notice to all parties of interest, pursuant to law.

Please direct requests for information concerning redemption of tax-defaulted property to the Treasurer and Tax Collector, at 225 North Hill Street, Room 130, Los Angeles, California 90012. You may also call (213) 974-2045, Monday through Friday, 8:00 a.m. to 5:00 p.m. Pacific Time, visit our website at [ttc.lacounty.gov](http://ttc.lacounty.gov) or email us at [auction@ttc.lacounty.gov](mailto:auction@ttc.lacounty.gov).

The Assessor's Identification Numbers (AIN) in this publication refer to the Assessor's Map Book, the Map Page, and the individual Parcel Number on the Map Page. If a change in the AIN occurred, the publication will show both prior and current AINs. An explanation of the parcel numbering system and the referenced maps are available at the Office of the Assessor located at 500 West Temple Street, Room 225, Los Angeles, California 90012, or at [assessor.lacounty.gov](http://assessor.lacounty.gov).

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on November 06, 2024.

ELIZABETH BUENROSTRO GINSBERG  
Treasurer and Tax Collector  
County of Los Angeles  
State of California

The real property that is subject to this notice is situated in the County of Los Angeles, State of California, and is described as follows:

- PUBLIC AUCTION NOTICE OF SALE OF TAX-DEFAULTED PROPERTY SUBJECT TO THE POWER OF SALE (SALE NO. 2024C)  
1682 AIN 7034-024-047 STOCKARD, CARL, JR AND STOCKARD, NATHANIEL LOCATION CITY-CERRITOS \$250.00
- 1684 AIN 7049-005-016 AREVALO, RAFAEL A AND BLANCA I LOCATION CITY-CERRITOS \$250.00
- CN112102 538 Nov 29, Dec 6,13, 2024

T.S. No.: 240806366

Notice of Trustee's Sale

Loan No.: FR4032805 Order No. 95529687 APN: 7068-020-028 Property Address: 21928 Devlin Avenue Hawaiian Gardens, CA 90716 You Are In Default Under A Deed Of Trust Dated 5/25/2022. 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 cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan 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. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: Josefina Valdivia, a widow and Rogelio Valdivia, a single man as joint tenants Duly Appointed Trustee: Total Lender Solutions, Inc. Recorded 7/12/2022 as Instrument No. 20220712617 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 12/17/2024 at 11:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA Amount of unpaid balance and other charges: \$644,967.79 Street Address or other common designation of real property: 21928 Devlin Avenue Hawaiian Gardens, CA 90716 A.P.N.: 7068-020-028 The undersigned Trustee disclaims any liability for any incorrectness 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 (877) 440-4460 or visit this Internet Web site [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 240806366. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this 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 (877) 440-4460, or visit this internet website [www.tlssales.info](http://www.tlssales.info), using the file number assigned to this case 240806366 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. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holding Account". 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. Date: 11/13/2024 Total Lender Solutions, Inc. 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Kim Lokey, Trustee Sales Officer. LCCN 11/22, 11/29, 12/6

NOTICE OF \$20,000 REWARD  
OFFERED BY THE

LOS ANGELES COUNTY BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors of the County of Los Angeles has extended the \$20,000 reward offered in exchange for information leading to the apprehension and conviction of the person or persons responsible for the heinous murder of 40-year-old Carlos Alvarez-Diaz, who was fatally shot while he drove north on Norwalk Boulevard at 226th Street in the City of Hawaiian Gardens, on October 8, 2022, at approximately 1:09 a.m. Si no entiende esta noticia o necesita mas informacion, favor de llamar al (213) 974-1579. Any person having any information related to this crime is requested to call Lieutenant Patricia Thomas at the Los Angeles County Sheriff's Department, Homicide Bureau at (323) 890-5564 or Crime Stoppers at (800) 222-8477 and refer to Report No. 020-09995-0372-011. The terms of the reward provide that: The information given that leads to the determination of the identity, the apprehension and conviction of any person or persons must be given no later than May 2, 2025. All reward claims must be in writing and shall be received no later than July 1, 2025. The total County payment of any and all rewards shall in no event exceed \$20,000 and no claim shall be paid prior to conviction unless the Board of Supervisors makes a finding of impossibility of conviction due to the death or incapacity of the person or persons responsible for the crime or crimes. The County reward may be apportioned between various persons and/or paid for the conviction of various persons as the circumstances fairly dictate. Any claims for the reward funds should be filed no later than July 1, 2025, with the Executive Office of the Board of Supervisors, 500 West Temple Street, Room 383 Kenneth Hahn Hall of Administration, Los Angeles, California 90012, Attention: Carlos Alvarez-Diaz Reward Fund. For further information, please call (213) 974-1579. EDWARD YEN EXECUTIVE OFFICER BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES  
CN112184 04230 Nov 22,29, Dec 6,13,20,27, 2024, Jan 3,10,17,24, 2025

CITY OF SANTA FE SPRINGS  
NOTICE OF PUBLIC HEARING  
ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 90

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

ALCOHOLIC SALES CONDITIONAL USE PERMIT CASE NO. 90 – To allow the operation and maintenance of an alcoholic beverage use involving the warehousing of liquor, wine, and ready-to-drink (RTD) canned cocktails, within the M-2 (Heavy Manufacturing) Zone.

PROJECT LOCATION/APPLICANT: 13905 Maryton Avenue (APN: 8059-030-009) / Network Logistics / Attention: Gabriel Fleming Jr.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, December 9, 2024 at 6:00 p.m.**

CEQA STATUS: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Class 1 (Existing Facilities). If the Planning Commission determines that the project is exempt from CEQA, a Notice of Exemption will be filed for this project.

ALL INTERESTED PERSONS are invited to participate in the Public Hearing and express their opinion on the items listed above. Please note that if you challenge the aforementioned items in court, you may be limited to raising only those issues raised at the Public Hearing, or in written correspondence to the office of the Commission at, or prior to the Public Hearing.

PUBLIC COMMENTS may be submitted in writing to the Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Commission Secretary, Esmeralda Elise, at: [esmeraldaelise@santafesprings.org](mailto:esmeraldaelise@santafesprings.org). Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Community Development Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained from Claudia L. Jimenez, Associate Planner, via e-mail at: [claudiajimenez@santafesprings.org](mailto:claudiajimenez@santafesprings.org) or otherwise by phone at: (562) 868-0511 ext. 7356

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NOTICE OF PETITION TO ADMINISTER ESTATE OF  
MILA CUKAR, aka MILICA KAZIMIRA STIPEVICH  
CASE NO. 24STPB11265

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MILA CUKAR, aka MILICA KAZIMIRA STIPEVICH  
A PETITION FOR PROBATE has been filed by DANIEL CUKAR in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that DANIEL CUKAR 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 on **DECEMBER 27, 2024 at 8:30 A.M.** in Dept.: "29" located at: 111 N. Hill Street, Los Angeles, CA 90012, Stanley Mosk Courthouse  
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 formal 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.  
**MICHAEL FOSTER, ESQ., SB# 291691**  
Attorney for Petitioner  
THE LAW OFFICE  
4010 Watson Plaza Drive, Suite 100  
Lakewood, CA 90712  
PNSB# 107440  
Published in: Los Cerritos Community News  
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CITY OF COMMERCE  
ECONOMIC DEVELOPMENT AND PLANNING

NOTICE OF PUBLIC HEARING  
REQUEST FOR ZONE TEXT AMENDMENT ZTA NO. 24-01  
TRACT NO. 37889 (VILLAGE)

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Commerce will conduct a public hearing to consider the following Zone Text Amendment to amend Section 19.07.070 Restrictions of on Vehicle Parking to allow the construction of a 10 x 20 parking pad within the front yard setback within Tract No. 37889 aka the Village.

MEETING OF THE PLANNING COMMISSION

Said public hearing will be held before the Planning Commission of the City of Commerce in City Council Chambers, 5655 Jillson Street, Commerce, CA 90040, on Wednesday, December 18, 2024, at 6:30 p.m., at which time proponents and opponents of the Zone Text Amendment will be heard.

Per Government Code Section 65009, if you challenge the above-listed item in court, you may be limited to raising only those issues you or someone else raised at the public scoping meeting and during the comment period described in this notice in written correspondence delivered to the city office, at, or prior to, the public hearing.

THE PLANNING COMMISSION  
Louis Morales, Interim Director of Economic Development and Planning

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## PICO RIVERA RAIL STATION FEASIBILITY STUDY

### ESTUDIO DE VIABILIDAD DE LA ESTACION DE TREN DE PICO RIVERA

Metro and the City of Pico Rivera are exploring the feasibility of a new passenger rail station in Pico Rivera that may be served by Metrolink and/or Amtrak in the future.\*

#### The study will:

- > Explore adding a new passenger station in Pico Rivera on the existing railroad corridor that connects LA Union Station to Anaheim.
- > Look at mobility, economic benefits, feasibility, operations, environmental impacts, and more.
- > Wrap up in spring 2025 with site selection, community feedback, and a basic design.

Metro y la ciudad de Pico Rivera están explorando la viabilidad de una nueva estación de tren de pasajeros en Pico Rivera que puede ser servido por Metrolink y / o Amtrak en el futuro.\*

#### El Estudio:

- > Explorará la posibilidad de agregar una nueva estación de pasajeros en Pico Rivera en el corredor ferroviario existente que conecta la estación Union Station de Los Angeles con Anaheim.
- > Analizará la movilidad, beneficios económicos, viabilidad, operaciones, impactos ambientales y otros aspectos.
- > Concluirá en la primavera de 2025 con la selección del sitio, retroalimentación de la comunidad y un diseño básico.

\*This is NOT the Eastside (Gold Line) Transit Corridor Extension being planned by Metro. For complete details, please visit [metro.net/eastsidephase2](http://metro.net/eastsidephase2).

\*Esta NO es la extensión del corredor de tránsito del lado este (Línea Dorada) que Metro está planificando. Para obtener detalles completos, Para más información, visite [metro.net/eastsidephase2](http://metro.net/eastsidephase2).



#### Your input is valuable and highly encouraged!

Take a short survey by Monday, December 9 at 11:59pm for a chance to **win one of two \$50 gift cards!**

Visit [bit.ly/PR-RailSurvey](http://bit.ly/PR-RailSurvey) or scan the QR Code below.

#### ¡Su aportación es valiosa y muy recomendable!

¡Responda una breve encuesta antes del lunes 9 de diciembre a las 11:59pm para tener **la oportunidad de ganar una de las dos tarjetas regalo de \$50!**

Visite [bit.ly/PR-RailSurvey](http://bit.ly/PR-RailSurvey) o escanee el código QR a continuación.

Stay updated on the project by visiting our website at:

Manténgase informado sobre el proyecto visitando nuestro sitio web en: [pico-rivera.org/pico-rivera-passenger-rail-station](http://pico-rivera.org/pico-rivera-passenger-rail-station)



**Metro**

