**Legals-WHJ Legals-WHJ** 

FICTITIOUS BUSINESS NAME STATEMENT

NAME STATEMENT NO. 20256728357 AQUAAURA located at: 1743 S GARDEN DR, ANAHEIM, CA 92804. County: Orange. This is a New Statement. Regis-trant/s: BAO THIEN HO, 1743 S GARDEN DR guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/13/2025. Westminster Journal 11/27,12/4,11,18/25-158737 1743 S GARDEN DR, ANAHEIM, CA 92804. This business is conduc-FICTITIOUS BUSINESS NAME STATEMENT NO. 20256729455 ted by: INDIVIDUAL. The registrant commenced to transact business under STRUCTURED SPARKS the fictitious business located at: 121 7TH ST #1, SEAL BEACH, CA 90740. County: Orange. This is a New Statement. Registrant/s: JENNIFER TYMIN-/s/ BAO HO. I declare that all information in this state-ment is true and correct. SKI, 121 7TH ST #1, SEAL BEACH, CA 90740. This business is conduc-ted by: INDIVIDUAL. The (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
This statement was filed with the County Clerk of Orange County on 10/31/2025.

Westminster Journal 11/27,12/4,11,18/25-158594

FICTITIOUS BUSINESS NAME STATEMENT NO. 20256729095 NEWPORT DUNES ATERFRONT RESORT AND MARINA, b) NEW-PORT DUNES WATER-FRONT RESORT AND MARINA PARTNERSHIP, c) NEWPORT DUNES RESORT AND MARINA, d) NEWPORT DUNES RESORT AND MARINA PARTNERSHIP, d) NEW-PORT DUNES, f) THE DUNES, g) NEWPORT DUNES, RESORT, h)

DUNES RESORT, h)
NEWPORT DUNES MARINA, i) NDRM, j) NDR, k)
MOE B'S, I) MOE B'S
MUNCHIES, m) BACK
BAY BISTRO, n) NEWPORT DUNES MARKET, o) MOE B'S BISTRO, p) MOE B'S BBQ, q) NEW-PORT DUNES SALES, r) DUNES NEWPORT EVENTS, S) NEWPORT DUNES WATERFRONT RESORT located at: 1131 BACK BAY DRIVE, NEW-PORT BEACH, CA 92660. County: Orange. This is a New Statement. Regis-trant/s: a) DUNES RE-SORT, LP, 445 MARINE VIEW AVENUE, SUITE NIEW AVENUE, SUITE 110, DEL MAR, CA 92014, b) NEWPORT DUNES MARINA, LLC, 5150 MARINA, LLC, 5150 OVERLAND AVENUE, CULVER CITY, CA 90230, c) DUNES RESORT, LLC, 445 MARINE VIEW AV-ENUE, SUITE 110, DEL MAR CA 92014 d\ ENUE, SUITE TIU, DEL MAR, CA 92014, d)
TERRA VISTA MANAGEMENT, INC, 445 MARINE
VIEW AVENUE, SUITE
110, DEL MAR, CA 92014, e) DE ANZA SAN DIEGO
FOOD AND BEVERAGE, INC. 445 MARINE VIEW 445 MARINE VIEW INC, 445 MARINE VIEW AVENUE, SUITE 110, DEL MAR, CA 92014, f) MH DEALER, LLC, 445 MARINE VIEW AVENUE, SUITE 110, DEL MAR, CA 92014, g) GK MANAGE-MENT CO., INC, 5150

or/30/2002. Registrant /s/
MICHAEL GELFAND. I
declare that all information in this statement is
true and correct. (A registrant who declares as true **Publish your DBA** with us and we will give you a 12" ad FREE for one week! A \$48 Value

MENT CO., INC, 5150 OVERLAND AVENUE, CULVER CITY, CA 90230

This business is conduc-

commenced to transact

business under the ficti-

names listed above on:

GENERAL PARTted by: GENERAL PART-NERSHIP. The registrant she knows to be false is that all information in this statement is true and corclares as true information

registrant commenced to transact business under

the fictitious business

name or names listed above on: N/A. Registrant /s/ JENNIFER TYMINSKI.

I declare that all informa-

tion in this statement is true and correct. (A regis-

trant who declares as true

information which he or she knows to be false is

guilty of a crime.) This statement was filed with

the County Clerk of Orange County on 11/18/2025.

Westminster Journal 11/27,12/4,11,18/25-158582

**FICTITIOUS BUSINESS** 

NAME STATEMENT NO. 20256729529 a) CHEAP TRAFFIC AT-

a) CHEAP TRAFFIC ATTORNEYS, b) ADULT ADOPTION ATTORNEY, c) CRIME CLEAR located at: 3020 OLD RANCH PARKWAY, SUITE 300, SEAL BEACH, CA 90740.

County: Orange. This is a Change. Registrant/s: JOHN JOSEPH PEAR-

SON, 3020 OLD RANCH

This business is conduc-

ted by: INDIVIDUAL. The registrant commenced to

transact business under

the fictitious business

name or names listed above on: 12/17/2018. Re-

above on: 12/17/2018. Registrant /s/ JOHN PEAR-SON. I declare that all information in this statement is true and correct

ment is true and correct.

(A registrant who declares

he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of

Westminster Journal 11/27,12/4,11,18/25-

FICTITIOUS BUSINESS NAME STATEMENT NO. 20256729096 a) BAYSIDE VILLAGE

a) BAYSIDE VILLAGE
COMMUNITY, b) BAYSIDE VILLAGE, c) BAYSIDE VILLAGE MHP, d)
BAYSIDE VILLAGE MOBILEHOME COM-

MUNITY, e) BAYSIDE VILLAGE MOBILE HOME

COMMUNITY, f) BAY-SIDE VILLAGE MOBILE

HOME PARK, g) BAY-SIDE VILLAGE MOBILE-

HOME PARK, h) BAY-SIDE VILLAGE MOBILE-

HOMES, I) BAYSIDE VIL-LAGE MOBILE HOMES, J) BAYSIDE VILLAGE SALES, k) BAYSIDE MHP, I) TERRA VISTA MANAGMENT, m) TVM located at: 300 EAST

COAST HIGHWAY, NEW-PORT BEACH, CA 92660.

County: Orange. This is a New Statement. Regis-trant/s: BAYSIDE MHP LLC, 445 MARINE VIEW

AVENUE, SUITE 110, DEL MAR, CA 92014. This

business is conducted by:

LIMITED LIABILITY COM-

PANY. The registrant commenced to transact busi-

ness under the fictitious

business name or names County of listed above on: Westmins 07/11/2019. Registrant /s/ MICHAEL GELFAND, 158740

i) BAYSIDE VIL-

County on

Orange Co 11/19/2025

PARKWAY

which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/13/2025.
Westminster Journal 11/27,12/4,11,18/25-

**Legals-WHJ** 

**Legals-WHJ** 

FICTITIOUS BUSINESS NAME STATEMENT

NO. 2025672924

CARING CAREGIVERS

located at: 7291 COHO
DR UNIT 107, HUNTINGTON BEACH, CA 92648.
County: Orange. This is a
New Statement. Regis-

trant/s: NIVEA M RO-LAND, 7291 COHO DR UNIT 107, HUNTINGTON BEACH, CA 92648. This

business is conducted by: INDIVIDUAL. The regis-

trant commenced to trans-

titious business name or

names listed above on

08/18/2017. Registrant /s/ NIVEA ROLAND. I de-

clare that all information in

this statement is true and correct. (A registrant who

declares`as true informa-

tion which he or she

knows to be false is guilty of a crime.) This state-ment was filed with the

County Clerk of Orange County on 11/14/2025.

11/27,12/4,11,18/25-158544

**FICTITIOUS BUSINESS** 

NAME STATEMENT NO. 20256729612 SIOP WITH CLAUDIA loc-

ated at: 80 HUNTINGTON STREET SPC 610, HUNT-INGTON BEACH, CA

92648. County: Orange. This is a New Statement. Registrant/s: DIVINE HEART SOUL LLC, 80

PANY. The registrant com-menced to transact busi-

business name or names

that all information in this

statement is true and correct. (A registrant who de-

clares as true information

Westminster Journal

11/27,12/4,11,18/25-158741

FICTITIOUS BUSINESS

NAME STATEMENT NO. 20256729438

DREAM FC located at: 20856 MONARCH LN, HUNTINGTON BEACH,

ange. This is a New Statement. Registrant/s: PATRICK MOSS, 20856

conducted by: INDIVIDU-AL. The registrant com-menced to transact busi-

ness under the fictitious business name or names listed above on:

listed above on: 01/01/2024. Registrant /s/ PATRICK MOSS. I de-

this statement is true and correct. (A registrant who declares as true information which he or she

knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/18/2025. Westminster Journal 11/27 12/4 11 18/25-

11/27,12/4,11,18/25-158742

INGTON BEACH, (92646. This business

HUNT

CA 92646 County:

MONARCH LN.

Westminster Journal

FICTITIOUS BUSINESS
NAME STATEMENT
NO. 20256729094
a) BAYSIDE VILLAGE
COMMUNITY, b) BAYSIDE VILLAGE, c) BAYSIDE VILLAGE MHP, d) BAYSIDE VILLAGE MO-BILEHOME COM-MUNITY, e) BAYSIDE VILLAGE MOBILE HOME COMMUNITY, f) BAY-SIDE VILLAGE MOBILE HOME PARK, g) BAY-SIDE VILLAGE MOBILE-HOME PARK, h) BAY-SIDE VILLAGE MOBILE-SIDE VILLAGE MOBILE-HOMES, i) BAYSIDE VIL-LAGE MOBILE HOMES, i) BAYSIDE VILLAGE SALES, k) BAYSIDE MHP, I) TERRA VISTA MANAGMENT, m) TVM located at: 300 EAST COAST HIGHWAY, NEW-DATE BEACH OF 2000 PORT BEACH, CA 92660. County: Orange. This is a New Statement. Regis-trant/s: TERRA VISTA MANAGEMENT, INC, 445 MARINE VIEW AVENUE, SUITE 110, DEL MAR, CA 92014. This business is conducted by: CORPORA-

HUNTINGTON STREET SPC 610, HUNTINGTON BEACH, CA 92648. This TION. The registrant commenced to transact busi ness under the fictitious business name or names listed above on: 07/11/2019. Registrant /s/ MICHAEL GELFAND, PRESIDENT. I declare listed above on: N/A. Registrant /s/ CLAUDIA RUFFIN, CEO. I declare that all information in this statement is true and correct. (A registrant who de-clares as true information which he or she knows to be false is guilty of a crime.) This statement was clares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/20/2025.

f Orange County on 1/13/2025. Westminster Journal 11/27,12/4,11,18/25-

filed with the County Clerk

**FICTITIOUS BUSINESS** FICTITIOUS BUSINESS
NAME STATEMENT
NO. 20256729097
a) BAYSIDE VILLAGE
COMMUNITY, b) BAYSIDE VILLAGE, c) BAYSIDE VILLAGE MHP, d)
BAYSIDE VILLAGE MOBILEHOME COMMUNITY, e) BAYSIDE
VILLAGE MOBILE HOME
COMMUNITY, f) BAY-COMMUNITY, f) BAY-SIDE VILLAGE MOBILE HOME PARK, g) BAY-SIDE VILLAGE MOBILE-HOME PARK, h) BAY-SIDE VILLAGE MOBILE-SIDE VILLAGE MOBILE-HOMES, i) BAYSIDE VIL-LAGE MOBILE HOMES, j) BAYSIDE VILLAGE SALES, k) BAYSIDE MHP, I) TERRA VISTA MANAGMENT, m) TVM located at: 300 EAST COAST HIGHWAY, NEW-PORT BEACH, CA 92660. County: Orange. This is a New Statement. Regis-trant/s: MH DEALER, LLC, 445 MARIENE VIEW AVENUE, SUITE 110, DEL MAR, CA 92014. This business is conducted by LIMITED LIABILITY COM-PANY. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Re-gistrant /s/ MICHAEL GEL-FAND, PRESIDENT. I de-

this statement is true and

correct. (A registrant who

declares as true informa-tion which he or she knows to be false is guilty

of a crime.) This statement was filed with the County Clerk of Orange County on 11/13/2025. Westminster Journal 11/27,12/4,11,18/25-

**FICTITIOUS BUSINESS** NAME STATEMENT NO. 20256728912 K SHOP WHOLESALE located at: 1251 S BEACH BLVD UNIT J, LA HABRA, CA 90631. County: Or-ange. This is a New Statement. Registrant/s: LCJ GLOBAL, INC, 1251 S BEACH BLVD UNIT J, LA HABRA, CA 90631. This

gistrant commenced to transact business under

name or names listed above on: 05/01/2024. Registrant /s/ HYE CHONG KIM, CEO. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/10/2025. **Westminster Journal FICTITIOUS BUSINESS** 

NAME STATEMENT

**Legals-WHJ** 

NO. 20256728913 K SHOP located at: 1251 S BEACH BLVD UNIT J, LA HABRA, CA 90631. County: Orange. This is a New Statement. Registrant/s: LCJ GLOBAL, INC, 1251 S BEACH BLVD UNIT J, LA HABRA, CA 90631. This business is conducted by: CORPORA-TION. The registrant commenced to transact business under the fictitious business name or names listed above on: 10/15/2025. Registrant /s/ HYE CHONG KIM, CEO. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/10/2025. **Westminster Journal** 11/27,12/4,11,18/25-158744

**FICTITIOUS BUSINESS** NAME STATEMENT NAME STATEMENT NO. 20256729558 LENDING TOWER loc-ated at: 5000 BIRCH STREET SUITE 3000, 92660. County: Orange. This is a New Statement. Registrant/s: LENDING TOWER LLC, 5000 BIRCH STREET SUITE 3000, NEWPORT BEACH, CA 92660. This business is conducted by: LIMITED LIABILITY COMPANY. The registrant com-menced to transact business under the fictitious business name or names listed above on: 01/08/2021. Registrant /s/ SAMI OTHMAN JR, CEO. I declare that all information in this statement is true and correct. (A regis trant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/19/2025.

Westminster Journal 11/27,12/4,11,18/25-158745 FICTITIOUS BUSINESS NAME STATEMENT NAME STATEMENT NO. 20256729524 HOSNA TAFTEH REAL ESTATE INC located at: 10 BELLEVUE, NEW-PORT COAST, CA 92657.

County: Orange. This is a New Statement. Regis-New Statement. Registrant/s: HOSNA TAFTEH
REAL ESTATE INC, 10
BELLEVUE, NEWPORT
COAST, CA 92657. This
business is conducted by:
CORPORATION. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Registrant /s/ HAMIDEH TAFTEH, CEO. I declare that all information in this state-ment is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/19/2025.

**Westminster Journal** 

11/27,12/4,11,18/25-158746 FICTITIOUS BUSINESS NAME STATEMENT

**Legals-WHJ** 

NAME STATEMENT
NO. 20256729475
BREA SWEEPING SERVICE located at: 4790
IRVINE BLVD 105,
IRVINE, CA 92620.
County: Orange. This is a
New Statement. Registrant/s: ASIF KASSAM,
4790 IRVINE BLVD - 105,
IRVINE, CA 92620. This
business is conducted by:
INDIVIDUAL. The registrant commenced to transtrant commenced to transact business under the fictitious business name or names listed above on N/A. Registrant /s/ ASIF KASSAM. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on Orange Co 11/18/2025. Westminster Journal 11/27,12/4,11,18/25-158747

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01527139-CU-PT-CJC TO ALL INTERESTED PERSONS: Petitioner: KAYLEY MICHELLE PIT-

MAN filed a petition with this court for a decree changing name as follows: KAYLEY MICHELLE PIT-MAN to JADE KAY PIT-MAN. 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 gran-ted. Any person objecting to the name changes described above must file a written objection that in-cludes the reasons for the objection at least two court days before the matter is must appear at the hearing to show cause why the petition should not be granted. If no written ob-jection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

01/14/2026 1:30 p.m. D100 REMOTE Lamoreaux Justice Center

341 The City Drive Orange, CA 92868 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.occourts.org/directory/family for remote/in person hearing information.)

A copy of this Order to Show Cause shall be published at least once each week for four successive week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
Westminster Herald
DATE: 11/20/2025 Judge David J. Hesseltine Judge of the Superior

Court Westminster Herald 11/27,12/4,11,18/25-158748

**FICTITIOUS BUSINESS** NAME STATEMENT NO. 20256729386 MARLIN BAR & GRILL located at: 5874 EDINGER AVE, HUNTINGTON BEACH, CA 92649. County: Orange. This is a New Statement. Registrant/s: MARLIN TOO, INC, 5874 EDINGER AVE. HUNTINGTON BEACH, CA 92649. This business is conducted by: COR-PORATION. The registrant commenced to trans-

titious business name or names listed above on N/A. Registrant /s/ SUNNA BJARNASON, CEO. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she This stateof a crime.) This state-ment was filed with the County Clerk of Orange County on 11/17/2025. Westminster Journal 11/27,12/4,11,18/25-158750 FICTITIOUS BUSINESS NAME STATEMENT NO. 20256729062

**Legals-WHJ** 

ORANGE COAST CRE-ATIVE located at: 6700 WARNER AVE #15E HUNTINGTON BEACH CA 92647. County: Or-ange. This is a New Statement. Registrant/s JAMES PEDER BER-GANTINE, 6700 WARNER AVE #15E CA 92647. This business conducted by: INDI-VIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on N/A. Registrant /s/ JAMES BERGANTINE. I declare that all information in this statement is true and correct. (A registrant who de-clares as true information which he or she knows to which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/12/2025.

Westminster Journal 11/27,12/4,11,18/25-158751

FICTITIOUS BUSINESS
NAME STATEMENT
NO. 20256729776
EHC CARES located at
11635 JAVA STREET
CYPRESS, CA 90630
County: Orange. This is a
New Statement. Registrant/s: EDWARD BELMONTE, 11635 JAVA
STREET, CYPRESS, CA
90630. This business is
conducted by: INDIVIDU-90630. This business is conducted by: INDIVIDU-AL. The registrant com-menced to transact business under the fictitious business name or names listed above on: N/A. Re-gistrant /s/ EDWARD BEL-MONTE. I declare that all information in this state-ment is true and correct (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/24/2025.

Westminster Journal 11/27,12/4,11,18/25-158752

**FICTITIOUS BUSINESS** NAME STATEMENT NO. 20256729793 MY SOOTHE LAB loc ated at: 1968 S. COAST HWY #2442, LAGUNA BEACH, CA 92651 County: Orange. This is a New Statement. Regis-trant/s: MOONWALK EN-TERPRISES INC, 1968 S COAST HWY #2442, LA GUNA BEACH, CA 92651 This business is conduction ted by: CORPORATION
The registrant com-The registrant com-menced to transact business under the fictitious business name or names listed above on 10/01/2023. Registrant /s/ SIPAN KAZARYAN PRESIDENT. I declare that all information in this statement is true and corclares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk

of Orange County on 11/24/2025.

12/4,11,18,25/25-158770

Westminster Journal

**Legals-WHJ** 

FICTITIOUS BUSINESS NAME STATEMENT

NO. 20256729709

ness under the fictitious

usiness name or names

listed above on: 11/20/2025. Registrant/s/

tion in this statement is

true and correct. (A regis trant who declares as true

information which he or

she knows to be false is guilty of a crime.) This statement was filed with

transact business under the fictitious business name or names listed VENUS DAYCARE loc-ated at: 103 SLATE GREY, IRVINE, CA GREY, IRVINE, CA 92620. County: Orange. This is a New Statement. Registrant/s: FARAHNAZ MOMENI, 103 SLATE GREY, IRVINE, CA 92620. This business is conducted by: INDIVIDU-AL. The registrant com-menced to transact busi-FARAHNAZ MOMENI. I declare that all informa-

the County Clerk of Or-ange County on 11/21/2025. Westminster Journal 12/4.11.18.25/25-158801

FICTITIOUS BUSINESS NAME STATEMENT NO. 20256729143 EATING RECOVERY CENTER OF CALIFOR-NIA located at: 114 PACI-FICA SUITE 450, IRVINE, CA 92618. County: Orange. This is a New State-ment. Registrant/s: SUM-MIT PSYCHOTHERAPY ASSOCIATES, PC. 200, DENVER, CO 80230. This business is conduced by: CORPORATION.
The registrant commenced to transact business under the fictitious business name or names listed above on: 05/02/2022. Registrant /s/ JAMES KLASSEN, VICE RESIDENT. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of crime.) This statement was filed with the County Clerk of Orange County on 11/13/2025.

12/4,11,18,25/25-158842 **FICTITIOUS BUSINESS** 

Westminster Journal

NAME STATEMENT NO. 20256729978 PACIFIC ATTITUDE loc ated at: 5050 HFII C, HUNTINGTON BEACH, CA 92649. County: Orange. This is a New Statement. Regis-New Statement. Regis-trant/s: BARRIE MEICHT, HUNTINGTON BEACH CA 92649. This busines conducted by: INDI-VIDUAL. The régistrant commenced to transact business under the fictitious business name or names listed above on: N/A. Registrant /s/ BAR-RIE MEICHT. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/25/2025.

Westminster Journal 12/4,11,18,25/25-158863

**FICTITIOUS BUSINESS** NAME STATEMENT NO. 20256729912

COMAC USA OFFICE located at: 4350 VON KARMAN AVE., 3RD FL, NEWPORT BEACH, CA NEWPORT BEACH, CA 92660. County: Orange. This is a New Statement. Registrant/s:COMMER-CIAL AIRCRAFT COR-PORATION OF CHINA LTD. 4350 VON KARMAN AVE, 3RD FL, NEWPORT BEACH, CA 92660. This business is conducted by CORPORATION. The registrant commenced to above on: 05/05/2009. Registrant /s/ WANG MENG-MENG, PRESIDENT. I declare that all information in this statement is true and correct. (A registrant who declares as true informa-tion which he or she knows to be false is guilty of a crime.) This state-ment was filed with the County Clerk of Orange County on 11/25/2025. Westminster Journal 12/4,11,18,25/25-158865 FICTITIOUS BUSINESS NAME STATEMENT

**Legals-WHJ** 

NO. 20256727711 ALL SEASONS QUAL ITY HOME CARE located at: 22871 RIDGE ROUTE LANE, LAKE FOREST, CA 92630. County: Or-ange. This is a New Statement. Registrant/s: DED-ICATED TO SERVICE 22871 NC., 22871 RIDGE ROUTE LANE, LAKE FOREST, CA 92630 This ROUTE business is conducted by: CORPORATION. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Registrant /s/ HERMINIA ZUEHL, PRESIDENT. I declare that all information in this statement is true and correct. (A registrant who de-clares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 10/23/2025. 12/4,11,18,25/25-158866

NAME STATEMENT NO. 20256727481 SMART JANITORIAL loc

**FICTITIOUS BUSINESS** 

ated at: 2221 E WIN-STON RD STE E, ANA-HEIM, CA 92806. County: Orange This is a New Statement. Registrant/s: COMPLETE OFFICE CLEANING LLC, 645 N ECKHOFF ST. J, OR-ECKHOFF ST. J. OR-ANGE, CA 92868 This LIMITED LIABILITY COM-PANY. The registrant commenced to transact business under the fictitious business name or names listed above on: 08/25/2025. Registrant/s/ MAURICIO MEJIA, CEO. I declare that all informa-tion in this statement is true and correct. (A registrant who declares as true information which she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 10/21/2025. Westminster Journal

12/4,11,18,25/25-158867 **FICTITIOUS BUSINESS** 

NAME STATEMENT NO. 20256730043 ANGLERS MARINE loc ated at: 3475 EAST LA PALMA AVE, ANAHEIM, CA 92806. County: Or-ange. This is a New State-ment. Registrant/s: ANGLERS MARINE 2025 CORP, 3475 EAST LA PALMA AVE, ANAHEIM, CA 92806. This business is conducted by: COR-PORATION. The registrant commenced to transact business under the ficact business under the lictitious business name or names listed above on: 01/01/1986. Registrant /s/ KYLE GROVER, SEC-RETARY. I declare that all

12/4,11,18,25/25-158868

information in this statement is true and correct (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
This statement was filed with the County Clerk of Orange County on 11/26/2025.
Westminster Journal

FICTITIOUS BUSINESS NAME STATEMENT NO. 20256727497
BREA FOURSQUARE
CHURCH located at: 123
W ASH ST, BREA, CA
92821. County: Orange.
This is a New Statement.
Registrant/s: INTERNATIONAL CHURCH OF
THE FOURSQUARE
GOSPEL, 1132 GLENDALE BLVD, LOS
ANGELES, CA 90026.
This business is conducted by: CORPORATION
The registrant commenced to transact business under the fictitious NO. 20256727497 EA FOURSQUARE ness under the fictitious ness under the fictitious business name or names listed above on: 01/01/1950. Registrant /s/ JARROD D. KULA, CFO. I declare that all informa-tion in this statement is true and correct. (A registrant who declares as true information which he or

she knows to be false is

guilty of a crime.) This statement was filed with

the County Clerk of Orange County on 10/21/2025.

Westminster Journal

12/4,11,18,25/25-158888

**Legals-WHJ** 

FICTITIOUS BUSINESS NAME STATEMENT NO. 20256730138
ELLEN LOPEZ AND ASSOCIATES INC located at: 4480 ELDER AVE, SEAL BEACH, CA 90740. County: Orange. This is a New Statement. Regis-trant/s: ELLEN LOPEZ AND ASSOCIATES INC 4480 ELDER AVE, SEAL BEACH, CA 90740. This business is conducted by: CORPORATION. The re gistrant commenced to ransact business under the fictitious business name or names listed

above on: 01/14/2014. Re gistrant /s/ DAVID A. LOPEZ, VICE PRESID-ENT. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of County on Orange Co 12/01/2025 Westminster Journal 12/4,11,18,25/25-158892

**FICTITIOUS BUSINESS** NAME STATEMENT NO. 20256729877

VALLEY HAUS located at 201 E CENTER ST STE 112-3841, ANAHIEM, CA 92805. County: Orange This is a New Statement Registrant/s: JOSEPH CHAVEZ, 201 E CENTER ST STE 112-3841 ANAHIEM, CA 92805 This business is conducted by: INDIVIDUAL. The registrant commenced to tränsact business under the fictitious business name or names listed above on: 07/03/2025. Reinformation in this statement is true and correct às true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/25/2025. Westminster Journal 12/4,11,18,25/25-158903

NO. 20256730026

**FICTITIOUS BUSINESS** NAME STATEMENT located at: 6161 LIN-COLN AVE UNIT B10, BUENA PARK, CA 90620. County: Orange. This is a New Statement. Registrant/s: GLOW FITNESS STUDIOS LLC, 6161 LIN-COLN AVE UNIT B10, BUENA PARK, CA 90620. This business is conducted by: LIMITED LIABILITY COMPANY. The regis-

titious business name or names listed above on: 11/26/2025. Registrant /s/ NICOLE BEARD, CEO. I declare that all informa-tion in this statement is true and correct. (A registrant who declares as true nformation which he o she knows to be raised a guilty of a crime.) This statement was filed with the County Clerk of Orange County on ange Cour 11/26/2025 Westminster Journal 12/4,11,18,25/25-158907 **FICTITIOUS BUSINESS** NAME STATEMENT NO. 20256730158
DESIGNER MOUSE
GRAPHIC DESIGN located at: 835 W. BROOK-SHIRE AVENUE, OR-ANGE, CA 92865. County

**Legals-WHJ** 

act business under the fic-

Orange. This is a New Statement. Registrant/s DONNA JEAN REPPERT-WAISON, 835 W. BROOKSHIRE AVENUE, ORANGE, CA 92865. This WATSON 835 business is conducted by INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above 11/28/2025. Registran 11/28/2025. Registrant /s/ DONNA REPPERT-WAT-SON. I declare that all information in this statement is true and correct (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
This statement was filed with the County Clerk of Orange County o 12/01/2025. Westminster Journal 12/4,11,18,25/25-158947 County on **FICTITIOUS BUSINESS** NAME STATEMENT

NO. 20256728671 ANJALI located at: 1200 SOUTH STANDARD AVE, SANTA ANA, CA 92707. County: Orange. This is a New Statement. Registrant/s: SAROM SIM-NGORN, 1200 SOUTH NGORN, 1200 SOUTH STANDARD AVE, SANTA ANA, CA 92707. This bus ness is conducted by: IN-DIVIDUAL. The registrant commenced to transact business under the ficti-tious business name or names listed above on: SAROM SIM-NGORN declare that all information in this statement is true and correct. (A regis trant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/06/2025. Westminster Journal 12/4,11,18,25/25-158949

FICTITIOUS BUSINESS NAME STATEMENT NO. 20256730273 SPINEX CHIROPRACTIC located at: 2501 E. CHAP-MAN AVE, UNIT 107-D, FULLERTON, CA 92831. County: Orange. This is a New Statement. Regis-New Statement. Registrant/s: ARSHIA NOZARI, 2501 E. CHAPMAN AVE, UNIT 107-D, FULLERTON, CA 92831. This business is conducted. business is conducted by: INDIVIDUAL. The registrant commenced to trans-

act business under the fictitious business name or names listed above on: N/A. Registrant /s/ AR-SHIA NOZARI, DOCTOR clare that all information in this statement is true and declares as true informa tion which he or she knows to be false is guilty of a crime.) This state-ment was filed with the County Clerk of Orange County on 12/02/2025. Westminster Journal

12/4,11,18,25/25-158951

PWL ENTERPRISE ated at: 263 NORTH DALTON DR, ANAHEIM, CA 92807. County: Or-ange. This is a New State-ment. Registrant/s: ERIC CHOU, 263 NORTH

**Legals-WHJ** 

**FICTITIOUS BUSINESS** NAME STATEMENT

NO. 20256729632

DALTON DR, ANAHEIM, CA 92807. This business conducted by: INDI-VIDUAL. The registrant commenced to transact business under the ficti-N/A. Registrant /s/ ERIC CHOU. I declare that all in-formation in this statement is true and correct. (A registrant who declares he or she knows to be false is guilty of a crime.)
This statement was filed with the County Clerk of Orange County on 11/20/2025 12/4,11,18,25/25-158779

UNGARO CONSULTING located at: 348 MAIN STREET, SUITE C, SEAL BEACH, CA 90740. County: Orange. This is a New Statement. Regis-trant/s: UNGARO CON-SULTING LLC, 350 MAIN STREET, SUITE D, SEAL BEACH, CA 90740. This LIMITED LIABILITY COM PANY. The registrant commenced to transact business under the fictitious business name or names listed above on: 09/18/2025. Registrant /s/ NICOLE UNGARO, CEO. I declare that all informa-tion in this statement is

true and correct. (A registrant who declares as true

she knows to be false is

guilty of a crime.) This statement was filed with

the County Clerk of Orange County on 11/18/2025.

Westminster Journal

information which

**FICTITIOUS BUSINESS** 

12/4,11,18,25/25-158958 FICTITIOUS BUSINESS NAME STATEMENT NO. 20256730136 7 STAR LIQUOR MART located at: 950 S HAR-BOR BLVD, SANTA ANA, CA 92708. County: Or-ange. This is a New State-ment. Registrant/s: GHU-MAN & GHUMAN INC, 16475 HARBOR BLVD FOUNTAIN VALLEY, CA 92708. This business conducted by: CORPORA-TION. The registrant commenced to transact business under the fictitious ness under the fictitious business name or names listed above on: N/A. Re-gistrant /s/ MOHINDER-PAL S. GHUMAN, CEO. I declare that all informa-tion in this statement is

guilty of a crime.) This statement was filed with the County Clerk of Orange County on 12/01/2025. Westminster Journal 12/11,18,25/25,1/1/26-158991

true and correct. (A regis-trant who declares as true

information which he or

she knows to be false is

FICTITIOUS BUSINESS NAME STATEMENT NO. 20256730219

BETTER SHIPPING ated at: 740 S HARBOR BLVD, SANTA ANA, CA 92704. County: Orange. This is a Change. Regis-trant/s: BUZZI BEE INC, 740 S HARBOR BLVD, SANTA ANA, CA 92704. This business is conducted by: CORPORATION. The registrant com-menced to transact business under the fictitious business name or names listed above on: N/A. Registrant /s/ XINQI SHI, CEO. I declare that all in(A registrant who declares as true information which

creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MARY or both, of MARY SHIZUKO KUROKAWA

in the Superior Court of California, County of Orange.
THE PETITION FOR
PROBATE request that
STEVEN N. KUROKAWA be appointed as personal representative to administer the estate of the de-THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take representative to take many actions without obtaining court approval. Before taking certain very im-portant actions, however

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 petitions will be beld as PER tion will be held on FEB 04, 2026 at 1:30 PM in Dept. CM08 located at 3390 HARBOR BLVD, COSTA MESA, CA 92626

notice to interested persons unless they have

waived notice or consen-

ted to the proposed action.) The independent

administration authority

will be granted unless an

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 Califor-nia - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hear-ing instructions. If you ing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 for assistance. If you profess. ance. If you prefer to ap-pear 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 ob-jections or file written objections with the court be-fore the hearing. Your ap-pearance may be in person or by your attorney. IF YOU ARE A CREDIT-OR 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 the later of either (1) four months from the date of first issuance of letters resentative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statues

and legal authority may af-

he or she knows to be false is guilty of a crime.)
This statement was filed with the County Clerk of Orange County on 12/01/2025. Westminster Journal 12/11,18,25/25,1/1/26-158994

**Legals-WHJ** 

ment is true and correct

**Legals-WHJ** 

fect your rights as a credit-or. You may want to con-

sult with an attorney know-ledgeable 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-tition or account as provided in Probate Code

section 1250. A Request

for Special Notice form is

available from the court

Attorney for Petitioner

TRENT C. MARCUS ESQ; TRENT C. MAR-CUS, A LAW CORPORA-TION, 19900 BEACH BLVD, C-1, HUNTING-TON BEACH, CA 92648

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARY SHIZUKO KUROKAWA CASE NO 30-2025-01529991-PR-LA-CMC To all heirs, beneficiaries

(714) 964-6335 BSC 227788 Westminster Journal 12/11,12/18,12/25/2025-PETITION FOR PRO BATE has been filed by STEVEN N. KUROKAWA

**FICTITIOUS BUSINESS** NAME STATEMENT NO. 20256728417 NOTHING BUNDT CAKES located at: 9852 CHAPMAN AVE SPACE CHAPMAN AVE SPACE 9836, GARDEN GROVE CA 92841. County: Or-ange. This is a New State-ment. Registrant/s: GSP CAKES LLC, 1600 PONCE DE LEON BLVD FLOOR 10, CORAL GABLES, FL 33134. This FLOOR LIMITED LIABILITY COM PANY. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Re-gistrant /s/ ROBERT SOLthe personal representative will be required to give

> of Orange County on 11/03/2025. Westminster Journal 12/11,18,25/25,1/1/26-159065

ĂRANA

CFO. I declare

208, SEAL CA 90740 This is a

statement is true and cor-

rect. (A registrant who de-clares as true information which he or she knows to

be false is guilty of a crime.) This statement was filed with the County Clerk

FICTITIOUS BUSINESS NAME STATEMENT NO. 20256729543 CAREBUILDERS AT COUNTY NORTH COAST CA located at: 500 PA CIFIC COAST HWY SUITE 208, SEAL BEACH. County: Orange. This is a New Statement. Registrant/s: SIGNATURE ROSE CARE INC, 500 PACIFIC COAST HWY SUITE 208, SEAL BEACH, CA 90740. This aistrant commenced to transact business under the fictitious business name or names listed above on: N/A. Registrant /s/ JAMIE ROSE BRI-ONES, CEO . I declare that all information in this statement is true and cor-rect. (A registrant who de-

filed with the County Clerk of Orange County on 11/19/2025. Westminster Journal 12/11,18,25/25,1/1/26-

clares as true information

which he or she knows to be false is guilty of a

crime.) This statement was

**FICTITIOUS BUSINESS** NAME STATEMENT

NO. 20256730812 BUBBLY FIX located at 1101 ANACAPA, IRVINE

CA 92602. County: Orange. This is a New Statement. Registrant/s: FORTUNE VENTURES TUNE VENTURES GROUP LLC, 1101 ANACAPA, IRVINE, CA 92602 This business is registrant commenced to transact business under name or names listed above on: N/A. Registrant /s/ MARCUS NAGEES, PRESIDENT. I declare that all information in this that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 12/09/2025. 12/09/2025. **Westminster Journal** 

**Legals-WHJ** 

## **FICTITIOUS BUSINESS** NAME STATEMENT NO. 20256730249

12/18,25/25,1/1,8/26-159146

BALANCEMEDI located at: 292 N WILSHIRE AVE at: 292 N WILSHIRE AVE #103, ANAHEIM, CA 92801. County: Orange. This is a New Statement. Registrant/s: BOKSELINA, INC, 292 N WILSHIRE AVE #103, ANAHEIM, CA 92801. This business is conducted by: CORPORA-TION. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Registrant /s/ KATE KIM. CEO I declare that all in-formation in this statement is true and correct. (A registrant who declares as true information whi he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of With the County Clerk of Orange County on 12/02/2025.

Westminster Journal 12/18,25/25,1/1,8/26-159147

### FICTITIOUS BUSINESS NAME STATEMENT NO. 20256730690 DELTA POOL SERVICE located at: 12340 STE B 134 SEAL BEACH CA 90740-SEAL BEACH, CA 90740-2794. County: Orange. This is a Change. Regis-trant/s: MICHAEL trant/s: MICHAEL PATRICK DESIMONE, 12340 STE B - 134 SEAL BEACH BLVD, SEAL BEACH, CA 90740-2794. This business is conduc-ted by: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Registrant /s/ MICHAEL DESIMONE I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

the County Clerk of Or-ange County on 12/08/2025. Westminster Journal 12/18,25/25,1/1,8/26-159155

statement was filed with

# **FICTITIOUS BUSINESS** NAME STATEMENT NO. 20256730916 LIVING IN HARMONY loc BLVĎ

ated at: 17291 IRVINE BLVD.. SUITE 263. TUSTIN, CA 92780-2963. County: Orange. This is a Change. Registrant/s: RAQUEL SANDY WILLI-17291 IRVINE ., SUITE 263, TUSTIN, CA 92780-2963. This business is conduc-ted by: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Registrant /s/ RAQUEL WILLIAMS. I declare that all informatrue and correct. (A registrant who declares as true guilty of a crime.) This statement was filed with the County Clerk of Or-ange County on ange Coun 12/10/2025 Westminster Journal 12/18,25/25,1/1,8/26-159157

tion in this statement she knows to be false

NOTICE OF PETITION TO ADMINISTER ESTATE OF: KURTIS LAN LE CASE NO. 30-2025-01532342-PR-LA-CMC To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate,

**Legals-WHJ** 

or both, of KURTIS LAN LE. A PETITION FOR PRO-BATE has been filed by HUONG THIEN LE in the Superior Court of California, County of Orange.

THE PETITION FOR PROBATE request that HUONG THIEN LE be appointed to the superior to the superior that pointed 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 author-ity will allow the personal representative to take many actions without obng 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 FEB 26, 2026 at 1:30 PM in Dept. CM07 located at 3390 HARBOR BLVD, COSTA MESA, CA 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 hear-ings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 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 CREDIT-

OR or a contingent credit-or of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court 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 Cali-fornia 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 statues and legal authority may affect your rights as a credit-or. You may want to con-sult with an attorney know-

ledgeable 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

available from the court Attorney for Petitioner: LIEM H. DO, ESQ.; LIEM H. DO & ASSOCIATES, APLC, 8231 WESTMIN-STER BLVD, WESTMIN-STER, CA 92683. (714) 898-7579 BSC 227819 Westminster Journal 12/18,12/25/25,1/1/2026-

Legals-WHJ

for Special Notice form is

**FICTITIOUS BUSINESS** NAME STATEMENT NO. 20256730368 a) MILA TAX & FINAN-CIAL SERVICES, b) SAAFI ATELIER, c) SAAFI STUDIO located at: 11058 CYNTHIA CIR #65 GARDEN GROVE, CA 92843. County: Orange. This is a New Statement. Registrant/s:WANG TECHNOLOGIES LLC, 11058 CYNTHIA CIR #65, GARDEN GROVE, CA 92843. This business is conducted by: LIMITED LI-ABILITY COMPANY. The registrant commenced transact business under the fictitious business name or names listed above on: N/A. Registrant /s/ DJAMILATOU AB-DOUBAHMANI clare that all information in this statement is true and declares as true information which he or she knows to be false is guilty of a crime.) This stateof a crime.) This state-ment was filed with the County Clerk of Orange County on 12/03/2025. Westminster Journal 12/11,18,25/25,1/1/26-159068

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01527433 TO ALL INTERESTED PERSONS: Petitioner: BRYLEE KIERRA HICKS filed a petition with this court for a decree changing name as follows: BRYLEE KIERRA HICKS to BRYLEE KIERRA HICKS-LAPORTE. 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 per-son objecting to the name changes described above must file a written objec-tion that includes the reasons for the objection at least two court days be-fore 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

01/21/2026 1:30 p.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.occourts.org/direct-ory/family for remote/in person hearing informa-

A copy of this Order to Show Cause shall be pub-lished at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspa per of general circulation, printed in this county: Westminster Herald DATE: 11/21/2025 Judge David J. Hesseltine Judge of the Superior

Court
Westminster Herald 12/4,11,18,25/25-158891

FICTITIOUS BUSINESS NAME STATEMENT NO. 20256729973 NO. 20256729973
a) SARIEH FAMILY LAW,
b) SARIEH FAMILY LAW
OFFICES, c) SARIEH
LAW, d) SARIEH LAW
GROUP, e) SARIEH FAMILY LAW - ORANGE
COUNTY, f) SAREH
FAMILY LAW ORANGE
COUNTY, g) SARIEH
FAMILY LAW NEWPORT COUNTY, g) SARIEH FAMILY LAW NEWPORT BEACH, h) SARIEH FAM-ILY LAW IRVINE, i) SAR-IEH FAMILY LAW DI-IEH FAMILY LAW DI-VORCE ATTORNEY, j) SARIEH LAW DIVORCE ATTORNEY, k) SARIEH FAMILY LAW SOUTH ORANGE COUNTY loc-ated at: 3200 PARK CEN-TER DRIVE SUITE 200, COSTA MESA, CA 92626 County: Orange. This is a New Statement. Regis-trant/s: SARIEH LAW OF-FICES, ALC, 3200 PARK CENTER DRIVE SUITE 200, COSTA MESA, CA 200, COSTA MESA, CA 92626. This business is conducted by: CORPORA-TION. The registrant com-menced to transact business under the fictitious business name or names listed above on: 12/19/2006. Registrant /s/ WAIL SARIEH, PRESID-

**Legals-WHJ** 

Orange Co 11/25/2025 Westminster Journal 12/11,18,25/25,1/1/26-158993 **FICTITIOUS BUSINESS** 

ENT. I declare that all information in this state-

ment is true and correct

(A registrant who declares

as true information which

he or she knows to be

false is guilty of a crime.) This statement was filed with the County Clerk of

County on

NAME STATEMENT
NO. 20256731162
PRIORITY HOME SPECIALISTS located at: 27
MAUCHLY, SUITE 213,
IRVINE, CA 92618.
County: Orange. This is a
New Statement. Registrant/s: HCM CAPITAL,
INC, 27 MAUCHLY,
SUITE 213, IRVINE, CA
92618. This business is
conducted by: CORPORA-NAME STATEMENT conducted by: CORPORA-TION. The registrant com-menced to transact business under the fictitious business name or names listed above on: N/A. Registrant /s/ STEVEN K. PATTON, PRESIDENT. I declare that all informa-tion in this statement is true and correct. (A registrant who declares as true information which he she knows to be false is guilty of a crime.) the County Clerk of Orange County on 12/15/2025. Westminster Journal 12/18,25/25,1/1,8/26-159225

**FICTITIOUS BUSINESS** NAME STATEMENT NO. 20256730950 THE COMMUNICATION LAB located at: 2160 BARRANCA PARKWAY #1118, IRVINE, CA 92606. County: Orange. This is a New Statement. Registrant/s: REHAM MAD-BOULY, 2160 BAR-RANCA PARKWAY #1118, IRVINE, CA 92606. This business is conducted by: INDIVIDUAL. The registrant commenced to transact business under

the fictitious business name or names listed above on: N/A. Registrant /s/ REHAM MADBOULY. I declare that all informaion in this statement is true and correct. (A registrant who declares as true information which he o she knows to be false is quilty of a crime.) This statement was filed with the County Clerk of Or-ange County on 12/11/2025.

159226

Westminster Journal 12/18,25/25,1/1,8/26-

BUSINESS NAME NO: 20256730849 M PRINTING DESIGNS located at: 7402 EL VERANO DRIVE, BUENA PARK, CA 90620. The Fictitious Business The Fictitious Business name referred to above was filed in Orange County on: 02/26/2025 and assigned File No: 20256710236 is (are) abandoned by the following registrant(s): DANIEL JOSEPH MARZOLO, 7402 EL VERANO DRIVE, BUENA PARK CA 90620 7402 EL VERANO DRIVE, BUENA PARK, CA 90620. This business is conduc-ted by: INDIVIDUAL. Sig-nature: DANIEL MAR-ZOLO. Statement filed with the Recorder/County Clerk of Orange County on 12/10/2025. Westminster Journal 12/18,25/25,1/1,8/26-159228 waived notice or consented to the proposed action.) The independent administration authority

**Legals-WHJ** 

STATEMENT OF ABANDONMENT OF

FICTITIOUS BUSINESS NAME STATEMENT NO. 20256731191 HIKARU BRIDAL located at: 250 N GOLDEN CIRCLE DR UNIT 204 CIRCLE DR UNIT 204, SANTA ANA, CA 92705.

County: Orange. This is a New Statement. Registrant/s: CHERIE AMOR

250 N GOLDEN

CIRCLE DR UNIT 204 SANTA ANA, CA 92705 This business is conducted by: LIMITED LIABIL-ITY COMPANY. The registrant commenced to transact business under the fic-titious business name or names listed above N/A. Registrant /s/ XIANG ZHANG, CEO. I declare that all information in this statement is true and correct. (A registrant who de-clares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 12/15/2025.

Westminster Journal 12/18,25/25,1/1,8/26-159239

**FICTITIOUS BUSINESS** NAME STATEMENT
NO. 20256731123
a) BUDGET BLINDS OF
BUENA PARK AND
SEAL BEACH, b)
BUDGET BLINDS OF

HUNTINGTON BEACH NORTH located at: 7402 PRODAN DR, HUNTING-

TON BEACH, CA 92648. County: Orange. This is a Change. Registrant's: S&L WINDOW SPECIALISTS, WINDOW SPECIALISTS, INC, 17902 FERNPOINT CIR, HUNTINGTON BEACH, CA 92647. This business is conducted by: CORPORATION. The registrant commenced to transact business under the fictitious business name or names listed above on: 11/10/2020. Registrant /s/ LENNY KHAI-YIP NG, CEO. I declare that all information in this statement is true and cor-rect. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 12/12/2025.

Westminster Journal 12/18,25/25,1/1,8/26-159252

NOTICE OF PETITION TO ADMINISTER ES-TATE OF: NETTIE RUTH TULLIS POUST CASE NO. 30-2025-

01530001-PR-LA-CMC To all heirs, beneficiaries, creditors, contingent cred-

itors, and persons who may otherwise be inter-ested in the WILL or estate, or both of NETTIE RUTH TULLIS POUST. PETITION FOR PRO-BATE has been filed by SUSAN CUNNINGHAM

POINTED CO-ADMINIS-**USE OF FICTITIOUS** TRATORS in the Superior Court of California, County of ORANGE THE PETITION FOR PROBATE requests that SUSAN CUNNINGHAM AND TERESA POUST be appointed as personal representative to administer the estate of the decedent THE PETITION requests authority to administer the estate under the Indeestate 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 year, im fore taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have

**Legals-WHJ** 

AND TERESA POUST REQUEST TO BE AP-

court as follows: 02/04/26 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626 NOTICE IN PROBATE CASES The court is providing the convenience to appear for

will be granted unless 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 the

tion will be held in this

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 657-622-8452 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 CREDIT-OR or a contingent credit-or of the decedent, you must file your claim with the court and mail a copy to the personal represent-ative 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 per-sonal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes

and legal authority may af-fect your rights as a credit-or. You may want to con-sult 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 SEAN K. HIGGINS - SBN

194879 LAW OFFICE OF SEAN K. HIGGINS 3020 OLD RANCH PARK-WAY, SUITE 300

WESTMINSTER JOURN-Westminster Journal 12/18,25/25,1/1/2026-159254 FICTITIOUS BUSINESS NAME STATEMENT

**Legals-WHJ** 

Telephone (562) 799-5502 12/18, 12/25/25, 1/1/26 CNS-3995740#

NAME STATEMENT NO. 20256730757 DUTCH MASTERS ART ACADEMY located at 5091 RICHFIELD ROAD UNIT E, YORBA LINDA CA 92886. COUNTY: Orange. This is a New State-ment. Registrant/s: LORRI DIANE KEEVERN, 5091 RICHFIELD ROAD UNIT E, YORBA LINDA, CA 92886 & MICHAEL JOSEPH KEEVERN, 5091 RICHFIELD ROAD UNIT E, YORBA LINDA, CA 92886. This business is conducted by: MARRIED COUPLE. The registrant commenced to transact business under the fictitious business name or names listed above on 01/01/2019. Registrant /s/MICHAEL KEEVERN PARTNER. I declare that all information in this statement is true and correct (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 12/09/2025.

Westminster Journal 12/18,25/25,1/1,8/26-159124

OF BULK SALE (UCC Sec. 6105) Escrow No. 25-17340-TN NOTICE IS HEREBY GIV-

**NOTICE TO CREDITORS** 

EN that a bulk sale is about to be made. The name(s), business ad-dress(es) to the Seller(s) are: AAA POSTMART LLC, 412 OLIVE AVE HUNTINGTON BEACH CA 92648 Doing Business as: AAA POST MART All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: NONE The name(s) and address the Buyer(s) is/are ONNE HUANG AND YVONNE HUANG AND ROBIN RUBINO, AND/OR ASSIGNEES, 107 CAN-OPY IRVINE, CA 92603 The assets to be sold are described in general as ALL FURNITURES, FIX-TURES AND EQUIP-MENT, TRADENAME CUSTOMER LIST VENDOR LIST, AND BUSINESS RECORDS and are located at: 412 OLIVE AVE HUNTING-TON BEACH, CA 92648 The bulk sale is intended

to be consummated at the office of: LUCKY TEAM ESCROW, INC., 12966 EUCLID ST, #110 GARDEN GROVE, CA 92840 and the anticipated sale date is JANUARY 7 2026 The bulk sale is subject to California Uniform Commercial Code Section 6106.2. 6106.2.
[If the sale is subject to Sec. 6106.2, the following information must be provided] The name and address of the person with whom claims may be filed is: LUCKY TEAM ESCROW, INC., 12966 EUCLID STREET, SUITE 110.
GARDEN GROVE, CA

GARDEN GROVE, CA 92840 and the last date for filing claims shall be JANUARY 6, 2026, which is the business day before the sale date specified

above.
Dated: 12/10/25
BUYER: YVONNE
HUANG AND ROBIN RUBINO, AND/OR ASSIGN-ORD-4516353 WESTMIN-

STER JOURNAL 12/18/25
Westminster Journal 12/18/2025-159264

FICTITIOUS BUSINESS NAME STATEMENT NO. 20256729960 NO. 20256729960
PACIFIC AVENUE CAPITAL PARTNERS, LLC
located at: 21163 NEWPORT COAST DR, NEWPORT BEACH, CA 92657 County: Orange. This is a New Statement. Regis-trant/s: PACIFIC STAR CAPITAL, LLC 21163 NEWPORT COAST DR, 92657. This business is conducted by: LIMITED LI-ABILITY COMPANY. The registrant commenced to tränsact business under name or names listed above on: 10/03/2025. Re-

**Legals-WHJ** 

of Orange County on 11/25/2025. Westminster Journal 12/11,18,25/25,1/1/26-158992

istrant /s/ CINDY SU, ECRETARY. I declare

SECRETARY. I declare that all information in this

statement is true and correct. (A registrant who de-clares as true information

which he or she knows to

be false is guilty of a crime.) This statement was

filed with the County Clerk

**FICTITIOUS BUSINESS** NAME STATEMENT NO. 20256730079 JANITORS OF AMERICA located at: 23322 PER ALTA DR. SUITE#1, LA GUNA HILLS, CA 92653. County: Orange. This is a lew Statement. Regis-New Statement. Regis-trant/s: SD FACILITY RVICES LLC, 23322 RALTA DR. SUITE#1, AGUNA HILLS, CA 92653. This business is conducted by: LIMITED LI-ABILITY COMPANY. The egistrant commenced to the fictitious business name or names listed CEO. I declare that all information in this state-(A registrant who declares is true information which false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/26/2025.

12/18,25/25,1/1,8/26-159281 **FICTITIOUS BUSINESS** 

Westminster Journal

NAME STATEMENT NO. 20256730164 LOHA PAINTING ated at: 7342 EL PRADO WAY, BUENA PARK, CA 90620. County: Orange. This is a New Statement. Registrant/s: GILBERT 7342 EL PRADO WAY, BUENA PARK, CA 90620. This business is conducregistrant commenced to tränsact business under name or names above on: 09/27/2000. Reistrant /s/ GILBERT ORRES. I declare that all information in this statement is true and correct registrant who declares as true information which he or she knows to be false is guilty of a crime. This statement was filed with the County Clerk of Orange County on 12/01/2025.

Westminster Journal 12/18,25/25,1/1,8/26-

FICTITIOUS BUSINESS NAME STATEMENT NO. 20256730163 SO CAL TIKIS located at: 7342 EL PRADO WAY, BUENA PARK, CA 90620. County: Orange. This is a New Statement. Regis-trant/s: GILBERT RODARTE TORRES, 7342 EL PRADO WAY, BUENA PARK, CA 90620.

ed by: INDIVIDUAL.

transact business under the fictitious business name or names listed above on: 01/19/2005. Registrant /s/ GILBERT TORRES. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
This statement was filed with the County Clerk of Orange County on 12/01/2025. Westminster Journal 12/18.25/25.1/1.8/26-159283

**Legals-WHJ** 

**FICTITIOUS BUSINESS** NAME STATEMENT NO. 20256730410 WORLD CLASS VEND-ING located at: 22343 LA PALMA AVE 117, YORBA LINDA, CA 92887. County: Orange. This is a New Statement. Registrant/s: BLUEVISTA INTERNA-TIONAL LLC, 22343 LA PALMA AVE 117, YORBA LINDA, CA 92887. This business is conducted by: LIMITED LIABILITY COM-PANY. The registrant commenced to transact business under the fictitious business name or names listed above on: 12/30/2019. Registrant /s/ JASON ROJAS, PRESID-ENT. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be

false is guilty of a crime.)

This statement was filed with the County Clerk of Orange County on 12/03/2025.

Westminster Journal 12/18,25/25,1/1,8/26-159290

**Legals-WHJ** 

**FICTITIOUS BUSINESS** NAME STATEMENT NO. 20256731193 NO. 20256731193 CHURCH AT HIS BAN-QUET TABLE, b) BAN-QUET TABLE, c) BAN-QUET TABLE SCHOOL OF DISCIPLESHIP, d) BTSD located at: 25108 MARGUERITE PKWY, MISSION STE A-24, MISSION VIEJO, CA 92692. County Orange. This is a New Statement. Registrant/s: AMY FOSTER, 26022 AN-DREA CT, MISSION VIEJO, CA 92691 & MAR-GARET NOWELL, 26622 VERBENA, MISSION VERBENA, MISSION VIEJO, CA 92691. This business is conducted by: AN UNINCORPORATED ASSOCIATION OTHER THAN A PARTNERSHIP The registrant com-menced to transact business under the fictitious business name or names listed above on: 10/01/2019. Registrant /s/ AMY FOSTER, MAN-AGING MEMBER. I declare that all information in this statement is true and correct. (A registrant who declares as true informadeclares as true informa-tion which he or she knows to be false is guilty of a crime.) This state-ment was filed with the County Clerk of Orange County on 12/15/2025

# CITY OF WESTMINSTER PUBLIC NOTICE ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on December 10, 2025, the City Council of the City of Westminster introduced an Ordinance entitled:

#### ORDINANCE NO. 2632

AN ORDINANCE OF THE MAYOR AND CITY COUN-AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF WESTMINSTER, CALIFORNIA, DISSOLVING THE PERSONNEL BOARD AND REPEALING SECTIONS 2.68.060 (PERSONNEL BOARD - APPOINTMENT - MEMBERSHIP - TERM - VACANCY FILING) AND 2.68.070 (PERSONNEL BOARD - POWERS AND DUTIES GENERALLY), AND AMENDING SECTIONS 2.68.090 (PERSONNEL OFFICER - POWERS AND DUTIES GENERALLY) AND 2.68.120 (UNAUTHORIZED ABSENCE - RESIGNATION) OF THE WESTMINSTER MUNICIPAL CODE

The purpose of the proposed ordinance is to dissolve the Personnel Board and remove all references in the Westminster Municipal Code to the Personnel Board.

In 2005, the City Council adopted Ordinance No. 2379, renaming the Merit Commission as the Personnel Board. The Personnel Board is a purely advisory body that makes recommendations on personnel administration matters to the City Council, upon request. Personnel Boards are not legally required, and many cities locally do not have them. The duties of the Personnel Board duplicate the actions currently performed by the Human Resources Department. Therefore, if the Personnel Board is dissolved, the Human Resources Department will ensure that its functions are carried out. partment will ensure that its functions are carried out.

In addition to dissolving the Personnel Board, Ordin-In addition to dissolving the Personnel Board, Ordinance No. 2632 would authorize staff to amend the rules and regulations of the City's Personnel Policy, but only if the revisions are one of the following: 1) Minor administrative corrections (e.g., typographical corrections); 2) Necessary to comply with applicable law; or 3) Necessary to align with any approved Memorandum of Understanding. Notwithstanding staff's authorization to make minor revisions to the City's Personnel Policy, the City Council still retains authority to amend the rules and regulations for the administration of the City's merit sys-Council still retains authority to amend the rules and regulations for the administration of the City's merit system. By authorizing staff to make non-controversial or legally required changes, government efficiency will increase since the City Council will not be burdened with considering minor revisions that can more readily be delegated to staff.

The City Council will conduct a second reading and adopt the Ordinance at its Regular Meeting on January 14, 2025, scheduled to commence at 6:00 p.m., or as soon thereafter as the matter may be heard.

A certified copy of the complete text of the Ordinance is

posted and may be read and reviewed at City Hall, City Clerk's Office, 8200 Westminster Boulevard, Westminster, and/or a copy may be obtained from the City Clerk at a nominal charge during posted business hours. The proposed ordinance will also be available on the City's website as part of the Agenda Packet at https://www.westminster-ca.gov. /S/

Christine Cordon
City Manager/Acting City Clerk of the City of Westminster DATED: December 15, 2025 PUBLISHED: December 18, 2025 - Westminster Her-

This business is conducald-Journal

Westminster Journal 12/18/2025-159260

Westminster Journal 12/18,25/25,1/1,8/26-159289 **FICTITIOUS BUSINESS** 

**Legals-WHJ** 

NAME STATEMENT NO. 20256731226 EAR VIRTUE BOOK-KEEPING located at: 5510 CASCADE WAY APT C, BUENA PARK, CA 90621. County: Orange. This is a New Statement. Regis-trant/s: VERONIKA TA-New Statement. Registrant/s: VERONIKA TAFRESHI, 5510 CASCADE WAY APT C, BUENA PARK, CA 90621. This business is conducted by: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Registrant /s/ VER-ONIKA TAFRESHI. I declare that all information in this statement is true and correct. (A registrant who declares as true informa-tion which he or she knows to be false is guilty of a crime.) This state-ment was filed with the County Clerk of Orange County on 12/16/2025. Westminster Journal 25/25,1/1,8/26-159293

NO. 20256730448
JMILLS ACCOUNTING
SERVICES located at:
3730 HOWARD AVE, LOS 3/30 HOWARD AVE, LOS ALAMITOS, CA 90720. County: Orange. This is a New Statement. Regis-trant/s: JOHN-HIEU VU, 3730 HOWARD AVE, LOS ALAMITOS, CA 90720. This business is conducted by: INDIVIDUAL. The registrant commenced to transact business under name or names listed above on: N/A. Registrant /s/ JOHN-HIEU VU. I de-clare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This state-ment was filed with the County Clerk of Orange County on 12/04/2025. Westminster Journal 12/18,25/25,1/1,8/26-159284 **FICTITIOUS BUSINESS** 

**Legals-WHJ** 

FICTITIOUS BUSINESS NAME STATEMENT

NO. 20256731150
WINDOW WORLD OF
ORANGE COUNTY loc-CITY OF WESTMINSTER PUBLIC NOTICE ORDINANCE SUMMARY

NAME STATEMENT

NOTICE IS HEREBY GIVEN that on December 10, 2025, the City Council of the City of Westminster introduced an Ordinance entitled:

### ORDINANCE NO. 2630

AN ORDINANCE OF THE MAYOR AND CITY COUN-CIL OF THE CITY OF WESTMINSTER, CALIFORNIA, REPEALING AND READOPTING CHAPTER 17.640 OF THE WESTMINSTER MUNICIPAL CODE (AP-PEALS) TO PROVIDE FOR A CALL FOR REVIEW PROCEDURE FOR THE CITY COUNCIL AND PLANNING COMMISSION AND MAKING OTHER MINOR **AMENDMENTS** 

The purpose of the proposed ordinance is to update the City's current procedures for review by either the Planning Commission or City Council. The Westminster Municipal Code currently does not expressly differentiate between the procedures which apply to appeals by members of the public as opposed to a Call for Review by a member of the Planning Commission or City Council. Consequently, a Planning Commissioner or Council Member must comply with the appeal procedure outlined in Chapter 17.640, which requires a statement from either the Commissioner or Council Member explaining the basis for the appeal, the specific aspect of plaining the basis for the appeal, the specific aspect of the decision being appealed and supporting evidence substantiating the basis for the appeal. The procedure as currently specified in Chapter 17.640, as applied to either the Planning Commission or City Council, cre-ates a bias since the reason for the appeal must be stated and evidence supplied.

As Planning Commissioners and Council Members are required to enter into a public hearing without bias towards a project and rely on evidence and testimony presented therein to make their decision, the current appeals process introduces the appearance of bias and may lead to a situation where a Planning Commissioner or Council Member would have to recuse themselves from participating in the appeal that they requested.

Ordinance No. 2630 establishes a procedure that expressly allows members of the Planning Commission or City Council to bring a matter decided by a lower review authority before it in a manner that eliminates bias by establishing a call for review procedure distinct from the appeals procedure by a member of the public. The updated Call for Review section will eliminate this introduction of bias. The updated Call for Review procedure will allow for either a Planning Commissioner or Council Member to initiate a review of a decision without

providing a reason for the review, thus eliminating the introduction of bias from the Call for Review process. In addition, the entire Chapter was reviewed to ensure

The City Council will conduct a second reading and adopt the Ordinance at its Regular Meeting on January 14, 2025, scheduled to commence at 6:00 p.m., or as soon thereafter as the matter may be heard.

that all provisions adhere to applicable state laws and to provide clarity to potential appellants about the procedures for appeals.

A certified copy of the complete text of the Ordinance is posted and may be read and reviewed at City Hall, City Clerk's Office, 8200 Westminster Boulevard, Westminster, and/or a copy may be obtained from the City Clerk at a nominal charge during posted business hours. The proposed ordinance will also be available on the City's website as part of the Agenda Packet at https://www.westminster-ca.gov.

/S/
Christine Cordon
City Manager/Acting City Clerk of the City of Westminster

DATED: December 15, 2025 PUBLISHED: December 18, 2025 - Westminster Herald-Journal

COLLEGE BLVD, ANA-HEIM, CA 92806. County: Orange. This is a New Statement. Registrant/s: BDM PROS, INC, 1534 N STATE COLLEGE BLVD, ANAHEIM, CA 92806.

**Legals-WHJ** 

ated at: 1534 N STATE COLLEGE BLVD, ANA-

knows to be false is guilty of a crime.) This state-ment was filed with the This business is conducted by: CORPORATION.
The registrant commenced to transact busi-County Clerk of Orange County on 12/15/2025. ness under the fictitious Westminster Journal 12/18,25/25,1/1,8/26-159294 business name or names listed above on: N/A. Re-CITY OF WESTMINSTER PUBLIC NOTICE ORDINANCE SUMMARY

**Legals-WHJ** 

gistrant /s/ BRIANA MASOTTO, COO. I de-clare that all information in

this statement is true and correct. (A registrant who

declares as true informa-

tion which he or she

NOTICE IS HEREBY GIVEN that on December 10 2025, the City Council of the City of Westminster introduced an Ordinance entitled:

#### ORDINANCE NO. 2631

AN ORDINANCE OF THE MAYOR AND CITY COUN CIL OF THE CITY OF WESTMINSTER, CALIFORNIA APPROVING ZONING TEXT AMENDMENTS (CASE NO. 2025-0223) TO REPEAL AND READOPT CHAPTER 17.570 AFFORDABLE HOUSING DENSITY BONUSES AND AMEND SECTION 17.500.010 AU-THORITY FOR LAND USE AND ZONING DECISIONS RELATING TO DENSITY BONUS LAW (GOVERN MENT CODE SECTION 65915 ET SEQ.), AND AMEND SECTION 17.700.010 DEFINITIONS OF SPECIAL TERMS AND PHRASES OF THE WESTMIN STER MUNICIPAL CODE

The purpose of the proposed ordinance is to update Westminster Municipal Code Chapter 17.570 (Affordable Housing Density Bonuses) and Section 17.700.010 (Definitions), by: 1) changing the review authority and eliminating findings for approval, 2) by adding specific development requirements, and 3) clarifying submittal requirements and procedures.

The California Density Bonus Law found in Government Code Sections 65915-65918, was originally enacted in 1979 for the purpose of allowing developers to develop housing units at a density in excess of the maximum density allowed by zoning in exchange for the development of affordable housing units or senior housing Since its initial passage, the State Density Bonus Law has been amended through a series of legislative updates which have further reduced barriers to develop ments by offering higher percentages of density bonus and incentives, including the ability to stack density bo-nuses. The City's current density bonus laws were adopted 15 years ago. The proposed code update is inten ded to implement the requirements of the California Density Bonus Law set forth in California Government Code Section 65915 et seq. and provide for local implementation procedures and requirements as follows:

1) Changes the Review Authority and Eliminates Findings for Approval

Currently, a density bonus project requires Planning Commission recommendation and City Council approval. Under the proposed code, amended to reflect state law, density bonus projects will be considered and approved by the review authority reviewing the associated residential development (i.e., staff level review). In addition, the proposed code will eliminate required findings for approval since a city must approve a density bonus if the project meets state law. Also, the review authority may no longer include conditions of approval to grant a density bonus. The purpose of these changes is to streamline the development process and eliminate barriers to obtaining density bonuses as required by state law and as required per Goal H-2 of the Westminster 6th Cycle Housing Element.

#### 2) Adds Specific Development Requirements

Chapter 17.570 currently does not have specific development requirements for density bonus projects. The proposed text amendment adds a new section with requirements to ensure that affordable units are designed concurrently and consistently with market-rate units in

3) Clarifies Submittal Requirements and Procedures

The City's current density bonus code includes general information about the application process and submittal requirements. However, the proposed code will include more details for clarification. This includes the addition of an application content section that lists specific information the applicant must submit in order for staff to determine project eligibility for a density bonus.

The City Council will conduct a second reading and adopt the Ordinance at its Regular Meeting on January 14 2025, scheduled to commence at 6:00 p.m., or as soon

thereafter as the matter may be heard. A certified copy of the complete text of the Ordinance is posted and may be read and reviewed at City Hall, City Clerk's Office, 8200 Westminster Boulevard, Westminster, and/or a copy may be obtained from the City Clerk

at a nominal charge during posted business hours. The proposed ordinance will also be available on the City's website as part of the Agenda Packet at https://www.westminster-ca.gov. /S/

Christine Cordon
City Manager/Acting City Clerk of the City of Westminster

DATED: December 15, 2025 PUBLISHED: December 18, 2025 - Westminster Herald-Journal Westminster Journal 12/18/2025-159259

Westminster Journal 12/18/2025-159261