



### CITY COUNCIL

# Zone In Bixby to bring more housing, rezoning to the Knolls

Samantha Diaz  
Managing Editor

The future of Bixby Knolls and parts of North Long Beach was discussed with rigor at Tuesday night's city council meeting, as officials approved the Zone In: Bixby project.

The update is part of the citywide Zone In project, which aims to address outdated zoning codes and update the way buildings, corridors and neighborhoods can be used.

Zoning can impact anything from where and what type of housing can be built in a neighborhood to the amount of parking spaces required for businesses. A city's zoning codes also help them comply with regional and state mandates, such as meeting housing needs, improving pedestrian access and diversifying commercial uses.

Long Beach has been rezoning parts of the city since 2020, through plans such as Everyone's Coast, City Core in central Long Beach, Zone In: WestLB and UPLAN in North Long Beach.

The areas impacted by Zone In: Bixby are roughly bounded by Locust Avenue to the west, Del Amo Boulevard to the north, the 405 freeway to the south and the Long Beach-Lakewood city boundary to the east.

Community Development Director Christopher Koontz said that the Zone In: Bixby project is one of the first "high opportunity" areas the City has tackled. According to Koontz, the biggest goals were keeping Atlantic Avenue extremely walkable and friendly to restaurants and retail, and trying to fit affordable housing in the area.

The City developed a new zone specifically for Bixby Knolls: Atlantic Avenue will be zoned as a "Mixed-Use Main Street," with the goal to reflect community, an active retail space and a heavy emphasis on mixed-use.

The western side of Atlantic Avenue will be rezoned as mixed-use to allow residential and commercial use.

Multiple Bixby Knolls and California Heights residents expressed concern with the use of the word "average" in the code language. This was in reference to the building height limits permitted, which are listed as average instead of stating a specific height. The ordinance also states that heights could be adjusted for State and local regulations.

"We ask the council to carefully consider the unintended consequences of this language change," said Tara Riggi, president of the California Heights Neighborhood Association. "If the goal is to improve flexibility, we encourage the City to provide strong safeguards and clear definitions so that neighborhood compatibility remains a priority."

Residents also had issues with the City's plan for a parcel of land at 401 E. 37th St., currently the Boys & Girls Club office, a single-story office building. The City is changing the zoning for that parcel to "Multi-Family Residential-Low," stating that the office is currently "unpermitted" for the area it's in.

Koontz acknowledged residents' concerns about the 401 E. 37th St. parcel, pointing out that the lot is not zoned for an office space and "needed to be fixed."

see ZONE IN BIXBY page 2



Richard H. Grant | Signal Tribune

Signs on both ends of Bixby Knolls' Atlantic Avenue business corridor have signs welcoming drivers to the area on Nov. 8, 2021.

### HOUSING POLICY

## In a push for more housing development, Long Beach bolsters its Enhanced Density Bonus

Samantha Diaz  
Managing Editor

In an effort to streamline more affordable housing, Long Beach has once again updated its Enhanced Density Bonus ordinance. These changes will allow developers greater flexibility with building height and parking requirements, granted they offer affordable units and/or community benefits.

This update aligns with the City's most recent Inclusionary Housing Policy and aims to get Long Beach closer to meeting its Regional Housing Needs Allocation (RHNA) requirements. As of now, the City needs to build 19,806 more housing units in order to meet its RHNA goal of 26,502 by 2029.

In total, they have only built 25% of the housing they need. According to Community Development Director Christopher Koontz, if Long Beach does not "provide everything within their power to get housing built," they

see ENHANCED DENSITY BONUS page 2



Richard H. Grant | Signal Tribune

Workers continue to tear down the remains of the previous Long Beach Civic Center on Feb. 2, 2022.

### CULTURE

## United Cambodian Community's Samaki Center aims to mix art, culture and economic opportunity

Samuel Chacko  
Photo Editor

What used to be a hair salon, and one of the United Cambodian Community's (UCC) small business clients, was recently transformed into a business incubator after years of planning.

The newly formed Khmer Town Samaki Center plans to incorporate arts, collections (as in goods or physical items) and cultural activities, as well as function as a business incubator space. The space will help small business owners and entrepreneurs who are looking to start up a business but can't afford a full-time location.

The Program Manager for the UCC's

see SAMAKI CENTER page 2



Courtesy of Don Pin

The Khmer Town Samaki Center hosts its soft opening on March 22 as members of the community are shown the new space and the vision that the United Cambodian Community has for the space.

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## ZONE IN BIXBY

continued from page 1

**Atlantic Avenue will be zoned as a “Mixed-Use Main Street,” with the goal to reflect community, an active retail space and a heavy emphasis on mixed-use.**

“We try to take all of the input in, but not everything we receive is possible and there’s not always perfect consensus,” Koontz said.

Koontz said this decision was also impacted by the Housing Element mandates, which has pushed the City to look for opportunities to build affordable housing in “high opportunity” areas.

“I know some people are concerned generally with the impacts of increasing affordable housing and housing in general where it historically has not been before,” said Councilmember Megan Kerr. “But creating opportunities for more young families to find this community affordable and accessible should not be considered a strike against the character of the neighborhood. In fact, I think limiting changes would be against the spirit of a well-connected community that is part of what makes our neighborhood so special.”

On both sides of Long Beach

Boulevard, the streets are receiving zoning changes from “community commercial” to “neighborhood-serving corridor - low.” This will expand multi-family housing and help to make the corridor more walkable and lively by cutting down on unused office space, according to Advance Planning Officer Alejandro Sanchez-Lopez.

These spaces on Long Beach Boulevard will likely have retail or restaurants on the ground floor and have housing on top, Sanchez-Lopez said.



Courtesy of the City of Long Beach  
City officials and representatives from Vincor Construction, Inc. commemorate the demolition of the commercial properties located at 5641-5649 Atlantic Ave. on July 30, 2025.

Councilmember Tunua Thrash-Ntuk, who represents the district where the part of Long Beach Boulevard in question was addressed in Zone In: Bixby, was highly supportive of the changes to this area.

**Read the full version of this story at SigTrib.com**

## ENHANCED DENSITY BONUS

continued from page 1

can face legal penalties from the RHNA.

### What is the Enhanced Density Bonus?

To understand the Enhanced Density Bonus, we first need to define density. When the City talks about housing, they refer to the number of units allowed on a piece of land as its “residential density.” More dense housing means more units allowed.

An Enhanced Density Bonus is an optional program that allows a developer to build more units than originally allowed **in exchange for providing a variety of affordable units or community benefits.**

California introduced an enhanced density program in the 1970s, which allowed developers to apply for these bonuses anywhere in the state. Long Beach introduced its own Enhanced Density Bonus program in 2021 with the goal of increasing mixed-income and multi-family housing.

### What does Long Beach’s Enhanced Density Bonus look like?

Right now, 12% of units in a proposed development have to be rented or sold under the affordable bracket in order for a developer to take advantage of the density bonus. They can then increase a de-

velopment’s density (number of units) by 70-100%, depending on where in the city the units are being built and whether they are eligible for bonuses.

A developer can get “special bonuses” for additional amenities such as larger bedrooms that accommodate large families or on-site childcare facilities.



Richard H. Grant | Signal Tribune  
Workers continue to tear down the remains of the previous Long Beach Civic Center on Feb. 2, 2022.

### Changes Proposed to the City’s Enhanced Density Bonus

Projects could now be eligible for a 100% Enhanced Density Bonus regardless of where the development is being built.

Long Beach will offer bonuses for a variety of additional amenities,

now including if the developer does the following:

- Builds within 1,000 feet of a park
- Removes a nuisance
- Provides senior housing
- Includes active ground floor use (not residential and community-serving)
- Adheres to higher than California labor standards

Developments that include these bonuses will be eligible to increase the amount of units by an additional 20%.

The City’s ordinance will now include extremely low-income units in its bonus and will expand on enforcement the City can take to make a project align with inclusionary housing standards. An Enhanced Density Bonus can now be reached by mixing types of affordable housing.

Developers will be able to receive waivers, or reduced zoning standards, and must be granted these waivers unless they would “pose a specific public health or safety impact, adversely affect a historic resource, or conflict with State or Federal law.”

Citywide, developments can add up to three stories to make room for additional units, though a Planning Commission approval is required for more than one story.

**Read the full version of this story at SigTrib.com**

## SAMAKI CENTER

continued from page 1

Economic Inclusion Department, Don Pin, said they initially didn’t have space for the center, but after Sophie’s Beauty Salon moved locations, they decided to purchase the property and start there first instead of waiting for a new center.

“We’re going to start and try to incorporate that — bring the culture in, but also support entrepreneurs, whoever that may be, that want to utilize the space and kind of provide [for] the underserved community that can’t afford the brick and mortar,” Pin said.

They also plan to lease the space, whether a wall or a corner, for vendors or small business owners to operate inside of the Samaki Center either on an hourly, daily or monthly basis.

Pin said the maximum number of vendors the center can have at one time is three. Ideally, they want



Samuel Chacko | Signal Tribune  
The corner space inside of the Khmer Town Samaki Center is one spot where future vendors can pay to operate in the center on a hourly, daily or monthly basis.

the vendors to operate in person so they can interact with the community and learn how it feels to own a

brick and mortar.

“The rent increase is pretty high right now, if they were to just try

to lease a space ... they can probably rent for the weekend for a few hours and instead of paying 1,000s of dollars on monthly rent,” Pin said.

Pin said the Samaki Center’s public business incubator program will be limited and said they may have a cohort of five vendors training entrepreneurs on formalizing a business and navigating the process of selling inside a brick and mortar.

He envisions that if a business completes the program, they will receive a free month of incubator space inside the Samaki Center towards the end of the incubator program.

“Why jump into a space where you’re gonna be in the negative already if you feel like your product isn’t ready yet? Let’s test it out here first and then we can continue ...

whether build on their success or maybe they can learn from their mistakes before they jump out here,” he said.

The Samaki Center will also host book readings, open mics and anything that can shine a light on talented artists in Long Beach. They also plan on doing an art exhibition every quarter — four exhibitions per year — allowing artists to sell their work, with the center taking a small commission to keep the space open.

The center will be hosting its second exhibition, titled, “Identity Through Life Experiences,” from July 1 through Sept. 18 as artists explore the theme of identity through personal, cultural and relationship challenges.

“Art plays a big factor in creativity... in order to sustain themselves, to continue doing art, you have to earn some kind of money to do it and we want to recognize that,” Pin said.

The overarching goal for the center is to become a place where visitors can learn more about Cambodian culture and locals can safely hang out.

“If they [community members] were to have a center where they can meet up, discuss ideas, read books and actually learn about new makers and small businesses out here that they can support, that could be great,” Pin said. “So it’s a place to learn stories but also it’s a place for a community to come together.”

According to Pin, this version of the Samaki Center is temporary, as they’re still building out the temporary structure. They’re also planning on building a larger permanent space in the next few years that has room to build things like a commercial kitchen.

Pin said they plan on opening the center to vendors in August on a semiweekly basis from 1 p.m. to 4:30 p.m.

**To learn more about the Samaki Center, check out their Instagram (@khmertownsamakicenter) for news, updates and events.**

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# AROUND TOWN

## A WEEKLY LIST OF THINGS TO DO IN LONG BEACH AND SIGNAL HILL

**A**s Pride Month celebrations continue, summer outdoor movies begin and local fans brace for the World Cup games, there are no shortage of ways to have fun and connect with your community.

Movie screenings are plentiful this week, kicking off Friday night with Care Culture Collaborative's screening of "Earth's Greatest Enemy," followed by PLACE LB's first 16mm film screening in their new Bixby Knolls location on Saturday, and the start of Long Beach's annual movies in the park series on Monday at Signal Hill Park.

Juneteenth celebrations start early, with a brunch and day party hosted by Urban Society Long Beach in downtown Sunday. There will also be a State of Black Health Equity presentation for Black residents at Martin Luther King Jr. Park Wednesday evening.

Additional community events include a group run Sunday morning at Good Time,, a pride ball at the Museum of Latin American Art Saturday evening, a Latina-focused mercado at Sala Coffee & Wine Sunday and a community craft night at Cool Cat Collective Thursday evening.

### 12 FRIDAY

#### DIY CLUB

Kids 8 and older can customize their own tote bag at the Signal Hill Public Library (1800 E. Hill St.) during its monthly DIY club. Register by calling 562-989-7323. Free.

#### MOVIE NIGHT

7 p.m. Care Culture Collaborative and Rose Bar are co-hosting a screening of the environmental documentary "Earth's Greatest Enemy" at the corner of Lindero

Avenue and East Broadway. The film, directed by Abby Martin and Mike Prysner, focuses on the U.S. military's history of environmental destruction on a global scale. Free.

### 13 SATURDAY

#### BANJEE BOWL X MOLAA

6 p.m. to 1 a.m. Celebrate pride at this "50 Shades of Purple Kiki Ball" at the Museum of Latin American Art (628 Alamitos Ave.) for a night of glamour, creativity and self-expression. This event is in partnership with the Shirley Payne Foundation and the Banjee Ball Foundation, a ballroom-centered organization dedicated to providing creative, educational and career opportunities to LGBTQIA+ individuals and women. Tickets are \$20 for this 18 and older event, and there will be food and drinks for purchase.

#### TRIVIA FUNDRAISER

6:30 p.m. to 8:30 p.m. Participate in trivia, hang out with cats at Cool Cat Collective (2741 E. Fourth St., Suite C) and help raise funds for people and animals in Lebanon, which is facing bombing from Israel. Tickets are \$15 per person and all proceeds will be donated. Tickets can be purchased online.

#### 16MM PROJECTION SHOW

8 p.m. See a 16mm film screening with live soundtracks from traveling DIY microcinema collective 3TON Cinema at PLACE LB's new Bixby Knolls location (3923 Long Beach Blvd.). Free.

### 14 SUNDAY

#### OAXACALI RUN CLUB

8 a.m. All are welcome to run, jog or walk with Oaxacali Run Club

during its local meetup at Good Time (1322 Coronado Ave). Free.

#### R&BRUNCH: JUNETEENTH EDITION

11 a.m. to 6 p.m. Celebrate Juneteenth early with Urban Society Long Beach during this dual brunch and day party event at Shannon's Corner (201 Pine Ave.). Guests are encouraged to wear red, black, green or Afrocentric apparel. Brunch will be served downstairs at The Carvery from 11 a.m. to 2 p.m., while the day party portion will take place in the rooftop At The Top venue from 1 p.m. to 6 p.m. Ticket options include single tickets for \$21.74 and a 2 for \$30 deal, both on Eventbrite.

#### SALA MERCADO

1 p.m. to 5 p.m. Made by and featuring several Latina vendors, visitors to Sala Coffee & Wine (3853 Atlantic Ave.) can shop the Sala Mercado for ceramics, couture, jewelry and vintage accessories. The mercado will also feature a DJ set by @abellabellucci and a coffee and drink collaboration courtesy of Sala and @valeriametz. Event proceeds will go to the mutual aid group Lucha Costa Mesa. Free.

#### PRETTY GAY BEACH DAY

2 p.m. Hosted by Fit & Fruity and We Know Each Other Now, this chill beach day invites the queer community to play games, craft together, enjoy music and relax at Rosie's Dog Beach (5000 E. Ocean Blvd.). Free.

#### RESTORATIVE SOUND BATH

5 p.m. Unwind with a calming wellness experience courtesy of Restorative Resonance Collective at Plantitais (2011 E. Fourth St.). Attendees are advised to bring a yoga mat or blanket, water, cozy layers and a pillow for support. Tickets



Richard H. Grant | Signal Tribune

This week's cinema-centered events include free screenings of "Earth's Greatest Enemy," 16mm films and "The SpongeBob Movie: Search for SquarePants."

are \$39.19 on Eventbrite.

### 15 MONDAY

#### TAI CHI

9:30 a.m. to 10:30 a.m. Seniors age 55 and older can join instructor Angie Sierra for gentle, flowing movements of Tai Chi at the Signal Hill Park Community Center (1780 E. Hill St.). Free.

#### MOVIES IN THE PARK

6:30 p.m. The annual summertime movie series is officially back, beginning with the animated film "The SpongeBob Movie: Search for SquarePants" at Signal Hill Park (2175 Cherry Ave.). Activities will begin at 6:30 p.m. with the film screening starting at dusk. Free.

### 16 TUESDAY

#### FAMILY DRUM CIRCLE

5 p.m. to 6 p.m. Families and kids of all ages can play simple rhythms and silly sounds on African Djembe drums with drummer Chaz at the Signal Hill Public Library's Zinnia Courtyard (1800 E. Hill St.). Free.

#### ARGENTINA VS. ALGERIA

6 p.m. Watch the World Cup game between Argentina and Algeria at the Signal Hill Public Library's Zinnia Courtyard (1800 E. Hill St.). No registration required. Free.

### 17 WEDNESDAY

#### JUNETEENTH: STATE OF BLACK HEALTH EQUITY

5 p.m. The Long Beach Department of Health and Human Services will share important details

from the City's Black Community Health Strengths and Needs Assessment during this all-ages community meeting at Martin Luther King Jr. Park (1950 Lemon Ave.). Attendees will be guided through the city's current state of Black Health Equity, key findings from the assessment and what lies ahead in the process. Free.

#### WORLD CUP WATCH PARTY

5 p.m. Before the Colombia vs. Uzbekistan match kicks off at 7 p.m., enjoy a pregame celebration at Dolores Long Beach (2105 E. Fourth St.) with happy hour deals, special drinks and a Latin American-themed vinyl DJ set by Hector Waluyo. Free entry.

### 18 THURSDAY

#### COMMUNITY CRAFT NIGHT

6:30 p.m. to 8:30 p.m. Make a cat zine or work on your own project amongst friends and cats at Cool Cat Collective (2741 E. Fourth St.). There will be a tutorial on how to make an 8-page zine. Papers, markers and color pencils will be provided, but attendees are also welcome to bring their own supplies. Tickets are \$15 and can be purchased online.

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#### NOPE!

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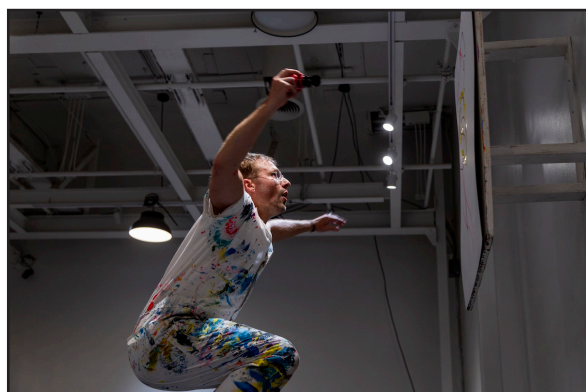
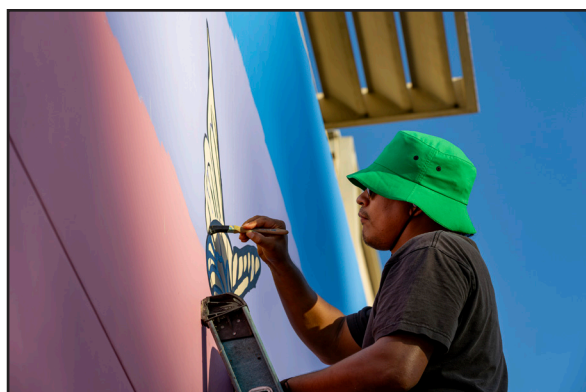
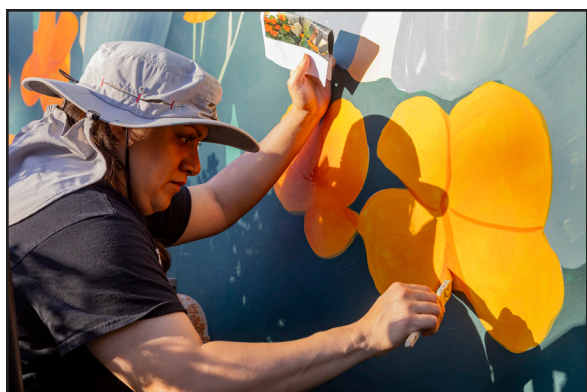
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IN PHOTOS



Artists Brian Floats, Elizabeth Munzón, Josh Vasquez and Ms. Yellow work on their painting projects across downtown Long Beach as part of the 11th annual Long Beach Walls on June 10, 2026.

SEE THE FULL PHOTO GALLERY AT SIGTRIB.COM

STORY & PHOTOS BY SAMUEL CHACKO

Long Beach has long been known for its rich artistic history. Bolstering this creative tradition is the annual Long Beach Walls, a chance for artists from different backgrounds to use the city's streets as their canvas.

"A wall is just a wall, but most of us walk past walls every day without noticing them, but something magical happens when an artist transforms that wall into a mirror," Jasper Wong, founder of WorldWide Walls, said during the welcome ceremony. "Public art also makes art accessible. It takes art out of galleries and museums and gives it back to the people. It becomes part of your daily life."

Long Beach Walls, one of the city's premier and recognizable events, is back for year 11 with mainly first-time participants.

On Wednesday, day three of the Long Beach Walls yearly event, they held a variety of events to engage the community and to show off the different murals across Long Beach.

A morning welcome ceremony was held on Wednesday for the community to learn about the initiative and meet different artists. A few hours later, Downtown Runners LB hosted a mural run event, with around 30-50 runners jogging to see the new murals, allowing them to hear each artist's process and watch them work up close.

After the mural run ended, runners headed back to the Edison Theatre to watch a creative trampoline artist, Brian Floats, paint spontaneously as he jumped on a circular trampoline.

Before he began painting, the artist walked around, talking with the attendees, fist-bumping and shaking hands with them as he prepared to create his paintings.

Floats made three different paintings during the event — one that stood out was a live painting of a couple in the audience.

"Those two [the couple, Mark and Luna] were beautiful [and] they saw all three of my performances. They asked really thoughtful questions [and] they were really sincere," he said. "It was basically ... I'm not going to do this one as a performance ... let's just have a really cool me and them moment."

This was the first time Floats had ever done a show in Long Beach, and it marked his first performance since taking a multi-year break to focus on his family.

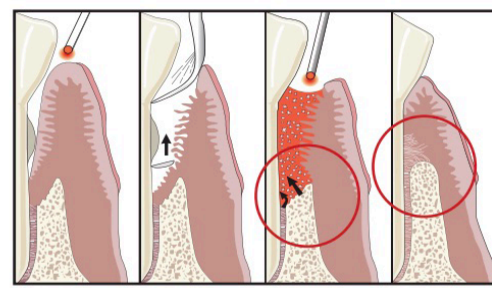
"It's also about the giving and the generosity towards the community and beautifying a city for everybody's benefit and having it be open and public rather than private and exclusive," he said about the Long Beach art scene. "It's not for a marketer, a wealthy patron, but instead for a whole city, in a whole town, in a whole neighborhood. That's a much different gift than somebody's literal investment portfolio."

Long Beach Walls will continue through June 13. Upcoming events include the festival's Summer Night Market Friday from 6 p.m. to 10 p.m. To learn more about Long Beach Walls and to keep up with their events, check out longbeachwalls.com or their Instagram (@longbeachwalls\_artrenzei).

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**CASE NO. 26STPB05601**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ALICE RICE AKA ALICE WILMER RICE.

A PETITION FOR PROBATE has been filed by RAFAEL J. RICE in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests

that RAFAEL J. RICE be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent

administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 06/18/26 at 8:30 AM in Dept. 610 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

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

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

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

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**TST8156**

**Notice of Self Storage Sale**

Please take notice SecureSpace Self Storage Signal Hill located at 3177 California Avenue Signal Hill CA 90755 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storage-treasures.com on 6/24/26 at 4:30 PM. Sonia Roman; Wyatt Young; Keyon Ransom; Myra Hill; Marcel Mann; Collette Williams; Tamela Robinson; Ashley Kribell; Selena Villalobos; James Robertson; Anthony Enriquez; Melissa Simpson; Susan Robinson; Joshua Higinio de la Paz; Joseph Luna; Wanda Hawthorne. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. Pub. Signal Tribune, June 5, 12, 2026

**TST8145 Case No. 26CMCP00104**

**ORDER TO SHOW CAUSE**  
**FOR CHANGE OF NAME**

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, SOUTH CENTRAL DISTRICT 200 W. COMPTON BLVD., COMPTON, CA. 90220 PETITION OF: Velma Louise Harris for Change of Name. TO ALL INTERESTED PERSONS: 1. Petitioners: Velma Louise Harris has filed a petition with this court for a decree changing names as follows: Present Name: Velma Louise Harris Proposed Name: Louise Thompson 2. 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. NOTICE OF HEARING: Date: July 23, 2026; Time: 8:30 a.m., Dept. A, Room: 904. The address of the court is the same as above. 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 newspaper of general circulation, printed in this county, THE SIGNAL TRIBUNE, 1860 Obispo Ave., Ste. F, Signal Hill, CA 90755. May 22, 29 & June 5, 12, 2026. \_\_\_/ss/\_\_\_ Elizabeth L. Bradley, Judge of the Superior Court Dated: May 13, 2026

**TST8155 / 2026 106494**  
**FICTITIOUS BUSINESS NAME**  
**STATEMENT**

The following person is doing business as: MY CITY MY EYE, 5279 THE TOLEDO, LONG BEACH, CA. 90803. County: LOS ANGELES. Registrant: AMY GARCIA, 5279 THE TOLEDO APT 2, LONG BEACH, CA. 90803. State of Incorporation/Organization: N/A. This business is conducted by: an Individual. I declare that all information in this statement is true and correct. Signed: AMY GARCIA, OWNER. The registrant has not begun to use this fictitious business name. The registrant began using this fictitious business name in N/A. This statement was filed with the county clerk of Los Angeles County on 5/14/2026. NOTICE: This fictitious business name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal,

state, or common law (see section 14411 et seq., Business and Professions Code). Pub. The Signal Tribune: May 29 & June 5, 12, 19, 2026

**TST8153 Case No. 26LBCP00104**  
**ORDER TO SHOW CAUSE**  
**FOR CHANGE OF NAME**

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, SOUTH JUDICIAL DISTRICT, 275 MAGNOLIA AVENUE, LONG BEACH, CA. 90802 PETITION OF: Joyce Katherine Martinez for Change of Name. TO ALL INTERESTED PERSONS: 1. Petitioners: Joyce Katherine Martinez has filed a petition with this court for a decree changing names as follows: Present Name: Joyce Katherine Martinez Proposed Name: Joyce Katherine Chaconas 2. 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. NOTICE OF HEARING: Date: June 25, 2026; Time: 8:30 a.m., Dept. S25, Room: 5600. The address of the court is the same as above. 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 newspaper of general circulation, printed in this county, THE SIGNAL TRIBUNE, 1860 Obispo Ave., Ste. F, Signal Hill, CA 90755. May 29 & June 5, 12, 19, 2026. \_\_\_/ss/\_\_\_ Nicole M. Hesseman, Judge of the Superior Court Dated: May 20, 2026

**TST8164 / 2026 112156**  
**FICTITIOUS BUSINESS NAME**  
**STATEMENT**

The following person is doing business as: SPOT PEDIATRIC THERAPY, 1605 XIMENO AVE APT 171, LONG BEACH, CA. 90804. County: LOS ANGELES. Registrant: SPOT PEDIATRIC OCCUPATIONAL AND SPEECH THERAPY INC., 1605 XIMENO AVE APT 171, LONG BEACH, CA 90804. State of Incorporation/Organization: CALIFORNIA. This business is conducted by: a Corporation. I declare that all information in this statement is true and correct. Signed: REBECCA KIM, CEO. The registrant has not begun to use this fictitious business name. The registrant began using this fictitious business name in N/A. This statement was filed with the county clerk of Los Angeles County on May 21, 2026. NOTICE: This fictitious business name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see section 14411 et seq., Business and Professions Code). Pub. The Signal Tribune: June 5, 12, 19, 26, 2026

**TST8165 Case No. 26LBCP00180**  
**ORDER TO SHOW CAUSE**  
**FOR CHANGE OF NAME**

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, GEORGE DEUKMEJIAN COURTHOUSE, 275 MAGNOLIA AVE, LONG BEACH, CA. 90802 PETITION OF: Nesta Mango Stiles for Change of Name. TO ALL INTERESTED PERSONS: 1. Petitioners: Nesta Mango Stiles has filed a petition with this court for a decree changing names as follows: Present Name: Nesta Mango Stiles Proposed Name: Aaron Mango Stiles 2. 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. NOTICE OF HEARING: Date: July 14, 2026; Time: 8:30 a.m., Dept. S26, Room: 5500. The address of the

court is the same as above. 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 newspaper of general circulation, printed in this county, THE SIGNAL TRIBUNE, 1860 Obispo Ave., Ste. F, Signal Hill, CA 90755. June 5, 12, 19, 26, 2026. \_\_\_/ss/\_\_\_ Michael P. Vicencia, Judge of the Superior Court Dated: June 1, 2026

**TST8158 / 2026 112685**  
**FICTITIOUS BUSINESS NAME**  
**STATEMENT**

The following person is doing business as: CHEESY'S SWEET FUNNEL CAKES & TREATS, 552 E. CARSON ST., SUITE 104-349, CARSON, CA. 90745. County: LOS ANGELES. Registrant: 327 HOSPITALITY GROUP LLC, 552 E CARSON ST. SUITE 104-349, CARSON, CA. 90745. State of Incorporation/Organization: CA. This business is conducted by: a Limited Liability Company. I declare that all information in this statement is true and correct. Signed: ALEXANDRIA HUTCHINSON, MANAGINGMEMBER. The registrant has not begun to use this fictitious business name. The registrant began using this fictitious business name in N/A. This statement was filed with the county clerk of Los Angeles County on 5/21/2026. NOTICE: This fictitious business name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see section 14411 et seq., Business and Professions Code). Pub. The Signal Tribune: June 12, 19, 26 & July 3, 2026

**TST8168 Case No. 26SLBP00182**  
**ORDER TO SHOW CAUSE**  
**FOR CHANGE OF NAME**

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, GEORGE DEUKMEJIAN COURTHOUSE, 275 MAGNOLIA AVE., LONG BEACH, CA. 90802 PETITION OF: Olamide Abolaji Sonuga for Change of Name. TO ALL INTERESTED PERSONS: 1. Petitioners: OLAMIDE A. SONUGA has filed a petition with this court for a decree changing names as follows: Present Name: Olamide Abolaji Sonuga Proposed Name: Olamide Sonuga Finney 2. 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. NOTICE OF HEARING: Date: July 15, 2026; Time: 8:30a.m., Dept. S-28, Room: 5300. The address of the court is the same as above. 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 newspaper of general circulation, printed in this county, THE SIGNAL TRIBUNE, 1860 Obispo Ave., Ste. F, Signal Hill, CA 90755. June 12, 19, 26 & July 3, 2026. \_\_\_/ss/\_\_\_ Sabina A. Helton, Judge of the Superior Court Dated: June 4, 2026

**TST8167/Order No: 5307**  
**Auto Lien Sale**

**On 06/24/2026 at 2521 W MAIN**  
**ST BARSTOW, CA a Lien Sale will be**  
**held on a 2024 CAN-AM**  
**VIN: 3JBVUAV2XRE000041**  
**STATE: CA LIC: FR6Y35 at 9AM**

**CITY OF SIGNAL HILL**

**TST8163**

**SIGNAL HILL CITY COUNCIL**

**NOTICE OF A PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** the City Council of the City of Signal Hill will conduct a Public Hearing on Tuesday, June 23, 2026, at 7:00 p.m., or as soon thereafter as the matter may be reached, to receive comments on the 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP). California law requires the City to review and update its UWMP every five years. Additionally, the California legislature imposed new requirements for urban water suppliers to adopt a WSCP. The UWMP supports the City's long-term water resources planning to ensure adequate water supplies are available to meet existing and future water needs. The WSCP is a road map for water conservation and water shortage planning. The City encourages public participation in this review process. The City's draft UWMP and draft WSCP can be viewed at [cityofsignalhill.org/water](http://cityofsignalhill.org/water).

The public hearing will be conducted at the City of Signal Hill Council Chambers located 2175 Cherry Avenue, Signal Hill, CA 90755.

**ALL INTERESTED PERSONS** are hereby invited to attend this public hearing to present written information, express their opinion, or otherwise present evidence on the abovematter.

- You may submit comments prior to the meeting date by email to [cityclerk@cityofsignalhill.org](mailto:cityclerk@cityofsignalhill.org), or by mail to the attention of City Clerk, 2175 Cherry Avenue, Signal Hill, CA 90755. If received prior to the publication of the agenda (on or before Tuesday, June 16, 2026 at 5:00 p.m.), City staff will incorporate the comments into the staff report. Written comments received by 5:00 p.m. on Tuesday, June 23, 2026 will be provided electronically to the City Council and attached to the meeting minutes. Written comments will not be read into the record; and

**IF YOU WISH TO LEGALLY** challenge any action taken by the City on the above matter, 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 prior to or at the public hearing.

The following person is designated as the official to receive any inquiries about the UWMP and WSCP:

Jesus Saldana  
 Associate Engineer  
 2175 Cherry Avenue  
 Signal Hill, CA 90755  
 Telephone: (562) 989-7251

ss

Gabino Luna  
 Director of Public Works

Posted in the *Signal Tribune* Newspaper June 5, 2026 and June 12, 2026  
 Posted in accordance with S.H.M.C. Section 1.08.010 on or before: June 5, 2026

**CITY OF SIGNAL HILL**

**TST8166**

**NOTICE OF A PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on June 23, 2026, the City Council of the City of Signal Hill will conduct a public hearing at 7:00 p.m. in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill. City Council will consider adopting the following:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1 AND LEVYING ASSESSMENTS ON ASSESSABLE LOTS AND PARCELS FOR FISCAL YEAR 2026-27**

**ALL INTERESTED PERSONS** are hereby invited to attend the public hearing to present written information, express their opinions, or otherwise present evidence on the above matter.

**YOU ARE ENCOURAGED TO PARTICIPATE** and provide comments during the Public Hearing in one of the following ways:

- You may submit comments prior to the meeting date by email to [cityclerk@cityofsignalhill.org](mailto:cityclerk@cityofsignalhill.org), or by mail to the attention of City Clerk, 2175 Cherry Avenue, Signal Hill, CA 90755. If received prior to the publication of the agenda (on or before Wednesday, June 17, 2026, at 5:00 p.m.), City staff will incorporate the comments into the staff report. Written comments received by 5:00 p.m. on Tuesday, June 23, 2026, will be provided electronically to the City Council and attached to the meeting minutes. Written comments will not be read into the record; and

**IF YOU WISH TO LEGALLY** challenge any action taken by the City on the above matter, 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 prior to or at the public hearing.

**FURTHER INFORMATION** and associated documents on this item may be obtained from the City Clerk's office by calling the City Clerk at 562-989-7305 or by emailing [cityclerk@cityofsignalhill.org](mailto:cityclerk@cityofsignalhill.org).

\_\_\_\_\_/ss/  
 Daritza Perez  
 City Clerk

Published in the *Signal Tribune* newspaper: June 12, 2026  
 Posted in accordance with S.H.M.C. Section 1.08.010 on or before: June 12, 2026

**CITY OF SIGNAL HILL**

**TST8169**

**NOTICE OF A PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** on Tuesday, June 23, 2026, the City Council of the City of Signal Hill will conduct a public hearing at 7:00 p.m. to consider adopting a resolution amending the Uniform Schedule of Fees for the Administration, Community Development, Finance, Parks, Recreation and Library, Police, and Public Works Departments. The meeting will be held in the Council Chamber at Signal Hill City Hall, 2175 Cherry Avenue, Signal Hill.

**ALL INTERESTED PERSONS** are hereby invited to attend the public hearing to present written information, express their opinions, or otherwise present evidence on the above matter.

- You may submit comments prior to the meeting date by email to [cityclerk@cityofsignalhill.org](mailto:cityclerk@cityofsignalhill.org), or by mail to the attention of City Clerk, 2175 Cherry Avenue, Signal Hill, CA 90755. If received prior to the publication of the agenda (on or before June 16, 2026), staff will incorporate the comments into the staff report. If received after the publication date and before 5:00 p.m. on Tuesday, June 23, 2026 the written comments will be attached to the original meeting minutes, available in the City Clerk's office.

**IF YOU WISH TO LEGALLY** challenge any action taken by the City on the above matter, 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 prior to or at the public hearing.

**FURTHER INFORMATION** and associated documents on this item may be on this item may be obtained from the City Clerk's office by calling the City Clerk at 562-989-7305 or by emailing [cityclerk@cityofsignalhill.org](mailto:cityclerk@cityofsignalhill.org).

\_\_\_\_\_/ss/  
 Daritza Gonzalez  
 City Clerk

Published in the *Signal Tribune* newspaper: June 12 & 19, 2026  
 Posted in accordance with S.H.M.C. Section 1.08.010 on or before: June 12, 2026

**TST8170 Case No. 26SLBP00190  
ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME**

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, GOVERNOR GEORGE DEUKEMJIAN COURTHOUSE, 275 MAGNOLIA AVE., LONG BEACH, CA. 90802  
PETITION OF: Monica McCurdy for Change of Name.  
TO ALL INTERESTED PERSONS: 1. Petitioners: Monica McCurdy has filed a petition with this court for a decree changing names as follows: Present Name: Monica McCurdy Proposed Name: Satya Om 2. 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. NOTICE OF HEARING: Date: July 20, 2026; Time: 8:30 a.m., Dept. S25, Room: 5600. The address of the court is the same as above. 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 newspaper of general circulation, printed in this county, THE SIGNAL TRIBUNE, 1860 Obispo Ave., Ste. F, Signal Hill, CA 90755 June 12, 19, 26 & July 3, 2026. \_\_\_/ss/\_\_\_Nicole M. Heeseman, Judge of the Superior Court Dated: June 5, 2026

**TST8171 / 2026 094205  
FICTITIOUS BUSINESS NAME  
STATEMENT**

The following person is doing business as: CORONADO CLEANING SERVICES, 140 E. WILLARD ST, LONG BEACH, CA 90806. County: LOS ANGELES. Registrant: ADRIANA D. CORONADO LOZOYA, 140 E. WILLARD ST, LONG BEACH, CA. 90806. State of Incorporation/Organization: N/A. This business is conducted by: an Individual. I declare that all information in this statement is true and correct. Signed: ADRIANA D. CORONADO LOZOYA, OWNER. The registrant has not begun to use this fictitious business

name. The registrant began using this fictitious business name in N/A. This statement was filed with the county clerk of Los Angeles County on Apr 29, 2026. NOTICE: This fictitious business name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see section 14411 et seq., Business and Professions Code). Pub. The Signal Tribune: June 12, 19, 26 & July 3, 2026

**TST8172 / 2026 126793  
FICTITIOUS BUSINESS NAME  
STATEMENT**

The following person is doing business as: 1. HOTEL MAYA, 2. THE MAYA, 700 QUEENSWAY DRIVE, LONG BEACH, CA. 90802. County: LOS ANGELES. Registrant: QUEENSBAY HOTEL, LLC, 444 W OCEAN BLVD SUITE 650, LONG BEACH, CA. 90802. State of Incorporation/Organization: DE. This business is conducted by: a Limited Liability Company. I declare that all information in this statement is true and correct. Signed: KAMBIZ BABAOFF, MANAGING MEMBER. The registrant has/begun to use this fictitious business name. The registrant began using this fictitious business name in 06/2026. This statement was filed with the county clerk of Los Angeles County on 6/10/2026. NOTICE: This fictitious business name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see section 14411 et seq., Business and Professions Code). Pub. The Signal Tribune: June 12, 19, 26 & July 3, 2026

**RESOURCES**

**Youth Power Budget winners announced, will host free programs for LB youth**

**Staff Report**

Signal Tribune

Winning organizations for the 2026 Youth Participatory Budgeting (Youth Power Budget) initiative were announced on May 27.



Richard H. Grant | Signal Tribune

Karina Ciocca records some of the students at Devotion Fitness practicing punches at Bluff Park for an Instagram Reel on Aug. 22, 2022.

A total of 1,422 local youth voted for 10 summer programs, which focus on community care, housing, health and wellness, and will be available to them for free this summer. Each organization will receive \$50,000 to run its program from Measure US, a voter-approved measure that supports youth development, climate action and community investment initiatives.

This is the fourth year of the Youth Power Budget, run by The Nonprofit Partnership, the Invest in Youth Coalition, Khmer Girls in Action and the Cal State Long Beach Department of Geography.

The 10 projects chosen by the youth are as follows:

**Community Care**

• **The Volunteer Center – Impact Makers: Act Now Long Beach (311 votes):** This youth-led volunteer program will engage participants in hands-on community service projects that address local needs. Youth will build leadership skills and social connections while supporting their community through service.

• **Algalita – Urban Ocean Story Lab (288 votes):** This five-week program will teach youth to direct, film and edit short documentaries about their connection to the Long Beach coastline. Participants will work with scientists and film professionals while engaging in kayaking and lab activities that inform their digital storytelling. The films will premiere during a community

screening.

• **Creative Art Events – Thrift Flip Fashion Experience (256 votes):** Youth ages 14 to 23 will explore sustainable fashion by learning to upcycle reclaimed clothing into bold new looks during this three-week summer program. The experience includes evening workshops on sewing and design and concludes with a youth-led fashion show featuring participants' original creations.

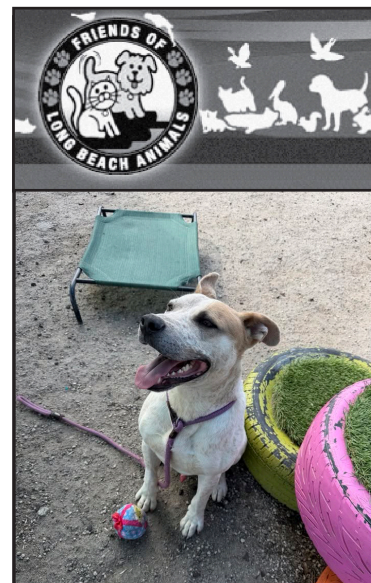
**Health and Wellness**

• **Devotion Fitness – Sunset Boxing & Wellness (401 votes):** Designed for youth ages 12 to 26, this 12-week program will offer free boxing fitness, self-defense and hiking sessions in a supportive and inclusive environment. Participants may also attend "Welcome Wellness" workshops focused on nutrition, self-care techniques and personalized fitness routines.

• **Long Beach United – Summer Kick-Off Tournament (302 votes):** This 10-week soccer program for youth ages 10 to 18 will include training sessions, weekly games and a culminating championship tournament. Participants can build teamwork skills and strengthen connections with coaches and peers in a fun and competitive environment.

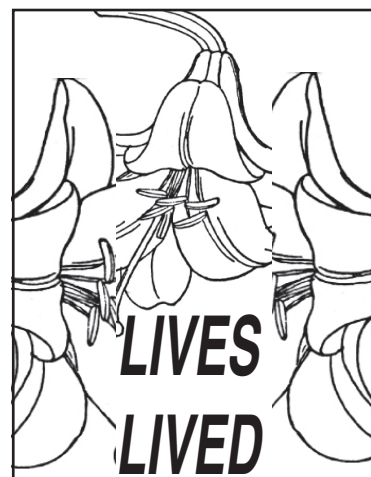
• **Arts Council for Long Beach – Healing through Color (255 votes):** This eight-week creative arts program invites youth to explore painting, music and nature in a supportive space focused on self-expression and connection. Open to youth of all experience levels, participants can build community while using art to support mental well-being.

Scan to read the full story at SigTrib.com:



**Pet of the week:  
Swayze**

This dear doggie is Swayze. He was found as a stray, so no one knows what he was like before he came to Long Beach Animal Care Services, but he's created his own history here. You might have seen him onstage with volunteer Patti at the Long Beach's Favorite Pet event last weekend. Swayze loves playmates, both human and canine, but volunteer Ruth said he self-entertains just fine in the play yard. "Just give him a toy, and watch him go!" Ruth said. Swayze's easy to get in and out of his kennel and is great on a leash. He also has unique, adorable ears—you can't see them in the photo, but one flips up and the other flops down! Swayze is 3 years old, and all the fosters love him. You will, too. Adopt or foster Swayze by emailing PetAdopt@long-beach.gov or petfoster@long-beach.gov. You can also call (562) 570-4925. Shelter hours are Wednesday through Friday from 10 a.m. to 5:30 p.m. and Saturday and Sunday from 10 a.m. to 4 p.m. at 7700 E. Spring St. at the entrance to El Dorado Park (no parking fee for shelter visitors). Ask for ID#A753409.



- Brian Hickman 62
- Michael Achille 64
- Keith Miranda 46
- Barbara Martinez 89
- Howard Reno 86
- Marlene Handler 93
- Ronald Bush 74
- Judith Lanning 75
- Merwyn Jones 78
- Robert Fogel 67
- Charles Beaman 80
- Donovan Craig 83
- Christine Sanderson 78
- David Jones 69
- Manuel Guzmán 93
- Mary Kamette 69
- Tara Pickett 50

The families were assisted by McKenzie Mortuary. For more details on service dates and times, contact (562) 961-9301

**EYE ON CRIME**

**CRIMES REPORTED BY THE  
SIGNAL HILL POLICE**

**Wednesday, June 3**

2:01 p.m., Petty theft with 2 or more priors, 700 block E. Spring St. (suspect arrested)

**Thursday, June 4**

11:56 a.m., Auto burglary, 1000 block E. Burnett St.  
1:36 p.m., Injury traffic collision, Walnut Ave./E. Spring St.  
2:43 p.m., Auto burglary, 1100 block E. Burnett St.  
4:18 p.m., Burglary, 3100 block California Ave.

**Friday, June 5**

10:57 a.m., Felony spousal abuse, 3300 block E. PCH  
11:55 a.m., Injury traffic collision, California Ave./E. Willow St.  
12:39 p.m., Vandalism, 2600 block Cherry Ave.  
5:42 p.m., Inflict corporal injury on spouse, 1100 block E. 33rd St. (suspect arrested)

**Saturday, June 6**

9:20 a.m., DUI, Llewellyn Dr./Obispo Ave. (suspect arrested)  
9:44 p.m., Grand theft, 3000 block California Ave.  
10:54 p.m., Auto burglary, E. 20th St./Ohio Ave.

**Sunday, June 7**

2:48 a.m., Auto burglary, E. 19th St./Cherry Ave.  
12:13 p.m., Felony spousal abuse, Temple Ave./E. Willow St.  
5:45 p.m., Battery, 1900 block Junipero Ave.  
11:16 p.m., Inflict corporal injury on spouse, 2700 block Walnut Ave. (suspect arrested)

**Monday, June 8**

4:12 a.m., Auto burglary, 1000 block E. 32nd St.  
1:17 p.m., Grand theft, E. 28th St./Cherry Ave.

**Tuesday, June 9**

7:08 a.m., Auto burglary, 3200 block Lewis Ave.  
11:20 a.m., Grand theft – motor vehicle, 2600 block Walnut Ave.  
1:23 p.m., Burglary, 2900 block E. PCH  
2:51 p.m., Kidnapping, 2400 block Cherry Ave.

**Dine in or Take Out!**



**We serve breakfast and lunch daily**

**Open from 7 a.m. to 2 p.m.**

**Mimosa Sale!**

Tues & Wed in June - \$6 Mimosas

Choice of: Oj, Guava, Grapefruit or Cranberry

**3405 Orange Ave, Long Beach**

562.490.2473 • Visit blackbirdlb.com to see our menu

**RETIRED COUPLE  
HAS \$1MIL TO LEND ON CA. REAL ESTATE\***

**V.I.P. TRUST DEED COMPANY**  
Buys T.D.s and Buys/Lends on Partial Interests

**OVER 40 YEARS OF FAST FUNDING**

Principal **(818) 248-0000** Broker

[WWW.VIPLoan.COM](http://WWW.VIPLoan.COM) \*Sufficient equity required - no consumer loans

Real Estate License #01041073 CA Department of Real Estate, NMLS #339217

Private Party loans generally have higher interest rates, points & fees than conventional discount loans

# JIMMY E'S

13 FOR \$13 - LUNCH SPECIALS 11 AM – 3 PM \*



**BLT**

Sourdough, applewood smoked bacon, lettuce, tomato, and mayo served w/your choice of soup, salad, or fries



**TURKEY OR HAM SANDWICH**

Sourdough, lettuce, tomato, and mayo served w/ your choice of soup, salad, or fries



**TUNA**

Toasted rye, cheddar, and tomato served w/ your choice of soup, salad, or fries



**4 CHEESE GRILLED CHEESE SANDWICH**

Texas toast served w/ your choice of soup, salad, or fries



**CHICKEN SALAD SANDWICH**

Sourdough, spicy mayo, bacon served w/ your choice of soup, salad, or fries



**CLASSIC CAESAR SALAD**

Romaine lettuce tossed w/ Caesar dressing



**PENNE PESTO**

penne pasta served w/ creamy pesto sauce served w/ garlic bread



**SPAGHETTI MARINARA**

house-made marinara on a bed of spaghetti pasta served w/ garlic bread



**TACOS**

2 tacos w/ your choice of chicken or steak served w/ chips + salsa



**FISH SANDWICH**

fried cod, lettuce, tomato, and tartar on a brioche bun w/ your choice of soup, salad, or fries



**GYRO WRAP**

spinach tortilla, gyro, tomato, onion, feta cheese and tzatziki served w/ your choice of soup, salad, or fries



**BUFFALO CHICKEN WRAP**

spinach tortilla, chicken tenders tossed in buffalo sauce, lettuce, tomato, onion, and cheese served w/ your choice of soup, salad, or fries



**GOUDA MAC + CHEESE**

Villa Frizzoni elbow macaroni smother in our creamy four cheese sauce made up of a blend of Cheddar, Monterey Jack, Parmesan, and Smoked Gouda topped with Bacon

\*Notify your server of all known allergies or dietary restrictions.  
Consuming raw or undercooked meats (such as rare/medium rare), poultry, seafood, shellfish, or eggs may increase your risk of food-borne illness, especially if you have certain medical conditions