



## Bellflower Breaks Ground on 12,000sf Oak Center

By Brian Hews

On Monday, March 24, 2025, the City of Bellflower broke ground on The Oak Center—a nearly 12,000 \$45 million project designed to serve as a multi-generational hub for residents of all ages.

Located next to Simms Park at 16600 S. Clark Ave., this long-anticipated project will provide dedicated space for residents, “offering a vibrant, flexible environment where they can connect, grow, and thrive through inclusive programs and activities.”

The project is primarily funded through a combination of fed-

eral, state, and local resources, reflecting the city’s strategic use of various financial tools to support community development, including Measure A funds, funds coming from savings realized due to the COVID-19 pandemic, state grants, proceeds following the sale of the city’s Municipal Water System, and general fund transfers.

The Oak Center will feature a spacious common area, three multipurpose rooms, a commercial-grade kitchen, and an outdoor patio.

The center will host enriching programs for aging adults in the mornings and exciting teen activities in the afternoons—”of-

[ See **OAK CENTER**, page 16 ]

## The High Cost of Homeownership in Los Angeles: What You Need to Earn to Own a Home

By Brian Hews

Los Angeles, a city known for its sprawling landscapes, iconic skyline, and cultural diversity, continues to face a major affordability crisis in its housing market. The dream of owning property in the City of Angels is increasingly out of reach for many potential homeowners. As home prices surge and mortgage rates climb,

However, the financial burden doesn’t end there. Many first-time buyers are now looking at more affordable properties, but even these come with hefty price tags. Homes priced in the lower ranges still require a significant financial commitment. For a house priced at \$600,000, buyers would need an income of at least \$142,000 annually.

For those unable to afford the standard 20% down payment, opt-



**AFFORDABILITY CRISIS:** The median home price in Los Angeles has risen to approximately \$862,600 in early 2025. For prospective buyers aiming to secure a home at this price point, the household income is staggering—around \$234,000 per year.

the income required to purchase a home has reached astronomical levels.

According to recent reports, the median home price in Los Angeles has risen to approximately \$862,600 in early 2025. For prospective buyers aiming to secure a home at this price point, the household income is staggering—around \$234,000 per year, assuming a 20% down payment and typical mortgage terms.

ing for a smaller down payment only increases the financial strain. In a scenario where a buyer chooses to put down 10% instead, the required income climbs even further. A home priced at \$862,600 could mean a household income upwards of \$268,768 annually.

While the median household income in Los Angeles hovers around \$93,315, the gap between

[ See **HOUSING**, page 12 ]

## Hawaiian Gardens Elementary STEM Olympic Grand Prize Winners



**WINNERS:** The Hawaiian Gardens City Council honored 4th, 5th, and 6th graders from Hawaiian Gardens ES who were the grand prize winners of ABCUSD’s STEM Olympics at a recent meeting. The event was co-sponsored by the ABC Unified School District and the Cerritos Optimist Club and took place on March 22, 2025, at Cerritos High School. With the kids is HG Elementary Principal Maria Perez-Brena (5th from left), Mayor Dandy De Paula, Councilmember Victor Farfan, Councilmember Luis Roa, and Mayor Pro Tem Maria Teresa Del Rio. Courtesy city of Hawaiian Gardens.

## Rep. Derek Tran Will Deliver Memorial Day Address at Artesia Cemetery

By Brian Hews

The Artesia Cemetery District invites the community and veterans to attend its Annual Memorial Day Ceremony — a powerful tribute to those who made the ultimate sacrifice in defense of our nation.

This year’s ceremony will be headlined by Congressman Derek Truyen Tran, a rising national figure and U.S. Army veteran, delivering his first Memorial Day address as the newly elected representative for California’s 45th Congressional District.

California’s 45th District encompasses parts of Orange and Los Angeles counties, including cities like Westminster, Garden Grove, and Cerritos. The district has a significant Asian American population, with Vietnamese Americans comprising 16% of registered voters . Tran is the first Vietnamese American to represent California in Congress and the third Vietnamese American elected to Congress nationwide.

In Congress, Tran serves on the House Armed Services Committee and the House Small Business Committee. He is the Ranking Member of the Subcommittee on Oversight, Investigations, and Regulations within the Small Business Committee .

[ See **VETERANS**, page 4 ]

## CHP Deploys Stealth Patrol SUVs to Crack Down on Speeding and Reckless Driving



**BEWARE SPEEDERS:** The new patrol vehicles, primarily Dodge Durango SUVs, are part of a 100-unit statewide rollout that will be fully operational by June 2025.

By Brian Hews

In a bold new move aimed at curbing California’s rampant reckless driving epidemic, the California Highway Patrol (CHP) has begun deploying a fleet of stealth patrol vehicles designed to blend in with everyday traffic—giving officers a powerful new tool to catch speeders and aggressive drivers in the act.

The new patrol vehicles, primarily Dodge Durango SUVs, are part of a 100-unit statewide rollout that will be fully operational by June 2025. Unlike the traditional black-and-white cruisers familiar to most motorists, these new SUVs are painted in nondescript colors such as white, silver, black, and a muted Dodge-exclusive “Destroyer Gray.” They bear no obvious CHP insignia, and the

usual roof-mounted emergency lights have been replaced with low-profile red and blue lights hidden behind the windshield and grille.

“These vehicles are designed to make law enforcement presence less predictable,” said CHP Commissioner Sean Duryee. “The goal isn’t entrapment—it’s deterrence. When drivers know that any SUV on the freeway could be a patrol car, they’re more likely to obey the law.”

The stealth units are equipped with powerful Hemi V-8 engines and upgraded suspensions, giving officers the ability to pursue fleeing vehicles at high speeds. The first wave of vehicles has been deployed in areas of high-speed driving and frequent collisions, including San Jose, Hayward,

[ See **CHP**, page 16 ]



# Da’ Hawaii Seniors Club Enjoys Traditional and New Programs

By Edna Ethington

Members of Da’ Hawaii Seniors Club of Cerritos meet on the fourth Thursdays of the month for their monthly meetings, from 2:00 to 4:00 p.m., at the Cerritos Senior Center at Pat Nixon Park, at 12340 South Street in Cerritos.

Da’ Hawaii Seniors Club is a non-profit social club for former residents of Hawaii, residents of Cerritos, and residents of other cities interested in Hawaiian Culture meet monthly to share their Aloha Spirit and enjoy fellowship with each other.

On April 24, 2025, President Carmelita Tiongson conducted the club’s monthly business meeting opening with the traditional Pledge of Allegiance, led by Larry Anduha, and the singing of Ha-

waii Pono’I, led by Danny Chang and Cavin Kunimoto.

Hedy Anduha led members as they sang “Happy Birthday” in Hawaiian and English to April Birthday Celebrants.

Birthday Celebrants present were Irina Soleymani, President Carmelita Tiongson, Georgina Onaga, and Glenda Ujiie.

Minutes of the business meeting will be sent by e-mail to members by the club’s Secretary Pro Tem, Liberty Santiago.

After the business meeting ended, refreshments were served by the refreshment committee.

Program Vice-president Loke Manetta, introduced the program for the evening which included a hula and two multicultural songs.

The Hawaiian hula, “You Raise Me



**HAPPY BIRTHDAY!** Pictured are April Birthday Celebrants, left to right, Irina Soleymani, President Carmelita Tiongson, Georgina Onaga, and Glenda Ujiie at the April 24, 2025, meeting of Da’ Hawaii Seniors Club at the Cerritos Senior Center. Photos and ID by Edna Ethington.



Up,” was danced by Ann Kho, the Puerto Rican song “En Mi Viejo San Juan,” was sung in Spanish by Cesar Franco, Irina Soleymani, and Carrie Kumabe, and the Italian song “Caruso” was sung in Italian by Loke Manetta.

It was nice to see and hear the club’s musically talented members’ performances of dancing and singing in different languages.

Program VP Loke announced that the final activity would be Bingo games. Bingo cards were passed to members, and Loke selected the random numbers

**BINGO!** Pictured are Program VP Loke Manetta, at left, presenting Bingo Winner Calvin Kunimoto, on the right, his prize. Seated in the middle is Bingo Caller David Ethington.

for the games.

Many Bingo games were played and gift cards awarded to winners. Calvin Kunimoto won the final game with all spaces filled on his card. Loke presented Calvin with his prize

The meeting ended with members holding hands and singing with Danny Chang as he led the singing of Hawaii Aloha and Aloha O’e, until they meet again at their next meeting on May 22, 2025.

Cerritos residents interested in joining Da’ Hawaii Seniors Club of Cerritos can contact Membership VP Myrna Matsuno at 310-538-2148 or [kmmatsuno@earthlink.net](mailto:kmmatsuno@earthlink.net). Residents of other cities who are interested in joining the club can join if there are openings for memberships, or they may be placed on a waiting list.





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## LA County Awarded \$65 Million for Mental Healthcare Village at Metropolitan State Hospital



**METROPOLITAN STATE HOSPITAL** is a state-run public hospital located in Norwalk specializing in psychiatric care. The 826-bed hospital is operated by the Department of State Hospitals and has an open campus within a security perimeter on 162 acres of state property.

The \$65 million state grant will fund the renovation of two of the six buildings which will become psychiatric subacute facilities for transitional age youth between the ages of 18 and 25.

### LCCN Staff Report

Los Angeles, CA -- This week Los Angeles County Supervisor Janice Hahn announced that Los Angeles County was awarded a \$65 million state grant to convert unused buildings on the Metropolitan State Hospital (MSH) campus in Norwalk into a mental healthcare village. The grant is part of \$3.3 billion voter-approved Proposition 1 funds aimed at building more mental health treatment and housing across California.

“This mental healthcare village is exactly the type of facility voters were thinking of when they approved Proposition 1,” said Hahn. “These buildings are doing no one any good sitting empty and we have a plan to convert them into the Los Angeles County Care Community -- a mental healthcare village where we can provide humane, professional treatment and housing to people who desperately need it. This funding is a huge step forward for us and I appreciate the support we have already gotten from our state partners.”

The Metropolitan State Hospital is a state-run public hospital located in Norwalk specializing in psychiatric care.

The 826-bed hospital is operated by

the Department of State Hospitals and has an open campus within a security perimeter on 162 acres of state property.

Hahn has been at the forefront in seeking to renovate six vacant buildings on the MSH property to develop a new mental health care community that will serve adults and transitional age youth with varying mental health and housing needs.

“We are immensely appreciative of Governor Newsom’s latest announcement to support the residents of Los Angeles County with the investment in the Metro State Hospital. This investment solidifies our shared focus on behavioral health and the wellbeing of all Los Angeles County residents,” said Dr. Lisa H. Wong, Director of the Los Angeles County Department of Mental Health.

“With Proposition 1 funding earmarked specifically for the Metro campus, we can increase our capacity to provide the highest level of mental health services and resources to the individuals in our care. This much-needed investment is an important step in providing safe spaces and vital treatment for our county’s most vulnerable populations.”

The \$65 million state grant will fund the renovation of two of the six buildings which will become psychiatric subacute facilities for transitional age youth between the ages of 18 and 25.

Each of the two buildings will have 16 beds for a total of 32 beds dedicated to this population.

The entire care community will have 219 beds and the capacity to treat hundreds of patients every year.

## Cerritos College to Become the Greenest Community College in the U.S.

Cerritos College is quickly advancing to become the most sustainable community college in the United States through its green initiative. The latest addition is the installation of a 6.5-megawatt solar energy system that will generate more than 85 percent of the campus’s electricity needs and save over \$16 million in energy costs over the next 20 years.

The project will be completed by December 2025, placing Cerritos College at the forefront of community colleges adopting clean energy and sustainability practices. Cerritos College exceeds the California Community Colleges Board of Governors’ Climate Change and Sustainability Policy, which requires colleges to source at least 75 percent of their electricity from renewables by 2030.

Cerritos College is also setting benchmarks in sustainable building design, water conservation, and policies to eliminate plastic use.

The campus now houses multiple LEED-certified buildings – a nationally recognized symbol of excellence in green construction.

The college implemented a reclaimed water system that now irrigates 95 percent of the campus landscape, saving 30 million gallons of potable water each year. The Cerritos College Procurement and Contract Services Department is a two-time winner for sustainable purchasing practices and environmental stewardship through the Foundation for California Community Colleges.

From the Board of Trustees to students, everyone at Cerritos College is committed to being a national model for sustainable colleges and universities.

Led by the student government and the Board of Trustees, Cerritos College was the first California community college to adopt a Break Free from Plastic resolution.

In addition, students spearheaded a thriving recycling program, and the college implemented 70 refill stations across campus, eliminating millions of plastic products from landfills.

With these green milestones and many more planned, Cerritos College is well-positioned to become the greenest community college in the United States.

“These initiatives are not just environmentally responsible – they are transformational,” said Dr. Jose Fierro, president/superintendent of Cerritos College. “Our students and employees are proud to be part of a college redefining what sustainability looks like at college campuses.”

Learn more about Cerritos College’s sustainability journey at [www.cerritos.edu/greencerritos](http://www.cerritos.edu/greencerritos).

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## El Rancho High Wins Div. 2 State Academic Decathlon



**ERHS ACADEMIC DECATHLON TEAM** (l to r): James Curiel, Jaidyn Nguyen, Rene Gamez, Savannah Perez, Matthew Escobar, Diego Buenrostro, Sophia Gonzalez, Natalie Avalos, Mr. Melgar, Mr. Francis.

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### LCCN Staff Report

El Rancho High School announced this month the outstanding achievement of its Decathlon Team in the recently concluded State Competition.

The team earned the title of Division 2 California Academic Decathlon State Champions, marking a remarkable accomplishment in the fiercely competitive academic arena.

The California Academic Decathlon is a rigorous ten-event scholastic competition designed for high school students of varying academic abilities. It mirrors the structure of a traditional decathlon but in an academic setting, challenging teams to compete across multiple disciplines. Here’s a breakdown of what happens during the competition:

The Academic Decathlon blends academic rigor, public speaking, teamwork, and creativity. It fosters critical thinking, leadership, and collaboration—offering students one of the most prestigious and comprehensive academic competitions in the country.

The Decathlon Team, comprised some of the brightest minds in the school, showcased their proficiency across various subjects, including mathematics, science, literature, social science, and art.

Their comprehensive knowledge and critical thinking abilities were put to the test, and they rose to the occasion with exceptional poise and determination.

This achievement not only highlights the academic excellence of El Rancho High School but also underscores the tireless support and dedication of its faculty and staff.

## Philippine-American Friendship Day July 12 in Artesia

By Dan Nino

The fifth annual Philippine American Friendship Day celebration will be staged on Saturday, July 12, at Artesia Park on 18750 Clarkdale Ave., corner South Street in this City from 9 am to 6 pm; the event is Los Angeles’ largest.

Organized by the National Federation of Filipino American Associations (NaF-FAA) of Greater Los Angles, a nonprofit 501 C-3 public benefit organization in collaboration with the City of Artesia, this year’s theme is “Celebrating Friendships Through Cultural Diversity.”

Held a week after the 4th of July American Independence Day, this annual friendship festival had its roots in the City of Carson in 2021. Cerritos hosted it at Don Knabe Park for three years before it moved to Artesia this year. The Philippines also celebrated its Independence Day every 4th of July from 1946 until 1962, when its Independence Day was reverted to June 12 to reflect its original date of independence from Spain in 1898.

The pop and cultural entertainers invited include Robin Nievera and his Band, the Club Magkaisa of Cerritos High School, the Maranao Tata Malong Iligan-Maranao/Lanao Del Norte Dance Troupe, and the heart-stopping hip-hop Junior New Systems, a finalist in “America’s Got Talent” from the Philippines with their elevated shoes, and many more.

Stay tuned for entertainer updates as the event date gets closer. “It is a fun-filled day of free entertainment, free admission with food and specialty vendors as well as informational and game booths,” the NaF-FAA Executive Committee said in a statement.

A community organization parade will kick off the festivities; those invited include the Filipino American Catholic Community of the Holy Family Church, the joint APOGLA and APO South Bay and Lanao Del Sur-Iligan Association, which won the Largest Delegation, the Liveliest Delegation, and the Most Colorful Delegation, respectively. Other community organizations that have signified their intention to participate include the Pangasinan Brotherhood-USA, Filipino-American Chamber of Commerce of Cerritos & Gateway Cities, and Filipino American Association of Los Angeles (FACLA).

Elected officials from various mainstream and local communities, led by Filipino-American public officials and Philippine consular officials, will be on hand to inspire, greet, and mingle with attendees.

Los Angeles County Supervisor Janice Hahn said, “Los Angeles County is not only home to the largest community of Filipino-Americans in the country. It is the home to the largest concentration of Filipinos in the world outside of Manila! And that is why this event is so important. This festival is an opportunity to enjoy many of the wonderful things Filipino American culture offers. But it is also an opportunity to lift the Filipino Americans who work to improve our community daily.”

NaFFAA Vice President for Administration MaryAnn, is this year’s overall event chair, succeeding Cerritos Mayor Pro Tem Lynda Johnson.

The event will include food booths and food trucks serving Filipino and international cuisines; as an added attraction, attendees can explore the exquisite and colorful Philippine Jeepney, a gaily Philippine tricycle, and the newest Toyota car models, which will be on display at the Toyota Gold Sponsor Display Area.

Other early sponsors include Comprehensive Community Health Centers (CCHC), California Credit Union, and VistaLand. Media sponsors include So Janelle Productions, GMA, Philippine Post, Asian Journal, Weekend Balita, Los Cerritos Community News, Philippine News Today, and others to be announced shortly. Social media and digital partners include SoCal Filipinos, Adobers, and others soon to follow.

According to NaFFAA Greater Los Angeles Region President Noel S. V. Omega, proceeds will fund the friendship festival. The rest will be added to the organization’s funds for charitable purposes, youth leadership development, community empowerment, and civic engagement programs, such as a \$3,600 charitable donation made earlier this year to Caritas Caceres in the Philippines on behalf of the Bicol Region flood victims.

For vendor reservations, sponsorship, and further information, interested parties may call event chair Mary Ann Omega at 747-777-9811, Erlinda Granada-Sabah at 562-682-9576, or Dan E. Nino at 562-508-8099. – denino1951@gmail.com

### VETERANS from page 1

Tran’s historic election marks him as the first Vietnamese American to represent California in Congress and only the third ever to serve at the federal level

Ceremony highlights will include an Honor Guard presented by local

Veterans of Foreign Wars (VFW); Taps performed by a local high school student reflections by community leaders and trustees, and a moment of silence to honor all fallen heroes. The ceremony will occur Friday, May 23, 2025 at 10:00 AM. The Artesia Cemetery is located at 11142 Artesia Blvd., Cerritos, 90703.

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# Cerritos High Teacher Awarded English Language Specialist Impact Award by U.S. Department of State

## LCCN Staff Report

The U.S. Department of State announced the selection of Jeffrey Mattison, English and ELD teacher at Cerritos High School and a resident of Cerritos, and three others for the English Language Specialist Impact Award for their ten-month English Language Specialist project that focused on textbook design in Egypt at the Al-Azhar Institute.

Mattison is part of a select group, as his project is one of over 250 that the English Language Specialist Program supports each year. They received the award at the 2025 Teaching English to Speakers of Other Languages (TESOL) International Convention in Long Beach, California.

The English Language Specialist Program is the premier opportunity for leaders in the field TESOL to enact meaningful and sustainable changes in the way that English is taught abroad. Through projects developed by U.S. Embassies in more than 80 countries, English Language Specialists work directly with local teacher trainers, educational leaders, and ministry of education officials to exchange knowledge, build capacity, and establish partnerships benefiting participants, institutions, and communities in the United States and overseas.

Since 1991, the English Language Specialist Program has supported in-country, virtual, and mixed projects in which hundreds of TESOL scholars and educators promote English language learning, enhance English teaching capacity, and foster mutual understanding between the U.S. and other countries through cultural exchange.

During their projects, English Language Specialists may conduct intensive teacher training, advise ministries of education or participate in high-level educational consultations, and offer plenary presentations at regional, national or international TESOL conferences. These projects are challenging and those selected represent the best of the U.S. TESOL community. In return, the program provides professional development opportunities to help participants experience different cultures and build skills that can greatly enhance their TESOL careers at home.

Mattison is a graduate of Principia College and the Middlebury Institute of International Studies - Monterey. Mattison brought twenty years of experience in K-12 curriculum and instruction design to the project. His duties for the project included: reviewing the current series of textbooks, creating an overarching framework to connect content across grade levels, revising a scope and sequence of language skills and grammar features, and collaborating with Egyptian teachers of English to revise content for improved learner outcomes. Through remote meetings from the USA and in-person training in Cairo, Mattison built the capacity of preparatory level (grades 7-9) Egyptian materials writers to incorporate 21st century skills, including the ethical use of AI, into revised lessons, tasks, and content. As a result of the four Specialists' work, over one million students in the Al-Azhar Model Institute K-12 schools will improve their ability to communicate in English.

English Language Specialists are counted among the more than 50,000 individuals participating in U.S. Department of State exchange programs each year. The Specialist Program is administered by the Center for Intercultural Education and Development at Georgetown University.

# Cerritos Opens Eight Pickleball Courts at Liberty Park

## LCCN Staff Report

Pickleball enthusiasts now have access to eight new courts at Liberty Park in Cerritos, following a ribbon cutting by the Cerritos City Council on May 12.

Two new dual-use courts were unveiled, with each allowing for conversion from one tennis court to four pickleball courts.

The City Council directed the change in April in response to requests from Cerritos residents for additional pickleball courts.

Pickleball has seen a dramatic rise in play and demand for space locally.

"I want to commend the Parks and Recreation Commission for its recommendations, and the City's Recreation Services and Engineering Divisions for their quick turnaround on this project in order to accommodate our residents," said Mayor Frank Aurelio Yokoyama. "Cerritos has a beautiful parks system, and the City Council and our staff take pride in not only maintaining these venues but ensuring they offer robust amenities."

With the opening of eight new courts, patrons at Liberty Park now have



**PLAY PICKLEBALL!** Celebrating the opening of the new pickleball courts at Liberty Park are, (l-r) Cerritos City Councilmember Mark E. Pulido, Mayor Frank Aurelio Yokoyama, Mayor Pro Tem Lynda P. Johnson, and Councilmember Jennifer Hong attend the pickleball ribbon cutting at Liberty Park on May 12, 2025.

13 pickleball courts to choose from, and a total of 23 outdoor courts across the Cerritos.

Ten courts are located at Los Angeles County's Don Knabe Community Regional Park. Pickleball is also offered on a drop-in basis from 2 to 6 p.m. on Sundays at the Community Gymnasium at Whitney High School.

The new courts are available for use on a drop-in, first-come, first-served basis unless otherwise designated for a City special event, program, or activity. Courts are dual-use and intended for pickleball or tennis play only. They are open to the public Monday through Friday from 10 a.m. to 8 p.m., and on Saturday and Sunday from 10 a.m. to 6 p.m. during the fall and winter and 10 a.m. to 8 p.m. in the spring and summer. Court time is limited to one game to 11 points if other players are waiting.

Liberty Park is located at 19211 Studebaker Road. For more information, contact the Recreation Services Division at 562-916-8565.

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# From the Mayor’s Desk: May 16, 2025

By Cerritos Mayor  
Frank Aurelio Yokoyama

The City of Cerritos takes tremendous pride in engaging with our community to provide quality services and achieve common goals.



Cerritos Mayor  
Frank Aurelio Yokoyama

The City Council is routinely hearing from and reaching out to constituents to ensure that they are seen and their voices heard.

I’m pleased to share that after consistent engagement and exploration, the City has opened eight new pickleball courts at Liberty Park.

A ribbon cutting was held on May 12 to commemorate the new courts, and follows the City Council’s direction last month to enhance two tennis courts at Liberty Park to dual-use courts, with each tennis court able to accommodate space for four pickleball courts.

I was delighted to join my fellow Councilmembers in a friendly game and later observe local pickleball enthusiasts playing on the new courts.

The courts are available for tennis or pickleball use on a drop-in, first-come, first-served basis.

I want to commend the Parks and Recreation Commission for its recommendations, and the City’s Recreation Services and Engineering divisions for their quick turnaround on this project in order to accommodate our residents.

This development helps to address the dramatic rise in pickleball play and the demand for space locally, and speaks to the commitment of the City Council and our employees in our service to the public.

With the opening of eight new courts, patrons at Liberty Park now have 13 pickleball courts to choose from, and a total of 23 outdoor courts across the City of Cerritos.

Ten of the courts are located at Los Angeles County’s Don Knabe Community Regional Park.

Cerritos has a beautiful parks system, and the City Council and our staff take pride in not only maintaining these venues but ensuring they offer robust amenities.

I want to thank the residents who have made their voices heard throughout this process and those who continue to advocate for projects that they believe in and think will make our City better.

My Council colleagues and I take the feedback of our residents and business community very seriously, and will always work to ensure we take the time to listen, carefully review our options, and clearly communicate the reasons for our actions.

The City Council is exploring how to enhance our services on a daily basis, and we look forward to future opportunities to collaborate.

Los Angeles County has 88 incorporated cities, each with their own elected mayor and city councils.

## Successor Agencies – About 14%

Manage redevelopment projects, make payments on enforceable obligations, and dispose of redevelopment assets and properties. Each Successor Agency has an Oversight Board that supervises its work. In Los Angeles County there are five Oversight Boards organized by Supervisorial Districts.

## Special Districts – About 7%

Agencies that provide services to local communities such as libraries, sanitation, water, cemetery, etc.

## Some other breakouts: Safety

Property taxes also pay for the salaries and supplies of public safety, firefighters and emergency medical technicians, or EMTs.

## Spaces

Like to jog, bike and hike in your off-hours? Unless funded by the state, private donors or the U.S. Government, public parks and recreation facilities are usually built and maintained with property tax revenue.

## Streets

Money from property taxes goes toward maintaining most of the nation’s public streets and roadways. Property taxes also pay for routine maintenance that ensures public safety on the roads. Maintenance includes making the necessary street light and traffic light repairs within a county or city limits. Although general maintenance also includes street cleaning and patching potholes, tax dollars also are used to make improvements.

\*These percentages are approximate and change slightly each year based on property values and apportionment formula. For more on apportionment, contact the Auditor-Controller at auditor.lacounty.gov.

# Making Tough Choices for Our Students

By Ernie Nishii, President,  
ABCUSD Board of Education

As you have likely heard, public school districts across California are facing difficult decisions. Many, like Pasadena, San Francisco, Santa Ana, and Oakland, among others, are cutting staff positions and making painful financial decisions.



Ernie Nishii  
ABC School Board President

What are the common threads? Declining enrollment, the end of federal and state COVID-era funding, and the impact of settlements due to Assembly Bill 218.

So, where does that leave the ABC Unified School District?

Let’s be clear - ABCUSD is not immune to these challenges. In fact, we receive less per-student funding than every school district listed above. We would be in worse shape if it weren’t for the careful planning and fiscal responsibility of the District. But good planning only goes so far, and we now face difficult choices.

Here’s what I think our path forward should look like:

## Priority 1: People First

Our permanent employees - teachers, custodians, principals, counselors, and support staff - are our greatest strength. Facilities don’t teach and support students. People do.

We certainly saw this during the pandemic. When students were home with only asynchronous learning, many struggled. It wasn’t just the teaching, they missed the adults who care about them and support them. Students missed the smiling faces and interaction they had at school, in class, on the playground, and in the lunch line. Parents missed us, too! They needed us to help them navigate through the challenges of helping their children learn at home, all while coping with the impact the pandemic was having on all of us.

Education is about relationships. It’s about people. I support retaining all permanent staff, even as we face economic uncertainty.

## Priority 2: Academic Achievement, Not Empty Classrooms

ABCUSD is known for its strong academic programs and student achievement. Although many students are doing well, some student groups are struggling. This is especially true when looking at some of our smaller schools. We invest millions of dollars - \$29 million through concentrated state funding - to address these issues, but money alone isn’t enough. We must support these students through teaching and learning, which means people.

As I’ve shared in my previous column, smaller schools may seem like a good idea, but they are not great for students. Smaller schools often result in combination classes, where a teacher teaches students from more than one grade in the same classroom, which is not great for the student or the teacher. They limit teacher collaboration. When teachers, especially those teaching the same grades, collaborate and share successful practices, it leads to student achievement. Smaller schools also limit what we can provide. If there aren’t enough students to form a band or club, they lose out on these important extra-curricular opportunities. Smaller schools may impact resources, which keep

campuses safe and clean.

Half-empty schools are not great for students, and they impact resources that could help all schools. There’s no magic wand we can wave to “create” more students - Los Angeles County has lost hundreds of thousands of students since the pandemic. And it’s only going to get worse. We can, and will, continue to promote and market the District to communities across Southern California, but, sadly, our target demographic - families with school-aged children - is shrinking.

If we’re serious about improving student outcomes, we must have schools full of students, creating the best environment for teaching and learning.

## Priority 3: Every Loss Must Be Paired with a Community Gain

If we must consolidate schools, we owe it to our families to reinvest in meaningful ways. Bond funds through Measure BB should follow students to improve the schools they attend. Kids know when we’re investing in them. Let’s show them we are.

We need to reimagine what’s possible for any former school site. What if, instead of an abandoned campus or more unaffordable housing, we built something our communities truly need - parks, youth sports complexes, or affordable housing for working families? I am committed to working with the cities we serve to ensure any loss of a school turns into a gain for that community.

## The Road Ahead

Seven years ago, when voters approved Measure BB, the school facilities improvement bond, we made a promise to modernize our facilities, keeping our schools strong. We honored that promise by revising the Schools of Choice program for fairness and transparency. We launched new dual language programs, hosted science fairs, held large community events, and marketed our schools in new ways to new audiences.

Still, it isn’t enough. Birth rates continue to drop to historic lows. There are fewer families in the cities we serve. And the cost of operating under-enrolled schools is impacting how we utilize our resources, like creating new programs for students or paying more competitive salaries.

Soon, we’ll receive a study outlining recommendations to adjust for declining enrollment. I expect any process moving forward from that study to be hard. But I also think it is necessary.

We can continue down the path of slow decline - or we can face reality and make tough decisions now that position us for strength in the future. I hope the community supports the latter.

# Property Taxes: Where Does the Money Go?

By Jeff Prang  
Los Angeles County Assessor

As we move closer to the end of our fiscal year on June 30 and the closing of



LA County Assessor  
Jeff Prang

the 2025 Assessment Roll, which determines the amount of money set forth for vital public services, I thought it would be helpful again if I broke down approximately where the money goes. The property tax revenue collected by Los Angeles County is distributed back to local governments, which include cities, schools and community colleges, special districts, and redevelopment agency successor entities. This past year, your property taxes generated more than \$20 billion dollars. Here is a look at where that money goes.\*

## School Districts – About 40%

Funding the public school system accounts for a significant percentage of money from local property taxes. Although both the federal and state governments kick in to help foot the nation’s education bill, local school districts still rely heavily on property taxes for financial support.

## Unincorporated Areas – About 24 %

Communities that belong to the County but are not part of a city and therefore the County Board of Supervisors serve as city council and the Supervisor representing the area serves as mayor. County Departments provide the municipal services.

## Incorporated Cities – About 15%

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Letters can be edited.



# Olympic Water Taxi Proposal One Step Closer to Approval

## LCCN Staff Report

During its meeting this week, Metro’s Ad-Hoc Committee on the Olympic and Paralympic Games unanimously approved a motion by Metro Board of Directors Chair and Los Angeles County Supervisor Janice Hahn to explore the feasibility of a water taxi between San Pedro and Long Beach during the 2028 Los Angeles Olympic and Paralympic Games.

The City of Long Beach will host everything from beach volleyball at Alamitos Beach, to coastal rowing at the Waterfront, to sport climbing and water polo at the Long Beach Convention Center, 11 sports during the Games -- the second most of any city behind Los Angeles,

“If we are serious about people taking transit to every Olympic event, we need to get creative. The water taxi’s time has come. It would offer residents, workers, and tourists an alternative to driving and parking at the Games venues that’s not only reliable and affordable, but fun as well,” said Hahn. “It’s time to explore what it would take to get this idea off the ground and into the water.”

Hahn’s proposed water taxi will offer an innovative public transport connection for San Pedro and surrounding communities, as well as for riders along Metro’s J (Silver) Line, which runs along the El Monte Busway and Harbor Transitway from El Monte to San Pedro via Downtown Los Angeles.

Olympics attendees could also park at the Harbor Gateway Transit Center in Gardena and take the J Line to San Pedro to catch the water taxi, significantly relieving traffic congestion in and around Long Beach and on the Vincent Thomas Bridge.

There is precedent for Hahn’s proposed water taxi; a water ferry service between San Pedro and Long Beach with a stop at Terminal Island existed before the construction of the Vincent Thomas Bridge. The ferry was operated by both private and municipal companies and provided transportation for workers, residents, and commuters.

Long Beach Transit already operates two water taxi services: the AquaBus, which operates within Rainbow Harbor, and the AquaLink, which connects Alamitos Bay to Rainbow Harbor.

The water taxi proposal has earned widespread support. Hahn’s motion was co-authored by her colleagues on the Metro Board, Mayor Karen Bass, Metro Vice Chair Fernando Dutra, Inglewood Mayor James Butts, and Director Jacqueline Dupont-Walker. During the meeting, representatives of ILWU Local 13, Los Angeles City Councilmember Tim McOsker, Long Beach Councilwoman Tunua Thrash-Ntuk, Long Beach Councilwoman Mary Zendejas, the San Pedro Chamber of Commerce, the LA Maritime Institute, the Battleship Iowa, and LA Harbor Commissioner Lee Williams voiced their strong support for the proposal.

Hahn’s motion will be voted on by the full Metro Board of Directors in their monthly meeting next Thursday, May 22, 2025.

Last week, Los Angeles County Supervisor Janice Hahn is applauding news that Long Beach will host 11 sports in the 2028 Los Angeles Olympic and Paralympic Games – making Long Beach the host of the second highest number of sports of any city in the county after Los Angeles.

In light of this news, Hahn is proposing that Metro operate a water taxi from San Pedro to Long Beach during the



**GOLD MEDAL TAXI:** The AquaLink is a seasonal water taxi service operated by Long Beach Transit offering a scenic and convenient way to travel between key waterfront destinations in Long Beach. It can accommodate up to 70 passengers and serves adult (and kid) beverages.

games.

“Congratulations to Mayor Rex Rich-ardson and the entire Long Beach team on securing 11 Olympic sports that will showcase so much of what makes Long Beach so special,” said Hahn.

“Long Beach will be the place to be in 2028 and I want us to get creative about how people will get there. I am proposing

that Metro operate a water taxi between San Pedro and Long Beach as a fun and innovative way to get people around during the games.”

Long Beach will host everything from beach volleyball at Alamitos Beach, to coastal rowing at the Waterfront, to sport climbing and water polo at the Long Beach Convention Center.

# LBMA: The Art of Food

The Long Beach Museum of Art is set to open *The Art of Food*, from the Collections of Jordan D. Schnitzer and His Family Foundation on May 24, 2025.

This exhibition will feature over 100 works in various media—including paintings, prints, photographs, sculptures, and ceramics—by renowned artists such as Andy Warhol, Roy Lichtenstein, Ed Ruscha, Jenny Holzer, and Enrique Chagoya.

It explores food as more than sustenance, delving into its cultural, political, and emotional significance.

The exhibition is organized by the University of Arizona Museum of Art and the Schnitzer Family Foundation.

It will be on view through September 30, 2025, at the museum’s main location at 2300 E Ocean Blvd.



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# World Of The Terracotta Warriors: New Discoveries

By Lydia E. Ringwald



**TERRACOTTA WARRIORS:** boasts over 110 newly unearthed treasures making their North American debut.

The Terracotta Warriors return to the Bowers Museum from May 24 to October 19, 2025, in an exhibit that includes many new fascinating discoveries.

In the 1970s, over fifty years ago, the archeological discovery of the Terracotta army pit became a UNESCO World Heritage site, attracting scholars and visitors to view the astounding excavation.

When first unearthed, the dramatic excavation site consisted of warrior sculptures standing in rows, each preserved with an individual identity and looking like they were still alive.

The entire army, including chariots and horses, allowed the world to experience living

history. In 2008, the Bowers Museum introduced these treasures in a premier exhibit that toured museums in cities throughout the United States.

Since the discoveries in the 1970s, many new archeological discoveries have surfaced at the site in Shaanxi. The ‘New Discoveries’ exhibit at the Bowers includes 110 of these recently unearthed treasures from the Shaanxi Cultural Promotion Center collection, with intriguing artifacts that reveal deeper insights into China’s political and artistic achievements before and during the Qin Dynasty.

Treasures in the exhibit traverse millennia, dating from the earliest walled cities of the Shimao from 2300 BCE to archeological sites of the Shang and Zhou dynasties, culminating in the Terracotta Warriors of the advanced culture of the



Qin Emperor completed in 210 BCE.

Rare relics, Royal Tomb artifacts, including jade and gold ornaments, bronze vessels, and ceremonial objects, along with a collection of the iconic life-size Qin dynasty sculptures of

Terracotta Warriors, horses, and intricately crafted chariots, are also included in this exhibition.

An enlightening series of lectures accompanies the ‘World of the Terracotta Warriors: New Discoveries’ exhibit during its stay at the Bowers.

The first of the distinguished lecture series is scheduled on May 25, ‘What the Stone Faces Tell Us’ with Dr. Lothar von Falkenstein. Professor of Chinese Archeology and Art History, University of California Los Angeles, who explores the mysterious meaning of stone carvings on a lost civilization



**ICONIC LIFE-SIZE** sculptures of soldiers. Also included is horses, alongside intricately crafted half-size chariots.



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IN COLLABORATION with the Shaanxi Cultural Heritage Promotion Center and institutions across Shaanxi Province, World of the Terracotta Warriors offers an exclusive glimpse into China’s political and artistic achievements before and during the Qin dynasty.

Magic at the Bowers Game Night,’ from 5 pm to 10 pm.

On September 6, 2025, Bowers Chief Curator Dr. Tianlong Jiao again offers the exclusive after-hours tour of the exhibit, with an interactive Magic game night the following week on September 15 from 5 pm to 10 pm.

On September 14, Distinguished Lecturer Dr. Min Li, Professor of East Asian Archeology, University of California Los Angeles, presents ‘From Shimao to the Qui Empire: Tracing Political Evolution Through Shaanxi’s Archeological Discoveries.’

On October 18, before the exhibition closes on October

**EXPLORE CHINA’S** captivating early history through recent archaeological finds from Shaanxi Province, learning why it is hailed as a cradle of ancient Chinese civilization.

19, Dr. Tianlong Jiao again offers one last exclusive tour and a unique opportunity to experience an ancient culture with insights into our human past.

Anne Shih, President of the Bowers Museum Board of Trustees, who initiated the original Bowers exhibit and U.S. tour in 2008 by gaining the cooperation of China to allow the tour of heritage art treasures, built on that momentum of goodwill and cooperation to bring ‘Secrets of the Silk Road’ exhibit to the Bowers in 2010, the ‘Warriors, Tombs and Temples: China’s Enduring Legacy’ in 2010-2011 and the ‘World of the Terracotta Warriors: New Discoveries’ exhibit to the Bowers now.

President Anne Shih, collaborating with Bowers Director

Dr. Sean O’Harrow and Chief Curator Dr. Tianlong Jiao, has created a unique premiere museum experience, an exhibit of New Discoveries from Shaanxi archeological sites that reveal deeper insights into the mysteries of human heritage, the archeology of our identity.

The Bowers Museum has also published beautifully photographed catalogs of the splendid and intriguing art objects in these exhibits that may be accessed and downloaded from the Bowers Museum website.

Please visit the bowers.org website for ticket information to exhibits and details about the many lectures, tours, and offerings during the ‘The World of the Terracotta Warriors: New Discoveries’ at the Bowers Museum.



of Shimao (2200-1800 BCE).

An international symposium on ‘World of the Terracotta Warriors’ with leading global experts is scheduled on June 21, 2025, from 9 am to 5 pm. It will explore archeological finds from Shaanxi, dating from the Neolithic era to the Qin Dynasty, which are interpreted through art and ritual in forming states in early China.

On June 27, 2025, Dr. Anthony Barbieri, Professor of Early Chinese History at UC Santa Barbara, presents ‘Hellenistic Interactions with the Qin Kingdom’ exploring the interaction of

the Hellenistic Greco-Bactrian Kingdom in Afghanistan, Tajikistan, and Uzbekistan with the Qin State in China during the third century BCE.

Bowers Chief Curator Dr. Tianlong Jiao on August 8 offers an after-hours exclusive exhibit tour from 4-5 pm to museum patrons who want unique insights into the World of the Terracotta Warriors exhibit. The following week, August 15, museum visitors may enjoy an interactive art experience,’

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2025 BASEBALL PLAYOFF PREVIEW -

Cerritos, Gahr Among Seeded Area Teams While La Mirada Ready for Tough Bracket

By Loren Kopff

Half a dozen area baseball teams begin their journey through the CIF-Southern Section divisional playoffs with three playing their first round games on May 15 and the other three on Friday. La Mirada High is the lone league champion but fellow Gateway League rival Gahr High and Cerritos High have each grabbed one of the four seeded positions.

**GAMES SCHEDULED FOR MAY 15**

**DIVISION 1**

**Los Alamitos High (17-9-2) @ La Mirada (21-6)-**

Even though Los Alamitos is one of five teams in the bracket to finish in third place in their respective league, this is still the toughest division around. Five of the 32 teams received byes and won't play until Tuesday.

La Mirada began the season with 14 wins in its first 16 games, both losses coming against top-seeded Corona High. The other four losses came to Gahr, Venice (FL) High and Wesleyan Christian Academy out of Brooklyn, NY.

Senior right fielder Kevin Jeon leads the team with a .419 batting average, 31 hits, 26 runs and six home runs while six other players are batting over .300. Only Jeon and senior third baseman Maverick Russell played in all 27 games. If the offense doesn't beat you, then the deep pitching staff will. With the combination of returning players and transfers who weren't eligible until the end of March, the Matadores had seven different starters. Part of that can be attributed to the team having four straight weeks of playing four games in each of those weeks. Basically, La Mirada played 16 games from Mar. 25-Apr. 19.

Junior Jacob Oropeza is 5-0 with a 1.35 earned run average while senior Donald Murray is 4-0 in eight games played. Sophomore Luke Armijo leads the team in innings pitched with 32 and has 28 strikeouts while junior Kaden Corns has 32 strikeouts in 29 innings pitched.

Of the nine losses Los Alamitos has, eight came in Sunset League play, The Griffins limp into the postseason having lost six of their last eight games which followed a four-game winning streak. Wyatt Joyce (.378, 28 hits, 22 runs batted in) and Tyler Smith (.373 average, 28 hits and 18 RBI) lead the Griffins in the offensive department. Los Alamitos shutout the Matadores 2-0 in 2023 and has outscored La Mirada 11-4 in the past five meetings.

The winner plays either Orange Lutheran High or Rancho Cucamonga High on Tuesday and while the Matadores haven't played either team this season,

they fell to Orange Lutheran twice last season.

**DIVISION 7**

**Artesia High (17-8-1) @ Viewpoint High (13-9)-**

Artesia is in the playoffs for the fourth straight season and all four times, the Pioneers finished in third place in the 605 League. The team began the season strong, winning five of its first six games and eight of the first 10.

The pitching staff allowed two runs or fewer in 11 of the 17 wins and three runs in three other victories. Offensively, Artesia has scored in double digits three times, but none in the past 13 games, Viewpoint finished in a tie for fourth place in the five-team Gold Coast League and is one of four at-large teams in the division. The Patriots won four of 12 league games and at one point in the season, won 10 straight games after a five-game skid and before four consecutive losses.

The winner will play either second-seeded Cornerstone Christian High out of Wildomar or Schurr High on Tuesday.

**West Valley High (14-14) @ Norwalk High (15-8)-**

On the other side of the bracket is a revamped Norwalk squad that went 11-4 in the Mid-Cities League and is back in the playoffs following a not so memorable 2024 season in the Gateway League. The Lancers ended the season with four straight shutouts, two from junior pitcher Daniel Albidrez and one each from senior Cesar Urueta and sophomore David Ibarra. Before that, Norwalk had three straight games in which it allowed a run.

Another at-large team from the division is West Valley, which finished in fourth place in the five-team Mountain Pass League with a 3-9 record, four games back of Tahquitz High. The Mustangs won six straight games to go to 12-6 but then lost five straight and eventually concluded the regular season on a three-game losing streak. Of the 16 players who had at least one at-bat, 10 of them have at least 10 hits.

The winner will play either Oxford Academy or Western Christian High on

Tuesday.

**GAMES SCHEDULED FOR FRIDAY**

**DIVISION 2**

**La Salle High (17-9) @ #4 Gahr (16-12)-**

It was a struggle at the beginning of the season for the Gladiators, who lost their first six games and scored five runs in those contests. But the second place team from the Gateway League, which took two of three from La Mirada, won 10 of its last 15 games while playing one of the toughest non-league schedules around.

The heart and soul of the team lies with senior pitcher Noah Irwin and junior pitcher Jake Ourique. The two have combined for the only five complete games the team has and Irwin's lone loss in seven decisions came last Wednesday in a 13-6 setback to Huntington Beach. In fact, Irwin had three straight shutouts from Apr. 18-30.

Senior outfielder Taison Miller, junior infielder Andres Gonzalez, junior catcher Nate Guangorena and junior first baseman Bryce Morrison are the offensive stars.

La Salle, the second place team out of the Del Rey League, has split its last eight games of the regular season. The Lancers finished four games behind Bishop Amat and took one of three games from the Del Rey League champions. Five players have over 20 hits, led by Travis Ochoa's 27 and 24 each from Chris Cardenas and Frane Flores.

The winner will face either Etiwanda High or Notre Dame High/Sherman Oaks on Tuesday.

**DIVISION 4**

**Valley Christian High (15-10) @ #1 Woodbridge High (19-9)-**

V.C. is back in the playoffs for the first time since 2021 when that team finished 18-6 and was bounced in the first round. That team also finished in second place in the Olympic League, just like the 2025 squad which went 6-2, both losses coming to league champions Maranatha High.

At one point, V.C. was sitting at 4-7 but has turned it around the second half of the season and enters the playoffs winners of seven of its last eight games and 11 of the last 14 contests.

When talking about the Defenders, the first thing that comes to mind is the pitching tandem of senior lefty Riley Jones and junior right-hander Josh Hulse. Other than Village Christian High and one of the three games against Maranatha, the rest of the league didn't see any other V.C. hurler because Jones went the distance in four league games and Hulse pitched two complete games in league action. Overall, Jones has seven complete games and Hulse four. Jones went 9-2 with an ERA of 0.91, 103 strikeouts, 15 walks and four shutouts.

Offensively, senior first baseman Seth Dahlenburg is batting .370 with 30 hits and 24 RBI while juniors R.J. Estrada and Lucas Witt are both hitting at least .325, 26 hits and 17 RBI.

The task at hand is upsetting the division's top-ranked team, which finished in a tie for third place with Northwood High in the Pacific Coast League with an 8-6 mark. They have won five of their last seven games. Nevan Namgoong leads the Warriors with a .430 average, 43 hits and 30 runs while Vincent DeMarco has nine victories in 10 decisions with a microscopic ERA of .012 and 95 strikeouts in just over 56 innings.

The winner will play either Irvine High, the second place team from the Pacific Coast League, or St. Bernard High.

**DIVISION 6**

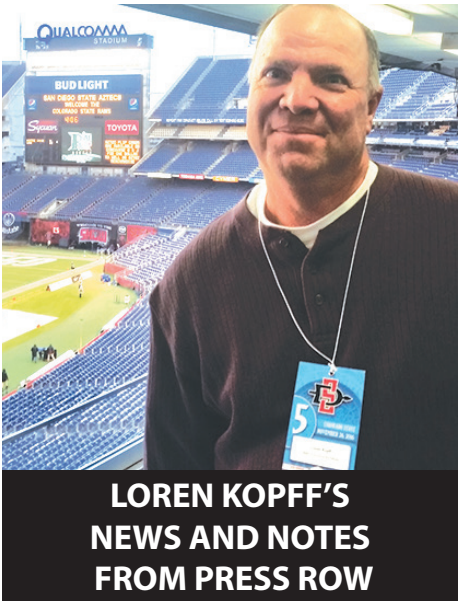
**Banning High (17-3) @ #3 Cerritos High (14-13)-**

This has not been one of the finest seasons for the Dons, who did not win a 605 League title since its inception in 2019. They were swept by Oxford Academy in the second to the last week of the regular season and fell to John Glenn High on Apr. 11. Cerritos has had a bumpy season with winning streaks of seven and three games and losing skids of three and five games. On top of that, the team has not been four games above .500.

The team is batting in the mid .360;s but seniors Dalton Chi and Braxton Reed are swinging the hot bats with the former checking in with a .453 average, 29 hits and 25 RBI and the latter batting .369 with 31 hits and 28 runs scored. Seven different pitchers have had a decision with junior Frank Melendrez the leader with a 4-4 record, 49 strikeouts and a pair of saves.

The Broncos are making the trip from the Inland Empire as winners of all 12 Sun Valley League games by a combined score of 160-16. They won the league by six games over Cathedral City High. Two Banning's three losses came within the first three games with the other one coming on May 6 at Arrowhead Christian High (4-0).

NEWS AND NOTES FROM PRESS ROW - Champions C



LOREN KOPFF'S  
NEWS AND NOTES  
FROM PRESS ROW

By Loren Kopff

It was a busy end of last week for area swimmers and track and field athletes as the CIF-Southern Section divisional finals took place last Thursday and Friday at Mt. San Antonio College. But, for a small number of area track and field athletes, it will be their time to shine on Saturday at Moorpark High.

**SWIMMING**

In Division 2 action, the Cerritos High boys finished in 10<sup>th</sup> place out of 47 schools, picking up 93 points while

the Whitney High girls team picked up 35 points and finished in 24<sup>th</sup> place out of 45 schools.

Junior Andrew Vet won the 200-yard IM race with a time of 1:50.94, picking up 22 points and was part of the 200-yard relay team along with juniors Andres Garay and Matthew Ho and sophomore Anthony Dornoff, which was the top school in the consolation finals with a time of 1:37.33. That team gained another 20 points.

Dornoff added another 22 points to the team total by winning the 500-yard freestyle race with a time of 4:29.29 and finished in sixth place in the 100-

yard breaststroke with a time of 57.09, good for another 15 points.

In Division 3 action, the La Mirada High boys team picked up 43 points, good for 25<sup>th</sup> place out of 52 schools while the Whitney boys gained 22 points. La Mirada senior Lincoln Jones won the 200-yard IM with a time of 1:51.29 and came in sixth place in the 500-yard freestyle with a time of 4:43.34. Those two events accounted for 37 of the 43 points.

In Division 4 action, the Gahr High boys team finished in 13<sup>th</sup> place out of 55 schools with 40 points, thanks to senior Carlos Valderrama. He won the 200-yard IM with a time of 1:53.45 and



2025 SOFTBALL PLAYOFF PREVIEW -

Gahr, Valley Christian Hoping to Defend Their 2024 Championships

By Loren Kopff

Five of the area’s eight softball teams enter the CIF-Southern Section divisional playoffs with Gahr High and Valley Christian High trying to repeat as champions. Cerritos High and La Mirada High are seeking just to get out of the first round while Norwalk High wants to at least even its overall record. First round games were played on May 15 with second round games scheduled for Saturday.

**DIVISION 1**  
**Paraclete High (24-2-1) @ La Mirada (23-4)**-For the seventh time since 2017, La Mirada won at least 20 games, but the Matadores have been eliminated after one playoff game in each of the past two seasons, first by Pacifica High, 6-5 in eight innings, then by JSerra High last season, 3-2. The four losses this season have come to Millikan High and Norco High in consecutive games on Mar. 1 and twice to Orange Lutheran High. Norco is the top-ranked team in the division while Orange Lutheran is #3.

The starting lineup for the Matadores is one of the best the program has seen, starting with senior shortstop Amanda Urbina leading off, to the sophomore twin sisters Reese and Riley Hilliard, the first baseman and catcher, respectively, all the way to junior right fielder Bettie Mae Acevedo or sophomore right fielder Megan Avila at the bottom of the lineup.

But it’s the pitching tandem of senior Montserrat Reyes-Cardenas, the veteran who will leave La Mirada as one of the program’s best pitchers and up and coming sophomore star Alison Ortega. The former went 13-2 in the regular season while the latter won 10 games. The Matadores had a stretch of 15 straight wins from Mar. 7-Apr. 19.

Because of the new system in which divisions and brackets were put together, this a rare first round matchup of league champions with the Matadores winning all eight Gateway League games and Paraclete calling itself co-Del Rey League champs with Bishop Amat High with 10-2 marks.

The Spirits tied Apple Valley High 5-5 in the season opener, then reeled off 13 straight wins before falling to St. Joseph High 10-9, a team they had slammed 22-3 just five days earlier. Paraclete is currently on a six-game winning streak and have outscored their opponents by nearly 200 runs this

season.  
The winner will play either Fullerton High or Roosevelt High in the second round. La Mirada posted a 4-0 win over Fullerton on Mar. 13 in the first game played at Jennie Finch Field, the new digs for the Matadores.

**DIVISION 2**  
**Gahr (13-12-2) @ JSerra (15-13)**-Gahr may be the defending Division 2 champions, but this season has been completely different from the 19-10 campaign it had in 2024. The Gladiators have flirted with the .500 mark all season, never winning more than three straight games nor lose more than three straight contests. They enter the postseason 6-2-1 in their last nine games.

The second place representatives from the Gateway League are paced by the future of the program as freshman shortstop Hazel Anglo batted .342 and led the team with 27 hits while freshman third baseman Megan Wong, the leadoff hitter, has a .298 average and 25 hits. Senior catcher Mya Laroya leads the team with a .408 average in 20 games played with 20 hits and 14 RBI while sophomore pitcher Isabelle Gonzalez went 10-6 in the circle with 133 strikeouts.

JSerra is in as an at-large representative from the Trinity League as the Lions finished in fourth place and won three of nine league contests. They won five of their first six games of the season but later lost five straight games.

The winner will play either Sonora High or Villa Prak High in the second round.

**DIVISION 3**  
**Don Lugo High (16-5) @ Valley Christian (15-6-1)**-After winning the Division 5 championship last season, the Defenders move up two divisions and come into the playoffs as champions of the Olympic League following a 14-1 win over league nemesis Whittier Christian High on May. 1. V.C. won its first seven games of the season and at one point was 10-

2.  
The team can put up a lot of runs as it has scored at least 11 runs in 13 games, including a stretch of five straight games late in the season.

The Defenders are swinging the bats as hot as any team can and has a .378 average. Sophomore right fielder Tallulah Ireland leads the pack with a .463 average, 25 hits, 23 runs, 14 runs batted in, followed by junior center fielder Choyce Chambers (.443, 37 runs, 31 hits, 18 RBI, junior second baseman Aubrielle Ramirez (.414 average) and six other players with a batting average of at least .339.

In the circle, sophomore Rachel Zhang has followed her brilliant freshman season with a 13-3 record and 76 strikeouts.

Don Lugo won the Mt. Baldy League with a 12-3 mark and has won 11 of the past 13 games. This is another rare matchup of league champions in the first round. The scoreboard could malfunction as the Conquistadors have scored in double digits a dozen times and have a team batting average of close to .350 with four players over .400. If that’s not bad enough for Zhang, Jade Curiel leads the Q’s with 16 of the team’s 40 home runs.

The winner will play either Arlington High or Woodbridge High in the second round.

**DIVISION 5**  
**Mira Costa High (8-18) @ #3 Cerritos (14-6)**-The more things change, the more they stay the same. The change came when Michelle Steck took over as the program’s third head coach in the past six seasons, but the Dons continued their dominance in the 605 League. Six full seasons of the league’s existence and six league titles, plus the last two of the former Suburban League is what Cerritos has on its resume. On top of that, the Dons have a lifetime 58-2 record in 605 League action.

But the Dons have not played a second round playoff game since 2021 when that team advanced to the

quarterfinals. Sophomore first baseman Zoe Corrales leads Cerritos with a .424 average and 35 hits while senior third baseman Alianna Calderon batted .370 with 27 hits and 22 runs scored. Senior pitcher and infielder Michelle Meza is also a dangerous hitter (.406, 26 hits, 15 RBI, 13 runs) and has worked over 47 innings in the circle, sporting a 4-3 record. Junior Ava Ceron has nine wins in 12 decisions including consecutive 10-0 wins over Oxford Academy and Artesia High to conclude the regular season.

Mira Costa may not have a desirable record, but the Mustangs finished in third place in the Pioneer League by virtue of a 7-5 win over Peninsula High last Wednesday in a third place tiebreaker game. Mira Costa and Peninsula each went 3-5 in league and both are under .500.

A third of the wins came within the first four games of the season before the Mustangs went on a 12-game losing streak.

The winner will play either Rancho Verde High or Valencia High in the second round.

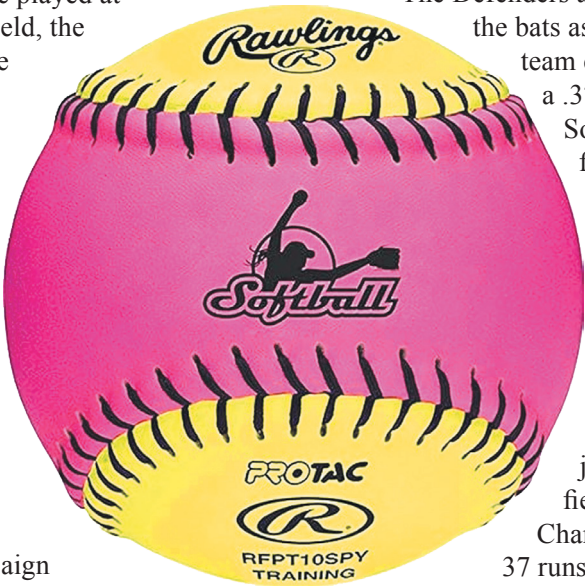
**DIVISION 6**  
**Norwalk (12-13-1) @ Jurupa Valley High (12-10)**-If Norwalk had finished below third place in the Mid-Cities League, it would not be in the playoffs. But the Lancers finished in second place, losing two games to league champion Warren High. The Lancers have reached the playoffs five straight seasons, getting to the quarterfinals in 2022 and falling in the second round last season.

The Lancers lost eight of their first 11 games and have yet to get above .500 and have played in 10 games when scoring at least 10 runs while playing in 10 games in which they have allowed at least 10 runs. So, which Norwalk team will show up against the third place team from the River Valley League?

Senior catcher Jezrael Acosta, juniors Jazmin Jimenez and Nayeli Sanchez and freshmen Giselle Albidrez and Alyssa Hurst are the offensive stars while Hurst and junior Mariah Favela have split time in the circle.

Jurupa Valley finished in third place in its league but went 2-5 in non-league contests. The Jaguars began the season losing four of their first six games before going on a 7-2 stretch.

The winner will play either Adelanto High or #3 Pioneer High in the second round.



Crowned At Swimming Finals, Track and Field Take Center Stage This Weekend

placed third in the 100-yard butterfly race with a time of 49.15. Last year, he won that event with a time of 49.42, which still stands as the division record.

TRACK AND FIELD

Out of 53 individuals and 10 relay teams from last Saturday’s CIF-SS divisional preliminaries, just a handful advanced to the finals. In the Division 3 girls 100 meter High Hurdles, Gahr senior Jody Colbert had the sixth best time at 15.52. She will be running at approximately 2:25 p.m. on Saturday. Although she did not qualify, Colbert also had a time of 12.55 in the 100 meter dash, six spots away from

qualifying for the finals.  
In Division 4 action, the Valley Christian High 4x400 relay team will enter the finals as the division’s top team after posting a time of 3:24.61. The quartet will race at approximately 6:30 p.m. Sophomore Micah Carter finished in fifth place in the shot put with a distance of 46-06.75 and will start his day at 11:00 a.m. while Whitney senior Shane Garcia finished in fourth place in the triple jump with a mark of 42-07.75 and will be in action sometime in the afternoon.

On the girls side, V.C. sophomore Celia Polk tied Prahlika Hatti of Crossroads High in the pole vault with

a mark of 9-6.00 and will start her finals competition at 10:30 a.m.  
**BOYS TENNIS**  
Whitney doubled up Great Oak 12-6 last Friday in Division 2 action and travelled to third-ranked Flintridge Prep this past Monday where the Wildcats lost 10-8 while in Division 5, Cerritos High defeated Trabuco Hills High 13-5 last Friday and went to Thatcher High this past Monday. There, the Dons lost 11-7.  
La Mirada eliminated Heritage High 12-6 last Friday in a Division 6 match and hosted Beverly Hills this past Monday where the Matadores were doubled up 12-6 while in Division 7

action, Gahr tied Elsinore High 9-9, but advanced to the quarterfinals on games won (72-64). The Gladiators advanced to the quarterfinals with a 13-5 victory over visiting San Jacinto High this past Monday and travelled to Canyon Springs High this past Wednesday. In the semifinals, Gahr had no problems in a 13-5 victory, advancing to the program’s second divisional finals. In 2017, the Gladiators captured the Division 5 title with an easy 14-4 win over Magnolia High. They will take on Katella High Friday afternoon at The Clairemont Club. The fourth-seeded Knights tied Hueneme High 9-9 but advanced in games won (74-71).



HOUSING from page 1

what most residents earn and what is required to buy a home remains wide. This disparity has led to a growing number of people being locked out of the market, unable to attain the American Dream in one of the nation’s most desirable cities.

Rising mortgage rates compound the struggle for homeownership in Los Angeles. As interest rates have climbed in recent years, many would-be buyers find themselves priced out by monthly payments that are simply too high.

In response to this crisis, the city has introduced programs aimed at helping first-time homebuyers. For example, the Los Angeles Housing Department offers assistance to those earning between 81% and 150% of the Area Median Income (AMI), providing up to \$115,000 in down payment and closing cost assistance. However, these programs often fall short of bridging the significant affordability gap.

In Orange County as of April 2025, the median price for a home in Orange County has skyrocketed to an eye-popping \$1.18 million. To afford a home at this price, prospective buyers would need a household income of approximately \$373,200 annually, assuming a 20% down payment and a typical 30-year mortgage. This amount is well above the median household income in Orange County, which hovers around \$97,000, leaving many residents wondering how they

can ever afford to own a home in the region. The situation does not improve significantly for those searching for more affordable homes. Even homes in the lower tiers of the market require a substantial income. For instance, to afford a home priced at \$600,000, buyers would need an annual income of at least \$142,000, a daunting figure for many in a region where the cost of living continues to climb.

The problem is exacerbated by rising mortgage rates, which have made monthly payments even more burdensome. For many buyers, high home prices and increased mortgage costs have made homeownership an unattainable dream. Despite the desire to settle down in one of the country’s most desirable regions, many are forced to rent or move elsewhere due to financial constraints.

In an effort to address this crisis, local governments have rolled out assistance programs for first-time homebuyers. For example, the Los Angeles Housing Department offers up to \$115,000 in down payment and closing cost assistance to those earning between 81% and 150% of the Area Median Income (AMI). However, while helpful, these programs have yet to fully address the affordability gap for many potential buyers in Orange County.

As the county’s housing market continues to evolve, it’s clear that the dream of homeownership is becoming more elusive. With little relief in sight, many wonder how the dream of owning a home will remain within reach.

LEGAL NOTICE  
CITY OF BELLFLOWER  
ORDINANCE NO. 1446

AN ORDINANCE AMENDING BELLFLOWER MUNICIPAL CODE CHAPTER 17 (ACCESSORY DWELLING UNITS) GOVERNING MAXIMUM ALLOWABLE SQUARE FOOTAGE

The City Council of the City of Bellflower introduced Ordinance No. 1446 at its Regular Meeting of May 12, 2025.

If adopted, Ordinance 1446 would amend Bellflower Municipal Code Chapter 17 (Accessory Dwelling Units) governing the number of allowable square footage.

For a copy of Ordinance No. 1446, please contact the City Clerk’s Office at (562) 804 1424.

Approved as submitted above:  
Karl H. Berger, City Attorney

ATTEST:  
Mayra Ochiqui, City Clerk

Published at Los Cerritos Community Newspaper 5/16/25

CITY OF LA MIRADA

NOTICE OF PROPOSED ADOPTION OF ORDINANCE NO. 742 OF THE CITY COUNCIL OF THE CITY OF LA MIRADA APPROVING A TEN (10) YEAR EXTENSION OF AN EXISTING PIPELINE FRANCHISE WITH CRIMSON CALIFORNIA PIPELINE, L.P., A PUBLIC UTILITY, TO OPERATE AND MAINTAIN EXISTING PIPELINES FOR THE TRANSPORTATION OF HYDROCARBON SUBSTANCES IN THE CITY OF LA MIRADA.

PLEASE TAKE NOTICE that on May 27, 2025, at 6:30 p.m., or as soon thereafter as the matter may be heard, in the Council Chambers, 13700 La Mirada Boulevard, La Mirada, the City Council of the City of La Mirada will consider adopting its Ordinance No. 742 entitled “An Ordinance of the City Council of the City of La Mirada Extending an Existing Franchise with Crimson California Pipeline, L.P., a Regulated Public Utility, for Ten (10) Years, to Operate and Maintain Existing Pipelines for the Transportation of Hydrocarbon Substances in the City of La Mirada.”

Summary of Ordinance No. 742

Ordinance No. 742 serves to grant to Crimson California Pipeline, L.P. (“Crimson”), a ten-year extension of its existing franchise, to operate and maintain pipelines and appurtenances, for transmitting hydrocarbon substances under certain public streets, ways, alleys and places within the City of La Mirada. During the term of said franchise, Crimson, its successors and assigns, will pay an annual fee as computed pursuant to California Public Utilities Code § 6231.5, as the same may be amended from time to time, times the number of feet of all pipes laid pursuant to the franchise, or subject thereto. In the event that such payment is not made, the franchise will be forfeited.

The Ordinance also establishes insurance, indemnity, bonding and pipeline safety requirements to protect against and provides for cleanup of environmental contamination. The Ordinance includes provisions requiring payment to the City of costs incurred should Crimson fail to repair damage to public property or take certain other remedial action thereby necessitating action by the City to correct risks to the public health and safety. Provisions are included requiring relocation of pipelines if necessary to accommodate a change in City infrastructure for public purposes.

A certified copy of the entirety of the text of Ordinance No. 742 is available in the office of the City Clerk, City of La Mirada, 13700 La Mirada Boulevard, La Mirada, California, and is available for public inspection at that location.

Anne Haraksin, La Mirada City Clerk

Published at La Mirada Lamplighter Newspaper 5/16/25

ABC UNIFIED SCHOOL DISTRICT  
NOTICE CALLING FOR PROPOSALS

NOTICE IS HEREBY GIVEN that the ABC Unified School District will receive up to but no later than **4:00 PM** on the **4th day of June 2025** sealed bids for:

Bid # ABC – 1678 Transportation Charter

All bids shall be made and presented on a form furnished by the District. Proposals submitted conform to the terms and conditions stated on said form. Proposals shall be received in the Purchasing Department at 16700 Norwalk Blvd., Cerritos, CA., 90703 and shall be opened and publicly read aloud at the above stated time and place.

Bid documents will be available by request to Esthela Perez at (562) 926-5566 x 21218.

Los Cerritos News

May 16, 2025  
May 23, 2025

Published at Los Cerritos Community News 5/16/25 and 5/23/25

LEGAL NOTICE  
CITY OF BELLFLOWER  
URGENCY ORDINANCE NO. 1444

AN URGENCY ORDINANCE AMENDING BELLFLOWER MUNICIPAL CODE CHAPTER 17 (ACCESSORY DWELLING UNITS) GOVERNING MAXIMUM ALLOWABLE SQUARE FOOTAGE

Pursuant to Government Code Section 36933(b), Urgency Ordinance No. 1444 is summarized as follows:

Urgency Ordinance No. 1444 amends Bellflower Municipal Code Chapter 17 (Accessory Dwelling Units) governing maximum allowable square footage.

Urgency Ordinance No. 1444 was duly passed, approved, and adopted by the City Council of the City of Bellflower at its Regular Meeting of May 12, 2025, by the following vote to wit:

**AYES:** Council Members – Sanchez, Santa Ines, Koops, Morse, and Mayor Dunton

Effective date: May 12, 2025. For a copy of Urgency Ordinance No. 1444 please contact the City Clerk’s Office at (562) 804-1424.

Approved as submitted above:  
Karl H. Berger, City Attorney

ATTEST:  
Mayra Ochiqui, City Clerk

Published at Los Cerritos Community Newspaper 5/16/25

CITY OF PICO RIVERA CITY COUNCIL  
NOTICE OF PUBLIC HEARING FOR  
ASSEMBLY BILL 2561 (AB 2561) COMPLIANCE

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Pico Rivera City Council in compliance with Assembly Bill 2561 (AB 2561). This legislation requires local agencies to present an Annual Local Public Employee Vacancy Report, the purpose of which is to provide transparency on job vacancies and recruitment and retention efforts and strategies.

WHEN:

May 27, 2025

TIME:

6:00 P.M.

WHERE:

City Hall Council Chambers  
6615 Passons Boulevard  
Pico Rivera, CA 90660

This item has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, CEQA does not apply to this item because there is no potential for causing a significant effect on the environment. Therefore, no additional environmental review is needed at this time.

PERSONS INTERESTED IN THIS MATTER wishing to observe the meeting may do so in the following ways:

(1) Turn your TV to Channel 3

(2) City’s website at <https://bit.ly/picorivera-ctv3live>

(3) City’s Official You Tube Channel – [youtube.com/cityofpicoriveraofficial](https://youtube.com/cityofpicoriveraofficial)

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

(5) Attend the Public Hearing in person


Copies of all relevant material are available to the public for review in the Human Resources Department at City Hall, 6615 Passons Boulevard, Pico Rivera, California, 90660. Please contact Narek Katabyan, Senior Analyst at (562) 801-4396 for additional questions.


If you challenge the consideration or adoption of the proposed applications 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 correspondence delivered to the City of Pico Rivera City Clerk at, or prior to, the public hearing.


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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 the City Clerk’s 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.

Published at Los Cerritos Community Newspaper 5/16/25

therealcerritosnews

@cerritosnews.bsky.social

@cerritosnews



CITY OF PICO RIVERA CITY COUNCIL  
NOTICE OF PUBLIC HEARING TO CONSIDER  
A DEVELOPMENT AGREEMENT FOR  
THE CONSTRUCTION OF A NEW DIGITAL BILLBOARD

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Pico Rivera City Council to consider approval of Development Agreement No. 23-1, for the construction of a new digital billboard located at 3900 Baybar Road, in the City of Pico Rivera.

WHEN: Tuesday, May 27, 2025

TIME: 6:00 P.M.

WHERE: City Hall Council Chambers  
6615 Passons Boulevard  
Pico Rivera, CA 90660

Pursuant to the California Environmental Quality Act (“CEQA”), an Initial Study was prepared to determine potential environmental impacts associated with the proposed project. Based on the findings of the Initial Study, a Mitigated Negative Declaration (MND) has been prepared, as all potentially significant impacts can be mitigated to less than significant levels. The document was made available for public review from March 19, 2025, until April 19, 2025, during which time comments were received and considered.

PERSONS INTERESTED IN THIS MATTER wishing to observe or comment may do so in the following ways:

- (1) Turn your TV to Channel 3
- (2) City’s website at <https://bit.ly/picorivera-ctv3live>
- (3) Email public comments to [publiccomments@pico-rivera.org](mailto:publiccomments@pico-rivera.org) prior to 4:00 p.m. on the day of the meeting
- (4) Attend the Public Hearing in person

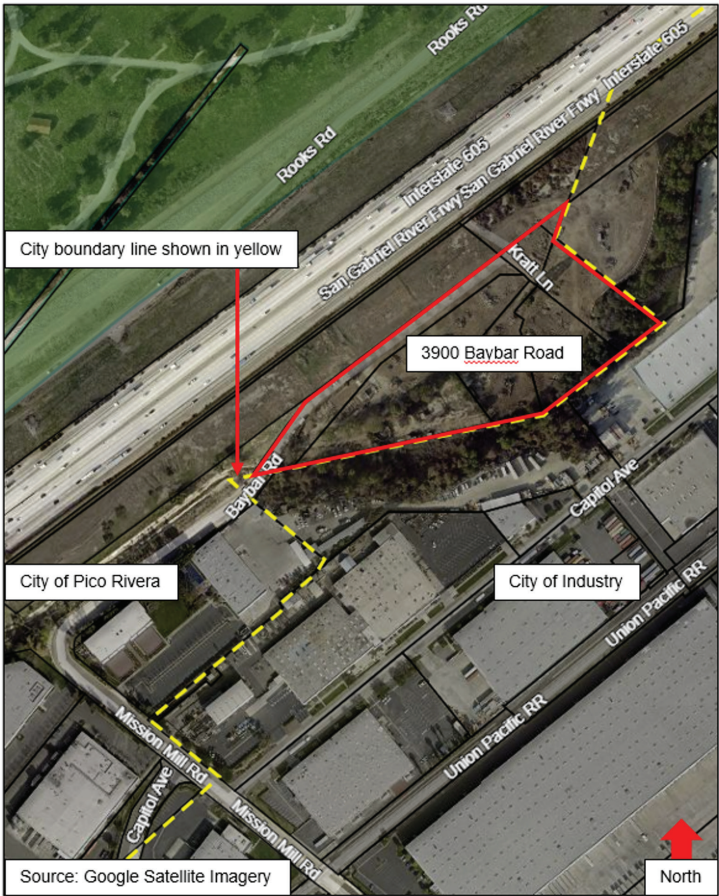
Copies of all relevant material and project specifications are available for public review at City Hall in the Community & Economic Development Department, 6615 Passons Boulevard, Pico Rivera, California. For additional information please contact Hector Hernandez, Senior Planner at 562-801-4340.

If you challenge the consideration or adoption of the proposed applications 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 correspondence delivered to the City of Pico Rivera City Clerk at, or prior to, the public hearing.

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Attachment “A”



Published at Los Cerritos Community News 5/16/25

NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
KYUNG SHIL HONG  
CASE NO. 25STPB04875  
to all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of KYUNG SHIL HONG. A PETITION FOR PROBATE has been filed by STEVE HONG in the Superior Court of California, County of LOS ANGELES, 111 N. HILL ST, LOS ANGELES CA 90012, IN THE PROBATE COURT AT THE STANLEY MOSK COURT HOUSE.  
THE PETITION FOR LETTERS OF ADMINISTRATION requests that STEVE HONG be appointed as special administrator with general powers representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with full authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
A HEARING on the petition will be held in this court as follows: 5/30/25 at 8:30AM Dept. 4 in Superior Court of California, County of LOS ANGELES, 111 N. HILL ST, LOS ANGELES CA 90012, IN THE PROBATE COURT AT THE STANLEY MOSK COURT HOUSE.  
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.  
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.  
Party Without an Attorney  
STEVE HONG, PRO PER  
250 NORTH FIRST STREET, UNIT 334  
BURBANK, CA 91502  
949-413-5751  
[STEVE.HONG@GMAIL.COM](mailto:STEVE.HONG@GMAIL.COM)  
SELF-REPRESENTED  
LOS CERRITOS COMMUNITY NEWS 5/9, 5/16, 5/23/25

CITY OF LA MIRADA

Please take notice that on May 13, 2025, the City Council of the City of La Mirada adopted the following Ordinance:

ORDINANCE NO. 741 ESTABLISHING REGULATIONS GOVERNING  
CAMPING AND STORAGE OF PERSONAL PROPERTY IN THE CITY,  
AMENDING CHAPTER 9.106 OF TITLE 9 OF THE LA MIRADA MUNICIPAL  
CODE, ADDING SECTION 10.16.065 OF TITLE 10 OF THE LA MIRADA  
MUNICIPAL CODE, AND MAKING A DETERMINATION OF EXEMPTION  
UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Summary of Ordinance No. 741

Ordinance No. 741 adopted the following regulations pertaining to camping and storage of personal property:

- Amended Chapter 9.106 (Camping and Storage of Personal Property) of Title 9 (Public Peace, Morals, and Safety).

The ordinance authorizes the City to more fully address camping and storage of personal property for the purpose of protecting the public health, welfare and safety of residents, in accordance with current law. The ordinance prohibits camping between the hours of one-half (1/2) hour after sunset of one day and 6 a.m. of the next day on any public property without prior City approval. The ordinance prohibits camping on private property between the hours of one-half (1/2) hour after sunset of one day and 6 a.m. of the next day, without the property owner’s consent. Pursuant to the ordinance, it is unlawful and a public nuisance for any person to store personal property on any public property without the City’s approval.

- Amended Chapter 10.16 (Parking) of Title 10 (Vehicles and Traffic) by adding a new Section 10.16.065.

Pursuant to the ordinance, it is unlawful for any person to use any vehicle, recreational vehicle, or temporary recreational vehicle, for human habitation on any public street or alley, city parking lot, city right-of-way, or public property without the City’s written approval.

The names of those Councilmembers voting for or against Ordinance No. 741 are as follows:

AYES: Councilmembers Bean, De Ruse, Otero, Mayor Pro Tem Eng,  
Mayor Lewis  
NOES: None  
ABSTAIN: None  
ABSENT: None

A certified copy of the entirety of the text of Ordinance No. 741 is available in the office of the City Clerk, City of La Mirada, 13700 La Mirada Boulevard, La Mirada, California, and is available for public inspection at that location.

Anne Haraksin, City Clerk

Published at La Mirada Lamplighter Newspaper 5/16/25

CITY OF LA MIRADA  
NOTICE INVITING BIDS

CAPITAL IMPROVEMENT PROJECT NO. 2025-02  
NEIGHBORHOOD SLURRY SEAL AREA 6

Notice is hereby given that the City of La Mirada, California invites sealed bids for the furnishing of all labor, materials, equipment, and services for Capital Improvement Project No. 2025-02, Neighborhood Slurry Seal Area 6. Work includes roadway slurry seal including providing traffic control, crack sealing, weed abatement, Type II Latex Slurry Seal, and installation of pavement striping and markings in the City of La Mirada.

Project Documents are available online from American Reprographics Company (ARC). Bidders may obtain free copies of the Plans, Specifications and other Contract Documents online by visiting the ARC Southern California website: [https://customer.e-arc.com/arcEOC/PWELL\\_Main.asp?mem=29](https://customer.e-arc.com/arcEOC/PWELL_Main.asp?mem=29). Look under PUBLIC PLANROOM and click GO, then search for City of La Mirada from the dropdown list titled “in all company”. You can also contact ARC at (949) 660-1150 or [costamesa.planwell@e-arc.com](mailto:costamesa.planwell@e-arc.com) to request Plans and Specifications.

Sealed bids shall be delivered to the City Clerk at or before 11 a.m. on June 16, 2025. Bids must be submitted on the blank forms, prepared and furnished for that purpose and included in the Plans and Specifications. The City reserves the right to reject any and all bids, or delete portions of any or all bids, or waive any informality or irregularity in the bid or the bid procedures.

Anne Haraksin, City Clerk

Published at La Mirada Lamplighter Newspaper 5/16/25

CITY OF LA MIRADA  
NOTICE OF A PROPOSED RESOLUTION APPROVING  
PARTICIPATION IN THE PERMANENT LOCAL HOUSING ALLOCATION (PLHA) PROGRAM – ACCESSIBILITY MODIFICATIONS

NOTICE IS HEREBY GIVEN that the La Mirada City Council will consider approval of participation in the Permanent Local Housing Allocation (PLHA) Program. A Resolution approving participation will be considered on Tuesday, June 24, 2025 at 6:30 p.m., in the City Hall Council Chambers, La Mirada City Hall, 13700 La Mirada Boulevard, La Mirada, California. Anyone having concerns or questions or comments on the City’s participation in the Permanent Local Housing Allocation (PLHA) may contact the City Clerk at (562) 943-0131 or visit the office located at 13700 La Mirada Boulevard.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a city meeting or other services offered by this City, please contact the City Clerk’s office at (562) 943-0131. Notification at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring those reasonable arrangements can be made to provide accessibility to the meeting or service.

Anne Haraksin  
City Clerk

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Notice Inviting Proposals  
City of Santa Fe Springs  
Regional Training Group Civilian Assistant Planning Coordinator

The City of Santa Fe Springs invites proposals from qualified consultants to provide services as the Regional Training Group Civilian Assistant Planning Coordinator in accordance with the terms and conditions of Request for Proposals (RFP) No. 25-14.

To view the complete proposal package and associated documents visit: <https://pbsystem.planetbids.com/portal/65093/portal-home> and click “Bid Opportunities” or to <https://vendors.planetbids.com/portal/65093/bo/bo-detail/129851> access the project directly. You can also visit the City’s website and find the link on the “Bids & Proposals” webpage.

Questions/inquiries regarding this opportunity must be submitted via the PlanetBids Portal by **Thursday, May 29, 2025, at 2 PM 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, June 12, 2025, at 2 PM 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 contractor. Responses must adhere to the format and content described.

Published at Los Cerritos Community News 5/16/25

A.P.N.: 8041-008-003 Trustee Sale No.: S.477-1175 Title Order No.: 220481131-CA-VOI NOTICE OF TRUSTEE’S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/26/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier’s check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: RUDY M. VIDAL AND YGNACIA F. VIDAL, HUSBAND AND WIFE AS JOINT TENANTS Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 9/1/2005 as Instrument No. 05 2114437 in book N/A, page N/A of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 5/27/2025 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: \$434,590.12 Street Address or other common designation of real property: 13015 GABBETT DRIVE LA MIRADA, California 90638 A.P.N.: 8041-008-003 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 mortgage, 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 (855) 986-9342 or visit this Internet Website [www.superiordefault.com](http://www.superiordefault.com), using the file number assigned to this case S.477-1175. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: 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 (855) 986-9342, or visit this internet website [www.superiordefault.com](http://www.superiordefault.com), using the file number assigned to this case S.477-1175 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: 4/15/2025 PROBER AND RAPHAEL, ALC 20750 Ventura Blvd., Suite 108 Woodland Hills, California 91364 Sale Line: (855) 986-9342 Phone Number: 818-227-0100 Rita Terzyan, Trustee Sale Officer (TS# S.477-1175 SDI-33684) 5/2, 5/9, 5/16/25

NOTICE OF PETITION TO ADMINISTER ES-TATE OF ROSA MARIA GONZALEZ aka ROSA M GONZALEZ aka ROSA GONZALEZ Case No. 25STPB04382

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be inter-ested in the will or estate, or both, of ROSA MARIA GONZALEZ aka ROSA M GONZALEZ aka ROSA GONZALEZ

A PETITION FOR PROBATE has been filed by Yolanda Arvayo in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Yolanda Arvayo be appointed as personal repre-sentative 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 May 19, 2025 at 8:30 AM in Dept. No. 62 located at 111 N. Hill St., Los Angeles, CA 90012.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner: CAGLA Z BASAR ESQ SBN 285426 BASAR LAW INC 7755 CENTER AVE STE 1100 HUNTINGTON BEACH CA 92647 CN116482 GONZALEZ May 2,9,16, 2025

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARSAM ACUARIO GUILLER CASE NO. 25STPB04036

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MARSAM ACUARIO GUILLER.

A PETITION FOR PROBATE has been filed by JENNIFER TOOMEY in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that JENNIFER TOOMEY be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent’s WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 05/23/25 at 8:30AM in Dept. 99 located at 111 N. HILL ST., LOS ANGELES, CA 90012

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner ROBERT O. MILLER - SBN 97742 LAW OFFICE OF ROBERT O. MILLER, APC 3502 KATELLA AVE., STE. 207 LOS ALAMITOS CA 90720 Telephone (562) 598-5511 5/2, 5/9, 5/16/25 CNS-3919054# LOS CERRITOS COMMUNITY NEWS

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JAMES L. MURVIN AKA JAMES LESTER MURVIN CASE NO. 25STPB05024

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JAMES L. MURVIN AKA JAMES LESTER MURVIN.

A PETITION FOR PROBATE has been filed by DONALD R. MURVIN in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that DONALD R. MURVIN be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 06/03/25 at 8:30AM in Dept. 29 located at 111 N. HILL ST., LOS ANGELES, CA 90012

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner EUGENE A. GLEASON III - SBN 096415 GLEASON LAW OFFICES 15651 E. IMPERIAL HWY., SUITE 202A LA MIRADA CA 90638 Telephone (562) 943-5566 5/9, 5/16, 5/23/25 CNS-3923762# LA MIRADA LAMPLIGHTER

NOTICE OF PETITION TO ADMINISTER ESTATE OF Trent William Richer CASE NO. 25STPB04718

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Trent William Richer

A PETITION FOR PROBATE has been filed by Jaquelynn Navarro in the Superior Court of California, County of Los Angeles.

THE PETITION FOR PROBATE requests that Jaquelynn Navarro 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 with full authority . (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 05/29/2025 at 8:30 AM in Dept. 4 located at 111 N. HILL ST. 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 Request for Special Notice (DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: Richard A Grossman; SBN 244251; Law Office of Richard A Grossman, Esq; 223 E Thousand Oaks Blvd, Ste 401, Thousand Oaks, CA 91360; Telephone: (805) 309-2830 5/2, 5/9, 5/16/25 CNS-3921001# LOS CERRITOS COMMUNITY NEWS

NOTICE OF PETITION TO ADMINISTER ESTATE OF NICHOLAS ANTHONY FLENGHI AKA A. FLENGHI, NICHOLAA. FLENGHI, NICHOLAS ANTHONY FLENGHI, NICOLAS A. FLENSHI Case No. 25STPB03481

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of NICHOLAS ANTHONY FLENGHI AKA A. FLENGHI, NICHOLAA. FLENGHI, NICHOLAS ANTHONY FLENGHI, NICOLAS A. FLENSHI

A PETITION FOR PROBATE has been filed by County of Los Angeles Public Administrator in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that County of Los Angeles Public Administrator be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent’s will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on June 12, 2025 at 8:30 AM in Dept. No. 5 located at 111 N. Hill St., Los Angeles, CA 90012.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner: BRETT WAKINO DEP COUNTY COUNSEL SBN 162417 DAWYN HARRISON OFFICE OF COUNTY COUNSEL 500 WEST TEMPLE ST STE 648 LOS ANGELES CA 90012 CN116538 FLENGHI May 9,16,23, 2025

NOTICE OF PETITION TO ADMINISTER ESTATE OF: CUAUHTEMOC GARCIA CASE NO. 25STPB04149

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of CU-AUHTEMOC GARCIA.

A PETITION FOR PROBATE has been filed by MICHELLE BOUMA in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that MICHELLE BOUMA be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 06/26/25 at 8:30AM in Dept. 44 located at 111 N. HILL ST., LOS ANGELES, CA 90012

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner ERIC F. BECKER - SBN 150803 JUSTIN D. BARNES - SBN 357401 LAW OFFICES OF ERIC BECKER 18881 VON KARMAN AVE., STE. 810 IRVINE CA 92612 Telephone (949) 334-3500 BSC 226768 5/9, 5/16, 5/23/25 CNS-3921561# LOS CERRITOS COMMUNITY NEWS

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### CITY OF ARTESIA NOTICE OF SPECIAL PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Planning Commission of the City of Artesia will hold a Special Public Hearing in the City Council Chambers of Artesia City Hall located at 18747 Clarkdale Avenue, Artesia, California at **7:00 pm** on **Tuesday, May 27, 2025**, to consider the following:

**Project Description: Case No. 2025-02:** The Planning Commission will consider the following: 1) A Design Review request to modify the exterior façade of an existing two-story 14,430 square foot commercial building; 2) A Design Review request for a major wall sign consisting of two signs totaling 200 square feet; 3) A Variance request to exceed the maximum permitted wall sign height for two major wall signs.

**Project Location:** 18300 Pioneer Boulevard (AIN: 7040-017-007).

**Applicant:** 183 Pioneer & Arline, LLC

**Environmental Review:** Pursuant to the California Environmental Quality Act (CEQA), Planning Department Staff has determined that the project is categorically exempt from the requirements of CEQA and the City's CEQA Guidelines, pursuant to Section 15301 Existing Facilities, Class 1, of the CEQA Guidelines.

Members of the public who would like to address the Planning Commission may appear at the public hearing during the consideration of this item and state their opinion. If you have written comments that you wish to submit, please deliver them to the Artesia Community Development Department at 18747 Clarkdale Avenue, Artesia, CA, or by email: [planning@cityofartesia.us](mailto:planning@cityofartesia.us) prior to the start of the public hearing. If you have questions about this notice or the proposed action, please contact the Artesia Community Development Department at (562) 865-6262 ext. 200 or 224 or by email above.

If you challenge this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in the notice, or in written correspondence delivered to the City of Artesia Planning Commission at or prior to the public hearing. All interested persons are invited to attend this hearing and express their opinion on the matters listed above.

Published: May 16, 2025  
Salvador Lopez Jr.  
Interim Community Development Director

Published at Los Cerritos Community News 5/16/25

### CITY OF ARTESIA NOTICE OF SPECIAL PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Planning Commission of the City of Artesia will hold a Special Public Hearing in the City Council Chambers of Artesia City Hall located at 18747 Clarkdale Avenue, Artesia, California at **7:00 pm** on **Tuesday, May 27, 2025**, to consider the following:

**Project Description: Case No. 2024-36:** A request for approval for a Design Review and Conditional Use Permit (CUP) application: (1) Construct a new single story commercial building for restaurant use on a vacant lot, to include two separate tenant spaces and 2) a Conditional Use Permit for outdoor patio dining area located at 11816 166th Street, within the Commercial General Zone.

**Project Location:** 11816 166<sup>th</sup> Street (AIN: 7001-007-003)

**Applicant:** Fahim Mansour

**Environmental Review:** The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines pursuant to Section 15303, Class 3 (c), New Construction given that the project involves new construction of a minor nature in a fully developed area with no sensitive species or habitat affected by the project's scope.

Members of the public who would like to address the Planning Commission may appear at the public hearing during the consideration of this item and state their opinion. If you have written comments that you wish to submit, please deliver them to the Artesia Community Development Department at 18747 Clarkdale Avenue, Artesia, CA, or by email: [planning@cityofartesia.us](mailto:planning@cityofartesia.us) prior to the start of the public hearing. If you have questions about this notice or the proposed action, please contact the Artesia Community Development Department at (562) 865-6262 ext. 200 or 224 or by email above.

If you challenge any of these actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in the notice, or in written correspondence delivered to the City of Artesia Planning Commission at or prior to the public hearing. All interested persons are invited to attend this hearing and express their opinion on the matters listed above.

Published: May 16, 2025  
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Artesia Cemetery District

# Memorial Day Ceremony

REMEMBER AND HONOR

Please join us as we remember and honor those brave men and women who have given the ultimate sacrifice while defending our nation.

Special Guest Speaker:  
**US Representative  
Hon. Derek T. Tran**

Friday, May 23, 2025  
10 am Program

Artesia Cemetery  
11142 Artesia Blvd.  
Cerritos, CA 90703



For More Information  
Call 562-865-6300  
[info@artesiacementery.com](mailto:info@artesiacementery.com)

Refreshments will be served



**CHP** from page 1

and Contra Costa County. Los Angeles County and the surrounding Southland are expected to receive a portion of the remaining units.

Public response to the stealth cars has been mixed. Some applaud the innovation, especially after a sharp rise in freeway fatalities and street racing incidents since the pandemic. Others are concerned about transparency and accountability, arguing that unmarked enforcement could lead to overreach or

confusion.

Still, the CHP insists the program is about improving safety—not surveillance. “This is about catching people who are a danger to themselves and everyone else on the road,” said Officer Alfredo Martinez, a spokesman for the Southern Division of the CHP. “If you’re driving responsibly, you have nothing to worry about.”

Duryee added that the agency is actively informing the public about the rollout in the hope that knowledge of the stealth units will serve as a deterrent

in itself. “We’re not hiding this from the public,” he said. “We want people to know: you never know who’s watching.”

The move comes amid growing pressure on state and local agencies to crack down on dangerous freeway behavior, including street takeovers, road rage incidents, and fatal crashes. Local officials have praised the CHP’s strategy as a creative and cost-effective way to target problem drivers without overwhelming the courts or clogging up jails.

**BELLFLOWER** from page 1

fering something meaningful for both age groups in a welcoming and shared environment.”

In other news, the City Council discussed issuing fireworks permits to local organizations.

Fourteen applicants submitted the required fees of \$106 for the permit and \$179 for a miscellaneous license, \$3,990 for all applicants. Applicants included the Bellflower Elks, Lions, Bellflower Chamber, and football boosters.