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<p><b>118 Termino Ave, LB</b> Secluded 4 bed, 2 bath duplex with spacious front yard, ocean views in almost every room, and 1 car garage w/ EV charging! <b>Avail: NOW</b> <b>Rent: \$4800</b></p>	<p><b>90 14th Street #C</b> 1 bed, 1 bath steps away from the sand! Flexible lease terms, available furnished or unfurnished, w/ utilities included! <b>Avail: NOW</b> <b>Rent: \$2450 unfurnished</b></p>
<p><b>117 14th Street #C</b> Upper level 1 bed w/ great location. Recently upgraded with plank floors, quartz, and includes 1 parking space. <b>Avail: NOW</b> <b>Rent: \$2250</b></p>	<p><b>211 12th Street #S</b> Remodeled ground level studio w/ all appliances, combo W/D, spacious front patio, and garage parking! <b>Avail: NOW</b> <b>Rent: \$2250</b></p>

TO VIEW PHOTOS VISIT  
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**SHANA KLISANIN**  
DRE#01196063

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RENTAL LINE: 562.343.4622

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Classified space and copy deadline is Tuesday at 12:00 p.m.  
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<p><b>Daily Ocean &amp; Pier Views!</b> 1001 Seal Way #2 Seal Bch Townhouse Style Apartment at 2 Huge Patios, Dishwasher, Laundry &amp; Tandem Carport <b>Rent: \$3500.</b> Avail Now</p>	<p><b>Beautiful Serene Landscaping</b> 320 12th Street #10, Seal Bch 2 Story Townhouse Style Apt 2 Large Bedrms, 1 1/2 Baths Lovely Granite Galley Kitchen Carport, Comm Laundry Rm Ceiling Fans/Freshly Painted Wetbar, 2 Upstairs Balconies <b>Rent: \$3295.</b> Avail 10/3</p>
<p><b>Modern Luxury Design</b> 700 Taper Drive, Seal Beach Sharp Edges, Tall Windows 4 Bedrms, 4 Baths &amp; Den 2 Fireplaces and Rear Yard Lrg Glass Atrium and Decks Lrg Roof Deck, Water Views <b>Rent: \$8800.</b> Available 10/1</p>	<p><b>Huntington Harbor Apt</b> 16682 Algonquin St "C" Upstairs 2 Bed <b>Rent: \$2595.</b> Avail Now</p>
<p><b>Remodeled 1st Floor Apt</b> 3901 Green, Los Alamitos 1st Floor, 2 Bdrms, 1 Bath New Kitchen &amp; New Floors New Paint &amp; New Lighting New Shower/Sinks &amp; Toilet Fresh Paint, Com Laundry 2 Parking Spaces/Garage <b>Rent: \$2795.</b> Avail Now</p>	<p><b>1 Bdrm Apt w/ Carport</b> 209 4th St, A Seal Beach First Floor, 1 Bed, 1 Bath Granite Countertops, Comm Laundry, 1 Garage/1 Pkg Space <b>Rent: \$1950.</b> Avail Now</p>
<p><b>Furnished 2 Story House</b> 324 17th Street Seal Beach 3 Bdrm, 2.5 Baths, 2 Patios Full Kitchen w/Appliances Fireplace, 2 Parking Spcs Furniture &amp; Washer/Dryer Utilities/wifi/cable Included <b>Rent: \$5500.</b> Avail Oct. 1st</p>	<p><b>Ocean &amp; Pier Views Daily!</b> 1001 Seal Way #4 Seal Bch Townhouse Style Apartment 2 Huge Patios, Dishwasher, Laundry &amp; Tandem Carport <b>Rent: \$3400.</b> Avail Now</p>

To View Our Current Listings, Go To:  
**LivingByTheBeach.com**

**Melissa Gomez**  
Broker - Owner - GRI - PSA  
**562-599-9509**

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**ESOTERIC ASTROLOGY AS NEWS FOR WEEK**  
OCTOBER 30 - NOVEMBER 5, 2024

**THE FINAL CHOICE - MAY WE CHOOSE RIGHTLY**

We begin the week on Wednesday, with a Libra moon, giving us time to consider our choices in the upcoming November 5th U.S. presidential vote. Mercury is opposite Uranus Wednesday which means our minds can shift and change or revelations appear.

Wednesday is All Hallows Eve. Veils between worlds begin to part. The spirits of our ancestors, the angels and devas are given permission to roam about.

Thursday is Halloween and Mercury trines (harmony) Neptune. Mercury brings a subtle refinement to our thinking. Libra moon ("Let choice be made") shifts into Scorpio - the call to discipleship. If our costume was an artist or a historical figure, teacher or saint, who would we be?

Friday is the Scorpio New Moon and All Saints Day. At new moon times, we support the endeavors of the New Group of World Servers (NGWS) in the Ten Spiritual Seed Groups. The NGWS is a world group, standing for right human relations, truth and goodwill.

Saturday is very astrologically complex, Mercury (messenger of information) is busy once again - trine Mars (our actions), sextile Pluto (deep pondering) and in the afternoon Mercury leaves Scorpio's depths & enters the fires of Sagittarius. No more drowning in the unknown. Before turning in for the night we set our clocks back one hour.

Sunday is another complex day - Mars/Pluto and Venus/Jupiter. A combination of danger and extreme optimism. Careful everyone! Mars enters Leo Sunday evening. Reviewing our gifts and abilities we cultivate them further. They are needed for the coming new world.

Monday is Sagittarius moon - our minds are focused on what is just and right. There is great tension in the air.

Tuesday is Capricorn moon (practical), election day

**RISA'S STARS**

and the votes are counted. This day will be written up in history. Our United States either moves into darkness or our people have chosen to move into the Light. Our prayer: "Let the Forces of Light bring illumination to the minds of humanity. Let the spirit of peace be spread abroad. May we meet in a spirit of cooperation, forgiveness and love." Our choice affects all peoples and nations of the world. May we choose rightly.

**ARIES:** Most of your thoughts will turn toward relationships - what they mean to you, how they serve, tend to and care for you, and what your expectations are. What is also important is to ask yourself if you serve others in relationships? If so how? If not, why not? Know that how you were tended to and nurtured in your early years will be mirrored in relationships. Choose now, with awareness and deep inner thought, to make relationships better, more loving with deep intentions of goodwill.

**TAURUS:** You will assess what different way daily chores can be done, what in daily life needs to be eliminated and what kept. You will ponder upon and seek a different lifestyle that includes things green, sustainable, community oriented. You will assess location, safety zones, and the best way to create both protein and vegetables in the most efficient way. You will also consider how to have more solitude. Better get going. Time's running out. Gather and meet with friends, learn preparedness skills and consciously move into the future.

**GEMINI:** It's good to have a Taurus friend. Find out all they know so you can share their practical knowledge with the rest of humanity. Since Taurus is about safety concerns seven generations beyond now and your purpose is the gathering and distributing of information,

what information do you have at this time that would assist humanity? Are you up on the real news? The coming times, the reorientation that's all around us, and the new world are just beginning. What do you know about these events and what are your plans to participate? You are the messenger.

**CANCER:** Your Aquarian tasks have to do with family, informing them of all you know concerning the present situation occurring in our country and on our planet (the great shifts). It's also important that you review your living situation. Are you happy there, is there room if family suddenly moves in, do you have a root cellar, can you grow and can vegetables and fruits? Where is your garden and what are you growing? Nurturance as well as being self-sustaining are on your mind. Where and who is your present family and what must you learn now to move forward into the future?

**LEO:** You are a leader. However, perhaps in your pursuit of trying to understand yourself through your creative efforts, you're not quite aware of this (leadership). It's time to set everything aside and figure out who your community of peers is, where they are, and how you would like to live in the coming changing times. Let's see... what if there's less food, banks fail, and your present life-style no longer serves you? What would you do? Where would you go? Who would be your partners and colleagues with enough information for survival? What are you presently pursuing and is it useful? What is leadership?

**VIRGO:** For several months you'll ponder what is of value to you. You'll think about yourself - are you of value? We are all of value but sometimes it takes years, even

lifetimes, to realize this. Simultaneously there will be thoughts about money and resources. Where do your resources come from and will they remain stable in the future? Are you able to give to others? An economic reorientation is beginning in our country and in the world. Are you one of the new world servers who will help create the new materialism? Then you're very valuable.

**LIBRA:** Something new begins for you this autumn. It will positively affect your sense of identity, sense of self as creative (and not just a constant, stable server/worker). There will be changes occurring with health and home - deep and penetrating ones. And a new level of study and thus communication will emerge. These experiences will strengthen your thoughts on healing others. You will develop a realistic understanding of present world conditions. Be kind to family. Do unto them what you would want done to you. Honor them - which is one of the Ten Commandments.

**SCORPIO:** On deeply spiritual levels, it's Mercury that influences and informs you about ethics, virtues, and ways of being. Mercury also develops your contact with divine regions of reality, informing you that, after the nine tests of Mars, your communication must contain intentional words for Goodwill which then creates Right Relations with all the kingdoms. This autumn these words will help you understand what is taking place internally for you will be serious and contemplative, seeking solitude along with deep answers. Later you will turn toward others out in the world in the capacity of serving them.

**SAGITTARIUS:** It's a good time to be social, to investigate what groups of people think and act like you, see you as a leader with great humanitarian goals, and also allow

you to be just a regular part of the group. What you will experience is warmth and friendship, laughter and kindness, pleasure and fellowship. Beliefs will be renewed along with new values and new goals. Create a journal of daily thoughts, feelings, experiences and observations. Follow the new and full moon times. You will become even more non-conforming. Maintain equanimity.

**CAPRICORN:** You'll be very busy reworking your network of professional friends, recreating work schedules and agendas, finding yourself at planning meetings where your innate Capricorn leadership skills emerge. Up you go on the ascending ladder and your work and presence in the community is recognized and applauded. For those Caps unhappy with current jobs, work and/or profession, it's time to move to another venue that brings forth your gifts and makes you happy and prosperous. Whatever you do, if you love it, you succeed.

**AQUARIUS:** Do travel, meet new people, read more (histories, biographies, geography), go to school, teach a class, create a weekly group, create a podcast that discusses what you're interested in, sing, tell jokes, talk about the coming times and create a community of those concerned with future survival. Allow yourself to be challenged, inventive, and even more different than usual. Know that your beliefs, attitudes, opinions and what you consider to be of value will change. Remember you come from the future so being different is what's expected of you.

**PISCES:** You may experience a sort of being alone this autumn. This doesn't mean there is no interaction with others. It means you will experience a solitude that allows you to ponder upon the past, understand what you value and with these thoughts attempt to create something new in terms of work in the world. Events in the past two years have created within you a strength and orientation you didn't have before. These will inform your choices and ways of being with others. You have learned much. Now you can teach.



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**DV-210 SUMMONS (Domestic Violence Restraining Order)**

**Citaci3n (Orden de restricci3n de violencia en el hogar)**

Case Number: DVRI2404719

Superior Court of California, County of (Corte Superior de California,

Condado de), Condado de Riverside, 4175 Main Street, Riverside, CA 92501 Family Law.

1. Person asking for protection (La persona que solicita protecci3n):

BRITTANY BASS

2. Notice to (name of person to be restrained):

Aviso a (nombre de la persona a ser restringida): ANTHONY SOUTHERN

The person in 1. is asking for a Domestic Violence Restraining Order against you.

La persona en 1. est1 pidiendo una orden de restricci3n de violencia en el hogar contra usted. Lea la p1gina 2 para m1s informaci3n.

3. You have a court date (Tiene una audiencia en la corte):

Date: 11/20/2024  
Time: 8:30 AM  
Dept.: F-502  
Room: N/A

Name and address of court, if different from above: (Nombre y direcci3n de la corte, si no

es la misma de arriba): Riverside Family Law Courthouse, 4175 Main Street, Riverside, CA 92501.

What if I don't go to my court date? If you do not go to your court date, the judge can grant a restraining order that limits your contact with the person in 1. If you have a child with the person in 1., the court could make orders that limit your time with your child. Having a restraining order against you may im-

act your life in other ways, including preventing you from having guns and ammunition. If you do not go to your court date, the judge could grant everything that the person in 1. asked the judge to order.

¿Qu1 pasa si no voy a la audiencia? Si no va a la audiencia, el juez puede dictar una orden de restricci3n que limita su contacto con la persona en 1. Si tiene un hijo con la persona en 1, la corte

puede dictar 3rdenes que limitan su tiempo con su hijo. Una orden de restricci3n en su contra puede tener otras consecuencias, como prohibirle tener armas de fuego y municiones. Si no va a la audiencia, el juez puede ordenar todo lo que pide la persona en 1.

How do I find out what the person in 1. is asking for? To find out what the person in 1. is asking the judge to order, go to the courthouse listed at the

top of page 1. Ask the court clerk to let you see your case file. You will need to give the court clerk your case number, which is listed above and on page 1. The request for restraining order will be on form DV-100, Request for Domestic Violence Restraining Order.

¿C3mo puedo entender lo que pide la persona en 1? Para entender lo que pide la persona en 1., vaya al tribunal en la direcci3n indicada en la parte superi-

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or de la página 1. Pida al secretario de la corte permiso para ver el expediente de su caso. Tendrá que darle al secretario el número de su caso, que aparece arriba y en la página 1. La solicitud de una orden de restricción se hace en el formulario DV-100, Solicitud de orden de restricción de violencia en el hogar.

Where can I get help? Free legal information is available at your local court's self-help center. Go to [www.courts.ca.gov/self-help](http://www.courts.ca.gov/self-help) to find your local center.

¿Dónde puedo obtener ayuda? Puede obtener información legal gratis en el centro de ayuda de su corte. Vea <https://www.courts.ca.gov/self-help> para encontrar el centro de ayuda en su condado.

Do I need a lawyer? You are not required to have a lawyer, but you may want legal advice before your court hearing. For help finding a lawyer, you can visit [www.lawhelpca.org](http://www.lawhelpca.org) or contact your local bar association.

¿Necesito un abogado? No es obligatorio tener un abogado, pero es posible que quiera consejos legales antes de la audiencia en la corte. Para ayuda a encontrar un abogado, visite <https://www.lawhelpca.org/es/homepage> o contacte al Colegio de Abogados local.

Date (Fecha): 09/12/2024  
Clerk, by (Secretario, por) Deputy (Asistente)  
**Huntington Harbour Sun Journal**  
**10/10,17,24,31/2024-146752**

T.S. No.: 9462-6063 TSG Order No.: 230094937 A.P.N.: 023-601-32 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/26/2004. 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. NBS Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 04/30/2004 as Document No. 2004000378859, of Official Records in the office of the Recorder of Orange County, California, executed by: GINA TRANG, A MARRIED PERSON, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and state, and as more fully described in the above referenced Deed of Trust. Sale Date & Time: 11/15/2024 at 9:00 AM Sale Location: Auction.com Room Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868 The

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street address and other common designation, if any, of the real property described above is purported to be: 20031 SAND DUNE LANE, HUNTINGTON BEACH, CA 92707 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, 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 said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$669,331.12 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-800-280-2832 or visit this internet website, [www.auction.com](http://www.auction.com), using the file number assigned to this case T.S.# 9462-6063. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the Cali-

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fornia 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 1-800-280-2832, or visit this internet website [www.auction.com](http://www.auction.com), using the file number assigned to this case T.S.# 9462-6063 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. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NBS Default Services, LLC 14841 Dallas Parkway, Suite 300 Dallas, TX 75254 800-766-7751 For Trustee Sale Information Log On To: [www.auction.com](http://www.auction.com) or Call: 1-800-280-2832. NBS Default Services, LLC, Marissa Adams, Foreclosure Associate This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0466185 To: HUNTINGTON HARBOUR SUN JOURNAL 10/17/2024, 10/24/2024, 10/31/2024  
**Huntington Harbour Sun Journal**  
**10/17,24,31/2024-146888**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01431184-CU-PT-CJC**

TO ALL INTERESTED PERSONS: Petitioner: THINH KHANG NGUYEN filed a petition with this court for a decree changing names as follows: THINH KHANG NGUYEN to ADRIAN MARTINSON NGUYEN. The Court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted.

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If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**  
12/04/2024 at 8:30 a.m.  
D100 REMOTE  
Central Justice Center  
700 Civic Center Drive West  
Santa Ana, CA 92701  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm))  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following:  
Seal Beach Sun.  
DATE: 10/10/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Seal Beach Sun**  
**10/17,24,31,11/7/2024-146944**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01429153**

TO ALL INTERESTED PERSONS: Petitioner: VANESSA ALBERTA WINDER filed a petition with this court for a decree changing names as follows: VANESSA ALBERTA WINDER to VANESSA VALDEZ LARA. The Court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**  
11/12/2024 at 8:30 a.m.  
D100 REMOTE  
Central Justice Center  
700 Civic Center Drive West  
Santa Ana, CA 92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm))  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following:  
Seal Beach Sun.  
DATE: 10/03/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Seal Beach Sun**  
**10/17,24,31,11/7/2024-146948**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: FRANCISCO GARCIA JR. aka FRANCISCO GARCIA aka FRANK GARCIA JR. aka FRANK GARCIA**  
**CASE NO.30-2024-01431418**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of FRANCISCO GARCIA JR. aka FRANCISCO GARCIA JR. aka FRANK GARCIA JR. aka

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FRANK GARCIA. A Petition for PROBATE has been filed by: BIANKA E. KELLEY in the Superior Court of California, County of ORANGE. The Petition for Probate requests that BIANKA E. KELLEY 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:

**NOVEMBER 13, 2024 at 1:30 PM in Dept. CM08 3390 Harbor Blvd Costa Mesa, CA 92626**

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at [The Superior Court of California - County of Orange \(occourts.org\)](http://The Superior Court of California - County of Orange (occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

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.

Petitioner: BIANKA E.

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KELLEY, 609 ISLAND VIEW DR., SEAL BEACH, CA 90740

**Seal Beach Sun**  
**10/17,24,31/2024-146987**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: NARCISSE MARCELL DALMAU**  
**CASE NO. 30-2024-01432603-PR-PW-CMC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of NARCISSE MARCELL DALMAU. A Petition for PROBATE has been filed by: CYNTHIA YVONNE HOPKINS in the Superior Court of California, County of ORANGE. The Petition for Probate requests that CYNTHIA YVONNE HOPKINS 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:  
**DECEMBER 12, 2024 at 1:30 PM in Dept. CM07 3390 Harbor Blvd Costa Mesa, CA 92626**

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at [The Superior Court of California - County of Orange \(occourts.org\)](http://The Superior Court of California - County of Orange (occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

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

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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: ARIANA A. BURRIS, ESQ. & SARAH BREWSAUGH, ESQ. BURRIS LAW APC 488 S. GLASSELL ST. ORANGE, CA 92866. (714) 941-8122 BSC 225936  
**Seal Beach Sun**  
**10/24,10/31,11/7/2024-147009**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01431334**

TO ALL INTERESTED PERSONS: Petitioner: IRMA GALLEGOS FLORES ESBIT filed a petition with this court for a decree changing names as follows: IRMA GALLEGOS FLORES ESBIT to IRMA GALLEGOS FLORES ESBITSKY. The Court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**  
11/26/2024 at 8:30 a.m.  
D100 REMOTE  
Central Justice Center  
700 Civic Center Drive West  
Santa Ana, CA 92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm))  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following:  
Seal Beach Sun.  
DATE: 10/11/2024  
Judge Erick L. Larsh  
Judge of the Superior Court  
**Seal Beach Sun**  
**10/17,24,31,11/7/2024-146947**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01432371**

TO ALL INTERESTED PERSONS: Petitioner: MICHAEL BERNARD KLEEF filed a petition with this court for a decree changing names as follows: MICHAEL BERNARD KLEEF to MICHAEL BERNARD VON KLEEF. The Court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be

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granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

11/20/2024 at 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following: Seal Beach Sun. DATE: 10/15/2024 Judge Layne H. Melzer Judge of the Superior Court

Seal Beach Sun 10/24,31,11/7,14/2024-147014

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01433370

TO ALL INTERESTED PERSONS: Petitioner: MARIJANA DUKIC filed a petition with this court for a decree changing names as follows: MARIJANA DUKIC to MERIAN DUKIC. The Court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

12/04/2024 at 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following: Huntington Harbour Sun Journal DATE: 10/18/2024 Judge Michael Strickroth Judge of the Superior Court

Huntington Harbour Sun Journal 10/24,31,11/7,14/2024-147083

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To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of NANCY M. GORDON, aka NANCY M. NOONAN.

A Petition for PROBATE has been filed by: MARK M. GORDON in the Superior Court of California, County of ORANGE. The Petition for Probate requests that MARK M. GORDON 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:

DECEMBER 12, 2024 at 1:30 PM in Dept. CM07 3390 Harbor Blvd Costa Mesa, CA 92626

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

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 pe-

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tion or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner: JOHN E. TROMMALD, ESQ LAW OFFICES OF JOHN E. TROMMALD, APC 13912 SEAL BEACH BLVD, SEAL BEACH, CA 90740. (562) 430-3275 BSC 225967

Seal Beach Sun 10/31,11/7,11/14/2024-147250

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **November 19th, 2024**; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:

6942 Garden Grove Blvd Westminster CA 92683 (714)897-6221

12:00 PM Steven Jones John Walkowicz Emily Suarez

The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property 10/31/24

CNS-3864525# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 10/31/24-147113

Loan No.: 16659 - Abdo TS no. 2024-1122 APN: 023-134-21 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/11/2022, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN, that on 11/20/2024, at 1:30 PM of said day, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, Worldwide Lenders, Inc., a Delaware Corporation, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Wael N. Abdo, a Married Man as his sole and separate property recorded on 11/22/2022 in Book n/a of Official Records of ORANGE County, at page n/a, Recorder's Instrument No. 2022000387793, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 7/19/2024 as Recorder's Instrument No. 2024000182973, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in

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the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Lot 28, Block 219, Tract in Huntington Beach, 17th Street Section, per Map, Book 4, Page 10 of Miscellaneous Maps. The street address or other common designation of the real property hereinabove described is purported to be: 228 20th Street, Huntington Beach, CA 92648. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$1,631,911.93. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: 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 be-

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ing auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee's 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 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2024-1122. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m

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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 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2024-1122 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, by remitting the funds and affidavit or declaration described in Section

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2924m(c) of the Civil Code, 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. Dated: October 24, 2024 Worldwide Lenders, Inc., a Delaware Corporation, as Trustee By: Ashwood TD Services LLC, a California Limited Liability Company, its Agent Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com & NPP0466953 To: HUNTINGTON HARBOUR SUN JOURNAL 10/31/2024, 11/07/2024, 11/14/2024 Huntington Harbour Sun Journal 10/31,11/7,14/2024-147270

CITY OF SEAL BEACH

SUMMARY AND NOTICE OF ADOPTION OF ORDINANCE 1715 OF THE CITY COUNCIL OF THE CITY OF SEAL BEACH, CALIFORNIA, AMENDING PORTIONS OF TITLE 11 OF THE SEAL BEACH MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND FINDING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PLEASE TAKE NOTICE that on October 28, 2024, the City Council of the City of Seal Beach adopted on second reading Ordinance 1715, as entitled above.

SUMMARY OF ORDINANCE 1715

This is a summary of the above entitled Ordinance 1715 of the City Council of the City of Seal Beach. This summary has been prepared and published in accordance with the requirements of Government Code Section 36933.

Ordinance 1715 amends various provisions of Section 11.4.05.115 (Accessory Dwelling Units) of Chapter 11.4.05 (Standards for Specific Uses) of Part IV (Regulations Applying in Some or All Districts) of Title 11 (Zoning) of the Seal Beach Municipal Code (SBMC) relating to accessory dwelling units.

Ordinance 1715 amends Section 11.4.05.115 of the SBMC to update the Zoning Code consistent with the requirements of Government Code Sections 66310 through 66342 applicable to accessory dwelling units and junior accessory dwelling units and in accordance with comments received from the State Department of Housing and Community Development ("HCD") based on recent changes in state law enacted pursuant to Assembly Bill ("AB") 976 and Senate Bill ("SB") 477.

SB 477 reorganized and re-numbered the state statutes governing accessory dwelling units. Ordinance 1715 updates statutory references to accessory dwelling units in SBMC Section 11.4.05.115 to be consistent with the updated provisions of the Government Code implemented by SB 477.

Ordinance 1715 amends Section 11.4.05.115 to allow a combination of ADUs and JADUs on residential property in accordance with Government Code 66323, which allows a property with one single-family dwelling to have (a) one ADU that is either conversion of existing space or part of a proposed new home, (b) one detached ADU, and (c) one JADU, for a possible total of four units on a lot zoned to accommodate one unit. Additionally, multi-family dwelling properties are allowed to create at least one unit from existing non-habitable space, and a maximum of two detached ADUs. Ordinance 1715 also adds language to Section 11.4.05.115 that prohibits a separate conveyance of an ADU from the primary residency unless conditions set forth in Government Code Section 66341 are met.

Ordinance 1715 further adds language to ensure that when a permit application for an accessory dwelling is submitted in conjunction with a permit application to create a new single-family or a new multifamily dwelling, the primary residential structure is constructed before the ADU. Ordinance 1715 eliminates the requirement for owner-occupancy of either the primary dwelling or an ADU on a single-family lot after January 1, 2025, consistent with AB 976. Pursuant to Government Code Section 66314, Ordinance 1715 allows tandem parking in a driveway to be counted as parking spaces for an ADU when parking is required. Finally, consistent with Government Code Section 66315, the Ordinance amends Section 11.4.05.136 to provide that rentals of less than ADUs and JADUs are prohibited.

A public hearing and the first reading and introduction of Ordinance 1715 occurred on October 14, 2024. Second reading and adoption of Ordinance 1715 occurred at the October 28, 2024, regular City Council meeting by a 5-0 vote.

A certified copy of the entirety of the text of Ordinance 1715 is available for review during normal business hours in the Office of the City Clerk in Seal Beach City Hall, located at 211 Eighth Street, Seal Beach, California 90740.

/s/ Gloria D. Harper, CMC, City Clerk Dated this 29 day of October 2024 Publish in the SUN Newspaper October 31, 2024 Seal Beach Sun 10/31/2024-147464

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Seal Beach will hold a public hearing on Tuesday, November 12, 2024, at 7:00 p.m. in the City Council Chambers, 211 Eighth Street, Seal Beach, California, to consider the following item:

ZONE TEXT AMENDMENT 24-03. A zone text amendment to amend portions of Title 11 (zoning code) regarding administrative review of modifications to non-conforming residential structures, administrative review of reasonable accommodations, modification of residential front yard permeable surface requirements, clarification in determining the average front setback in the RHD-20 zone, and updates to the Accessory Dwelling Unit ordinance pursuant to Senate Bill 1211 and Assembly Bill 2533.

Applicant: City of Seal Beach Subject Location: Citywide

Environmental Review: Pursuant to the California Environmental Quality Act ("CEQA"), the Community Development Department has determined that the proposed zone text amendment is exempt from environmental review under the California Environmental Quality Act, (California Public Resources Code §§ 21000, et seq., ("CEQA") and the CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq.) under Sections 15061(b)(3), 15282(h), and 15301, as all changes are related to the development standards of single-family residential, multi-family residential, and accessory dwelling units, which are already allowed by-right to be built in applicable residential zones and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

PUBLIC COMMENT: At the above time and place all interested persons may be heard if so desired. If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Seal Beach at, or prior to, the public hearing.

FURTHER INFORMATION: Persons with questions should contact Shaun Temple at 562-431-2527, ext. 1316 or stemple@sealbeachca.gov.

Alexa Smittle Director of Community Development Published in the SUN Newspaper on the 31st day of October, 2024 Seal Beach Sun 10/31/2024-147261

/s/ Gloria D. Harper, CMC, City Clerk Dated this 29 day of October 2024 Publish in the SUN Newspaper October 31, 2024 Seal Beach Sun 10/31/2024-147464