

**briefs** • Christiansen convicted  
of four felonies Page 2

**briefs** • Then-Board majority praised  
Christiansen, Strategic Concepts in 2008 Page 3

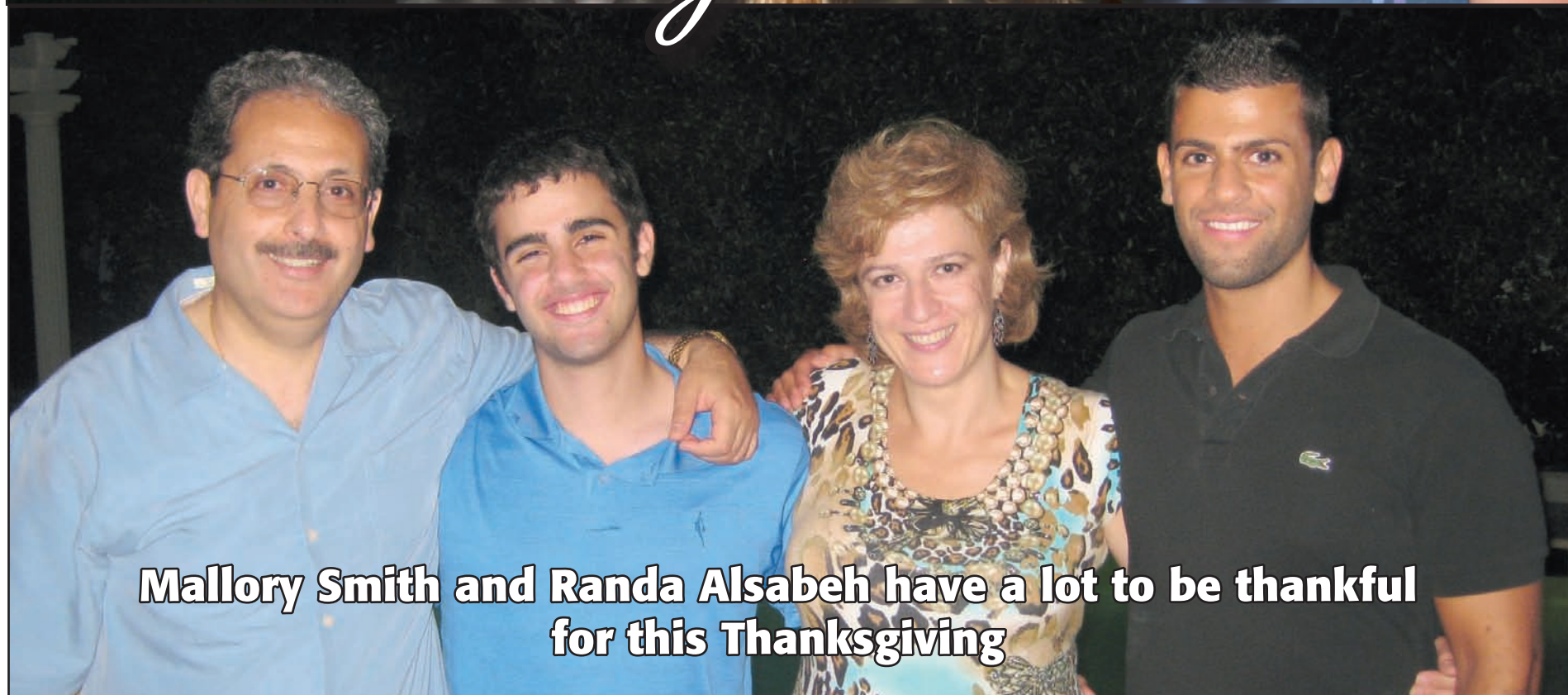
**rudy cole** • Historic  
rip-offs Page 6

# Beverly Hills Weekly

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Issue 634 • November 24 - November 30, 2011



cover story • pages 8-9





# briefs



Karen Christiansen

## Christiansen convicted of four felonies

Former BHUSD Facilities Director Karen Christiansen was convicted Monday afternoon in Los Angeles Superior Court of all four felony counts of conflict of interest related to her work in Beverly Hills. One of the counts was enhanced based on the allegation that Christiansen's company Strategic Concepts drew more than \$1.3 million in payments from the BHUSD's Measure E bond fund.

The enhancement makes Christiansen eligible for an additional three years in prison, if she is sentenced to prison, and it also increased the amount of Christiansen's bail, Los Angeles County Deputy District Attorney Max Huntsman said.

Following her conviction, Christiansen was taken into custody and bail was set at \$400,000. She is scheduled to appear for sentencing at the Clara Shortridge Foltz Criminal Justice Center on Jan. 5.

"Three counts had to do with the defendant participating in the awarding of contracts to Johnson Controls while she was on the side doing consulting work for them and submitting them invoices to pay her," Huntsman said. "That was the first three counts that ultimately resulted in a \$7.5 million contract for Johnson Controls."

The BHUSD recently came to a settlement agreement with Johnson Controls Inc. in which the company agreed to pay the district \$5 million plus \$1.65 million in equipment credit from the company. The settlement came as a result of claims the district filed related to the company's relationship with Christiansen and "certain representations made in the energy agreements," according to a copy of the settlement.

The fourth count, Huntsman said, was related to Christiansen's participation in encouraging the BHUSD's \$334 million bond, Measure E, from which her company, Strategic Concepts, ended up benefiting financially.

"That was the last charge and that had an excessive taking allegation, meaning when you commit a white collar crime or a bank robbery for that matter, if you take a lot of money, the sentence is more severe," Huntsman said. "In this case, because she took more than \$1.3 million, she could serve an additional three years in prison. That's based on once this bond was approved, her company started submitting invoices and drawing money at a rate of about \$250,000 a month until she was fired in the summer of 2009."

Board of Education Vice President Brian Goldberg said Tuesday he was gratified by

the verdict.

"I'm hopeful that it sends the right message to anybody planning on working with the district that we will not stand for being taken advantage of in any way, shape or form," Goldberg said.

Including the enhancement, Christiansen faces a maximum of eight years in prison.

"She's probably looking at a midterm of 2 years plus enhancement of 3 years, but the judge has the discretion to strike the enhancement," said attorney Ronald Richards, who was not involved in the case.

Richards said he thought it was likely Christiansen would receive prison time.

"[Christiansen] has no prior record. She's eligible for probation, but I think in a case like this where you have someone working for a public agency, I don't think they're going to strike the enhancement or give her probation," Richards said. "On a loss amount that large, I see them sending her to prison."

At Christiansen's sentencing, Richards said Christiansen's attorneys could argue her lack of a prior record, or the uncommon nature of the offense and that it is unlikely to be repeated.

"It was obvious from the beginning that you can't approve a contract that benefits yourself when you're working for the public," Richards said. "It had conflict of interest written all over it, so for something like this to become criminal, it was a pretty obvious breach of her ethics."

Former BHUSD Superintendent Jeffrey Hubbard, who is accused of three counts of misappropriation of public funds, is scheduled to appear in Los Angeles Superior Court on

## WHAT'S ON YOUR MIND?

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# SNAPSHOT



Photo credit: Judie Fenton

## CHIEF IN TRAINING ROXBURY DRIVE

Councilmember John Mirisch's son Vincent Mirisch mans the ticket table at the annual Thanksgiving Luncheon at Roxbury Park Community Center this past Monday. Each year, the Beverly Hills Firemen's Association sponsors and serves lunch to Beverly Hills senior citizens.

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OUR DATA SPEAKS VOLUMES







Left to right: Mayor Barry Brucker, Jessica Alba, Jennifer Hudson, Reinhard Mackinger

#### Let it sparkle

Mayor Barry Brucker, Jessica Alba, and Swarovski Elements Executive Vice President Reinhard Mackinger helped kick off the holiday season Monday night with a lighting ceremony on Rodeo Drive featuring décor from Swarovski.

Dec. 12. He is accused of illegally raising Christiansen's car allowance and allocating \$20,000 to her without school board approval. A third count was recently added alleging Hubbard gave former BHUSD Credential Analyst Nora Roque a pay raise without board approval. Roque is currently director of classified personnel in the Newport-Mesa Unified School District, where Hubbard is superintendent.

Richards said he did not think Christiansen's conviction would affect Hubbard's attorney's approach to his upcoming trial because the evidence is different in each case.

As of press time, Christiansen's attorney Philip Kaufler did not return a phone call from the *Weekly*.

#### Then-Board majority praised Christiansen, Strategic Concepts in 2008

When the contract for Karen Christiansen's company, Strategic Concepts, to provide project management services for Measure E came up at a special school board meeting on Aug. 6, 2008, it was approved with a 3-1-1 vote. Strategic Concepts had been hired to oversee Measure K and the Board voted that night on a contract amendment to include work for Measure E, three months before the bond measure passed.

Then-Board President Myra Demeter, then-Vice President Nooshin Meshkaty and Board member Myra Lurie voted in favor of the contract amendments, then-Board member Brian Goldberg voted no and Board member Steven Fenton abstained.

Meshkaty voted in favor, despite admitting that she had not spent adequate time studying the contract.

"I was spending all my time trying to figure out all the facts of the [bond] election," Meshkaty said. "I missed it. I didn't realize this was one of the items we were going to be voting on."

Meshkaty asked if it would be possible to vote on a limited fund so Christiansen could move forward, without voting on the contract.

District counsel David Huff said that would change the framing of the agenda item.

Lurie and Demeter praised Strategic Concepts' prior work for the district.

"When it came to construction projects [in the past], our district frequently fell on its face for one reason or another," Lurie said. "Since Strategic Concepts has taken over, they have managed in a very creative way and identified millions and millions of grant dollars that nobody else could ever find for us."

Lurie added, "I am delighted we have done so well and that's because of the tremendous amount of oversight, hard work and diligence on their part."

Demeter said the district needed Strategic Concepts because there had been many disappointments with past project managers.

"We had experienced numerous issues in the past and I have to put my entire confidence and support behind this contract," Demeter said.

Demeter said she had read the contract multiple times and had asked Christiansen and other representatives of the firm to clarify parts of the contract.

"I hold the people with whom I work to very high standards just as I hold myself to very high standards ... I think this is a company that will provide the highest standards," Demeter said.

Demeter said it was not by accident that the Beverly High science and technology building and Beverly Vista Building B "came in on time and on budget."

"It was because of the strategic work done by Strategic Concepts and Karen Christiansen," Demeter said.

Goldberg, who voted no, said it was difficult for him to ascertain whether or not it was an appropriate contract for the district.

"We go out to bid on many items, but we're talking about a \$334 million bond," Goldberg said. "I think there will be a perception problem in our community of rushing to judgment on this."

Fenton supported forming a committee of resident experts to properly vet Strategic Concepts and to gauge support in the community. He said the process would take time. Fenton said he could not vote on the contract at that time, but it was not an indication of

how he felt about Strategic Concepts.

"I want people to support us who do this for a living, and say, 'Yes, this was done properly. We stand behind the Board of Education; we stand behind Strategic Concepts,'" Fenton said.

Earlier in the Aug. 6, 2008 meeting, a resolution failed to pass that would have placed Measure E on the March 2009 ballot, instead of the November 2008 ballot. Meshkaty, Fenton and Goldberg voted yes, because they thought it made more sense to place the measure on the ballot in March 2009, when there would also be a City Council election, to allow more time to prepare for the election. The resolution required a 2/3 majority, or at least a 4-1 vote to pass.

One year later, Christiansen was fired. On Aug. 13, 2009 BHUSD issued a statement that said the district was canceling its contract

with Strategic Concepts "due to irregularities in the procedure for formation of the contracts between the District and Strategic Concepts," effective immediately.

Christiansen was initially charged with six conflict of interest felony counts in December 2010. Two counts were later dropped, and she was convicted earlier this week of four felonies (see story above).

#### Korbatov reflects on eventful year as school board president

When asked about the highlights of President Lisa Korbatov's year leading the Board of Education, the first thing Korbatov mentioned was the superintendent search this past spring that resulted in the board's unanimous decision to offer the job to Gary Woods.

*briefs cont. on page 4*



## NOTICE OF PUBLIC HEARING

**DATE:** December 8, 2011

**TIME:** 1:30 PM, or as soon thereafter as the matter may be heard

**LOCATION:** Council Meeting Room 280A  
Beverly Hills City Hall  
455 North Rexford Drive  
Beverly Hills, CA 90210

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, December 8, 2011, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

A request for a Tentative Parcel Map (No. 71711) and Development Plan Review Permit to allow the construction of a new four-story, four-unit condominium building on the property located at **9221 Whitworth Drive**. A Development Plan Review Permit is required for all condominium projects within the city. The total building area is 22,698 square feet, inclusive of the subterranean garage. All required parking is located in the subterranean garage, which includes 12 fully-accessible parking spaces and one ADA-accessible parking space. The lot on which the project is proposed is 0.19 acres and is zoned R-4 (Multiple Residential Zone); it is surrounded by existing apartment and condominium buildings.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The project qualifies for a Class 2 Categorical Exemption for replacement or reconstruction of existing structures and a Class 3 Categorical Exemption for new construction of a multi-family residential structure totaling no more than four dwelling units. Therefore, the project has been determined not to have a significant environmental impact and is exempt from the provisions of CEQA.

Any interested person may attend the meeting and be heard or present written comments to the Commission.

According to Government Code Section 65009, if you challenge the Commission's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

If there are any questions regarding this notice, please contact **Cindy Gordon, Assistant Planner** in the Planning Division at 310-285-1191, or by email at [cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org). Copies of the applications, plans, and Categorical Exemption are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Approved as to form:  
Jonathan Lait, AICP  
City Planner



briefs cont. from page 3

"[It] was just a great process and a great journey," Korbатов said. "We learned a lot about what we felt as a district we needed most and the kind of person that would be a good fit."

Korbатов said it was nice to see the principals settling in at each school.

"Quite a few of them were new last year or had returned after a few years of absence," Korbатов said. "That was very gratifying to watch them really take the reins and bring some schools back to a place of happiness again and things were humming at these campuses."

News of one major victory for the district, the conviction of former BHUSD Facilities Director Karen Christiansen on four felony counts of conflict of interest, came very recently, on Monday afternoon.

"I'm very gratified by this jury's decision," Korbатов said. "I believe it is a vindication of this district and this board and this community. As tragic as it is to watch anyone's demise and personal life be so affected, I think it sent a message loud and clear: don't come to Beverly Hills and defraud us. This is the public's money and the public's trust."

Other accomplishments Korbатов mentioned were the district-wide increase in Academic Performance Index (API) scores, getting the ball rolling with Measure E, reviving the food services program, and ending the financial losses due to Adult Education and food services.

Though Korbатов said there were many highlights in the past year, she identified



Lisa Korbатов

fighting the Metro Westside Subway Extension from tunneling under Beverly High as the No. 1 challenge during her presidency.

"The whole problem with Metro and the tunnels and the internal and external politicking has been, I would say, distasteful to me," Korbатов said. "This is about people who have a vested interest in shoring up the political well-being of certain people in Los Angeles politics as well as developers getting the skyscrapers they want at the expense of our campus. I always understood what it was about. I think what's distressing is that it seems to be business as usual."

The battle with Metro does have a silver lining, Korbатов said.

"I think it's been in a way an issue that has galvanized the vast majority of our community to focus on what's important, [which] is our children and the viability of our school district and one another," Korbатов said. "What's so fascinating is in a community that disagrees on virtually everything, this is an issue that over and above any other issue has brought people together."

Going forward, Korbатов, who still has two years left of her term, said she would continue to focus her attention on Metro and Measure E. She said she also wants to make sure the



Left to right: Joey Austin, Brian Avakyan, Ben Lifschitz, Jack Schmidt. Front: Josh Plyam

**Guacamole a smash with El Rodeo students at Sharky's**

El Rodeo PTA's Guacamole Smash fundraiser at Sharky's on Nov. 8 was a hit with students and their families.



Left to right: Eighth graders Hannah Wasserman, Justin Dubin, Stravroula Kyriazis, Davis Freeman and Celine Rafalian

**El Rodeo gives back with canned food drive**

The El Rodeo Middle School Student Council, under the supervision of student council advisors Jennifer Liberato and Alyssa Para, collected 720 cans during their annual Canned Food Drive for the Westside Food Bank.



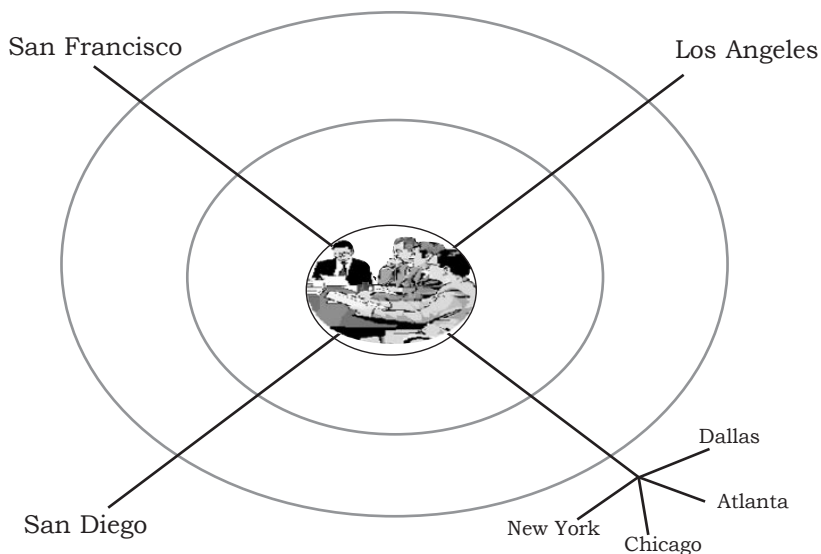
**Hawthorne first graders brighten tables with homemade placemats**

Hawthorne students in Stephanie Lehrer, Alana Lefkowitz and Anita Naiman's first grade classes made placemats for Project Angel Food, a Los Angeles-based nonprofit that provides meals to patients with HIV/AIDS, cancer and other illnesses. Hawthorne has contributed to Project Angel Food for over 20 years.

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**Beverly High graduate  
Gottfurcht is first rheumatoid  
arthritis patient to conquer  
Mount Everest**

After enduring a 10-hour climb in 70 mile-per-hour winds from the final staging area on Mount Everest, 1991 Beverly High graduate Jeffrey Gottfurcht became the first rheumatoid arthritis patient to reach the summit on May 14.

Though it had taken Gottfurcht weeks to reach the peak at 29,000 feet, he and his guide, Sherpa Danuru, spent only a few minutes at the summit. Gottfurcht had temporarily lost vision in his left eye due to the freezing, windy conditions. Gottfurcht could not risk losing vision in his right eye, since he still had a 3,000-foot climb back down to camp, which ended up taking 15 hours.

“As I got to the top, I had surrendered to my fate,” Gottfurcht said. “I didn’t know if I was going to die; I didn’t know if I was going to make it to the top. The point is I surrendered to what was going to happen, which enabled me to climb freely.”

Gottfurcht may not have anticipated temporary loss of vision, but he expected significant challenges during the climb due to his RA, which he said affects his knees, hips and wrists the most. He managed his joint pain with over-the-counter medication Nyloxin, which sponsored Gottfurcht’s climb.

“In order for me to offset having RA and what that does to my knees, I had to train especially [hard at] something that I could control, [which was] my lungs and my heart,” Gottfurcht said. “Obviously when you’re climbing at those altitudes, while your legs are important, what’s equally important is your ability to pump blood with less oxygen.”

Gottfurcht found he was able to do that very well. In addition, he said he was grateful his RA did not flare up during the expedition. That was not the case in 2010, when Gottfurcht made his first attempt at climbing Mount Everest. At Camp 2, Gottfurcht was about 8,000 feet below the summit when he decided to turn back.

“My wife and I had made a pact that if I didn’t feel good that I could go back a second time,” Gottfurcht said. “I knew when I was up on Everest I wasn’t feeling good. If I had kept going I probably would have met my demise. I prudently made the decision. It was one of the hardest decisions I’ve ever made in my life, but you don’t want to expend your strength prematurely on something that’s not yet ripe.”

Gottfurcht said it took him seven years of training to achieve his goal. When he was first diagnosed with RA at age 28, he said it was debilitating as well as difficult for him to accept because he had been an active surfer, hiker and climber since childhood. Gottfurcht said it was the birth of his first child that inspired him to go for his dream of climbing Mount Everest, because he wanted to motivate his children to set lofty goals.

Though Gottfurcht lives with his wife and three children in San Francisco, where he trains, he said he is in Beverly Hills three times a week at The Jeffrey Gottfurcht Children’s Arthritis Foundation, which he founded two years ago with encouragement from his father John Gottfurcht. The foundation is devoted to enriching the lives of children with arthritis by introducing them to a hero, sending them to college, or simply giving them the latest iPod or gaming system.

“A lot of people didn’t think I could have it at 28, but there are kids that have it,” Gottfurcht said. “[We thought,] let’s make a foundation that makes dreams and wishes come true for kids living with juvenile arthritis.”

Three of Gottfurcht’s Beverly High classmates sit on the foundation’s Dream Board, a group of influential physicians, celebrities and corporate executives that help create new opportunities for the foundation.

“[Climbing Mount Everest] was one of the greatest experiences of my life, something I hope all people with RA will look at,” Gottfurcht said. “Everyone has their Everest. It doesn’t have to be literal.”

Gottfurcht has set a new goal, to climb the highest peak on each continent. His next climb, Aconcagua, a 22,841-foot peak in the Andes Mountains in Argentina, is scheduled for January, and he scaled Mount Elbrus, 18,510 feet, in Russia prior to climbing Everest.

“I have to have climbing in my life because that’s what actually gets me out of bed, to go training,” Gottfurcht said. “If not, the RA does its wonders on me. Hiking and climbing is really my drug; it gives me motivation. I think a life without goals is a meaningless life.”



Jeffrey Gottfurcht (right) and his guide Sherpa Danuru scale Geneva Spur on Mount Everest at 26,000 feet

board holds on to the progress the district has made.

“We have to always be vigilant to not give back territory [we have] fought hard to gain,” Korbato said. “We’ve got to hold the line with expenditures and transparency and accountability. I think we have to continue to

foster a good relationship with our teachers and our administrators.”

Korbato said she was looking forward to the Board getting a fresh start with two new members, Lewis Hall and Noah Margo.

*briefs cont. on page 7*



# Metro Briefs

WESTSIDE/CENTRAL

## Where’s My Bus? Check Your Cell Phone

Get real-time bus arrival information on your cell phone with Metro’s new Nextrip. Using satellite technology, Nextrip pinpoints your bus and tells you how soon it will arrive at your stop. Access Nextrip from either text/SMS, mobile web, voice or online. For complete details and options, visit [metro.net/nextrip](http://metro.net/nextrip).

## Metro Receives Clean Air Award

The South Coast Air Quality Management District’s (AQMD) Clean Air Award has been presented to Metro in the category of “Promotion of Good Environmental Stewardship.” The award went to Metro for its achievement in being the first major transit agency in the nation with a fleet run entirely on alternative fuels.

## Find Out The Latest On Expo Phase 2

The Expo Construction Authority is holding design update community meetings in West LA and Santa Monica this month on Phase 2 of the project extending the LA to Culver City Expo Line farther west to Santa Monica. Log on to [BuildExpo.org](http://BuildExpo.org) for dates, times and locations of the meetings.

## Santa Monica Bike Centers To Open

The City of Santa Monica is poised to officially open two brand new bike centers providing secure bicycle parking, lockers, showers, bike rentals, tours and repair services. They are located in the parking structure of Santa Monica Place, at 2nd Street and Colorado Avenue, and at 4th Street and Broadway.

## Sunset Bridge Construction Underway

Approaches to the Sunset Boulevard Bridge over the I-405 Freeway are currently being reconstructed as part of the I-405 Sepulveda Pass Improvements Project. This will be followed by demolition of the northern half of the bridge with reconstruction lasting approximately 12 months. For details, as well as project updates, go to [metro.net/405](http://metro.net/405).



If you’d like to know more, visit [metro.net](http://metro.net).

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# from the hills of beverly



## Historic rip-offs

And politics, events

By Rudy Cole

Beverly Hills has had some really bizarre incidents of political malfeasance and classic crime capers that may be worth retelling on the day we honor the turkey.

First, the not exactly criminal: However, one of the truly impressive uses of the political process for a speedy profit was the annexation of Trousdale. Today, some of our finest citizens live in a beautifully landscaped area of attractive and very pricey homes, but it was once a barren, rocky land area, an extension of the Doheny estates, that only the coyotes found worthy of nesting.

In the 1950s, enter one **Paul Trousdale**, a creative real estate professional, who did what today would be totally impossible: He convinced Los Angeles to give up its interest and at the same time lobbied the Beverly Hills City Council to annex the land mass.

Property well below market instantly became among the most valuable land developments in Western Los Angeles. Trousdale sold parcels to a number of developers who built many of the homes for spec sales.

Consider though the enormous profits made by two political decisions. Los Angeles by giving up jurisdiction and Beverly Hills by approving annexation. This all in the pre-Jarvis days when the addition of the area did mean considerable tax dollars for city government and our schools.

A far more egregious political stunt did lead to some protests by residents and two candidates for city council.

Until the 1960s, the city owned much of the land on the east side of North Crescent Drive. A group of developers, led by then Beverly Hills Citizen publisher and realtor **David Heyler**, managed to engineer a classic land swap.

First, the developers managed to purchase most of the land on the west side of Crescent, then mostly parking lots. They then succeeded in convincing the city council to make an even swap, promising to build housing on city land.

What was incredible was the agreement by the city, not only to the exchange, but to give variances on parking requirements. The developers made this case. They did not need code mandated parking for their buildings because the renters could use parking across the street. So, in a sense, they had use of the land they obtained and the land they “gave” to the city.

That did not sit well with two would-be candidates for city council: **Ethel Longstreet** and **Milton Miller**, and it would be hard to find two more opposite

kinds of personalities. Longstreet, the wife of award winning writer **Stephen Longstreet** and a well-known political activist—she was the founder of “Women For”—paired with Miller an advocate for the handicapper. (He is credited with bringing ramps to street crossings and helping pass the Americans with Disabilities Act.)

Miller lived at Doheny and Burton Way, and Longstreet north of Sunset. But they ran as a team, made the swap the key issue of their campaign and lost together. The major newspaper was, after all, owned by the scheme’s promoter.

Of course, today newer buildings on Doheny do have to comply with parking codes; city property now is home to a marvelous senior project (thanks mostly to the leadership of then-Mayor **Donna Ellman**) and we also have two markets, a hardware store and other retailers on the west side of Crescent Drive.

One famous but not often reported caper was totally criminal, and had nothing to do with government.

A rash of home burglaries, long before every home had some kind of security system, led to some good detective work by our finest.

Our police, after diligently trying to find some possible connection to a flurry of burglaries in the north section of the city, came up with an unlikely link: All the victims were eating out, and by some possibly strange coincidence, were dining at our legendary Luau on Rodeo Drive.

Here is how it worked: When more prosperous regulars arrived at the Luau, parking lot staff quickly made copies of their keys, with equipment they had purchased. The next time they had reservations at the restaurant, their confederates simply used the keys to enter their homes. Because the victims had reservations, the conspirators also had their home numbers and alerted the perps when they would need to quickly leave with their loot.

Our police broke the ring when they made the connection, but the socially prominent owners of the Luau were never implicated in what became known as the Luau Key Ring. However, the Luau soon vanished and the property became the site for the first major multi-use development on our now world-famous street, the magnificent Rodeo Collection, built by the Mahboubi family.

When it first opened, the Rodeo Collection had three restaurants, but not the same parking lot staff. The Collection helped set the standards for the street, as did the icon of style, **Fred Hayman**. Much later, Two Rodeo patterned its structure

on the Rodeo Collection, adding a feature: Two separate street-level retail areas, both open and detached.

But one of the most innovative real estate crimes occurred east of us in Hancock Park—I heard the story from the late Los Angeles Police Chief **Tom Reddin**, who left the department to become a news anchor at Channel Five—and that’s a story for another column, if you insist.

This time the perps were a middle aged couple who could easily have been accepted at the area’s Wilshire Country Club. With almost impeccable credentials, they found a mansion for rent with the owners willing to sign a long term lease. One additional element was the owner’s intention to move to Europe for at least two years. They did insist on a full year’s rent, paid in advance, which the crime couple accepted quickly.

With some manufactured credit references and a solid bank account, they delivered a cashier’s check for a full year’s rental and took possession.

The new renters then ran house for lease ads in newspapers offering a mansion at an incredibly low rental. They insisted on cashier’s checks for a full year, explaining that they owned the large home, but were leaving the country, just as the real owners were doing.

They managed to rent the mansion to about 15 victims, and all agreed not to bother the owners for several weeks, but that they could take possession on the first of the month, when the couple would be gone. Each victim was given keys and instructions on how to reach the “owners.”

You can imagine what happened on the first of the month when a dozen moving vans arrived with the new renters ready to take possession of their bargain found estate. What began as surprise when two different families tried their keys, soon escalated into shouting matches and demands that “this is my house, I have a receipt and leases and (you) need to leave immediately.” When the number of would-be renters rose to a near dozen, the police finally arrived to try to sort it out. The schemers were long gone, never to be found and the original owners were left with a legal mess. (That rip-off has been copied many times, so, if in doubt, check ownership of house or apartment, especially if it is a sub-rental.)

Lastly, the time a newly commissioned bust of **George Jessell** for the Friar’s Club was removed from the club’s entry, probably by insiders, and held for “ransom.” The Friar’s managers had no real desire to have gendarmes all over their place. They had their own rip-off in place.

Discrete holes were made in the low ceilings of the card room and gambling pros had wires linked to their accomplices’ ankles. Gin rummy was the game of preference and crude electric shocks were sent to partners signaling when to “knock.” This was a sufficient edge to enable the pros to take millions of dollars, yes millions,

from victims such as “Bilko’s **Phil Silver**’s and shoe magnate **Harry Karl**, then married to **Debbie Reynolds**. (Membership in “Gambler’s Anonymous” might have helped.)

The “ransom” for the Jessell bust was paid, but the Friar’s “scandal” and subsequent arrest of members involved in the scam didn’t help the club, that lost many regulars.

### EVENTS, POLITICS

Following up on the great Beverly Hills Police Officers Association’s annual dinner, honored cops included Officer **Tad Nelson**, **Clinton Anderson** Award; Detective **Jesse Perez**, **Felix Rothschild** Award; Communication Dispatcher **Chris Bloore**, Distinguished Service Award; Officer **Charles Young**, **Allen H. Karlin** Award. A tip of our hat to the best of the finest that have helped make us one of the safest places to live, in the middle of an urban sprawl, in the world. (Great department, outstanding leadership with Chief **David Snowden**.)

Great op ed piece in the *Los Angeles Times* “Save Money—Hire police” last Tuesday that made an excellent case for maximizing police department strengths. Not yet at the crisis level here, but our cops are feeling the real stress of maintaining the three-minute response time because we are not at top levels of department hiring.

Two great upcoming events; The “good” Dodger symbol, **Tommy Lasorda**, will be honored by the Jewish Vocational Service on January 28, 2012 at the Beverly Wilshire. (Contact Randy at 323.761.8598 for info.) One of our premier social service agencies, doing incredible work in a wide field, including employment needs—you can visit one of their satellite offices in the new and magnificent West Hollywood Library structure. But call early if you want to attend, this will sell out.

Coming up sooner is the ORT America Chanukah Luncheon honoring **Rita** and **Pepe Sigal** at the Beverly Hills Hotel on December 11, 2011. Call 323.966.0092 for more info. Also, an outstanding, and historic, worldwide organization working in, among other fields, training, job preparedness.

Impressive showing of local support last Sunday when **Beth** and **David Meltzer** hosted a breakfast for assembly candidate **Torie Osborne**. Newly elected school board member **Lewis Hall** was among the guests. Torie has an early start in Beverly Hills, this was her fourth big private event in the city.

Osborne will face Assemblymember **Betsy Butler**—who has moved into this newly carved out district to seek reelection, and also Santa Monica Mayor **Richard Bloom**, also a very viable candidate.

This will be a tough district spot to fill since we have been represented by one of the most able people ever to serve in government, **Mike Feuer**. Few political types have ever won the universal respect and admiration that Feuer earned during his service in the legislature, and before that as a Los Angeles City Councilmember. Feuer is now running for Los Angeles City Attorney.

The Meltzer event also gave me a chance to catch up with another of my favorite leg-



islators, **Sheila Kuehl**, who served in both the assembly and state senate: we were in her senatorial district. She became the first woman in our history to serve as president pro tem, and as someone said when she was introduced, the best example of why term limits hurt our political system.

But Sen. Kuehl did have some news for this column. She will soon announce her candidacy for Board of Supervisors, hoping to succeed our great political leader,

**Zev Yaroslavsky**, when he is termed out in 2014. When will Zev end the suspense and declare for LA mayor?

Should mention that Beth Meltzer's brother is the legendary **Alan Sieroty** who served us with such distinction as our assemblyman and later state senator.

Stay tuned: Next week, some updates on subway route discussions and a look at what to expect from our new school board.

Maybe, a mea culpa: When I reported that

one of the reasons **Andy Licht** may have dropped out of the board race was because of "problems" with board member **Lisa Korbatov**, I wrote what I had "reliably" heard. That did NOT come from any current board member, but a heavily involved campaign activist. Since both now deny they would have had any problems in working together, and in the interests of fairness, we correct the record and accept their comments with our apologies. Regardless, sorry

Licht opted out—he would have been an excellent board member. Note: pleased that all three we endorsed were elected.

*Rudy Cole served for eight years as a member and chair of the city's Recreation & Parks Commission. He was also President of the Greystone Foundation and served on three other city committees. Rudy can be reached at: Rudy@bhweekly.com.*

*briefs cont. from page 5*

Though the outgoing board did not always come to unanimous agreement, Korbatov said that was not a sign of dysfunction.

"What appeared at times to the public to be dysfunctional was in fact a board that was open about their differences and open about what they agreed about," Korbatov said. "It may at times have appeared contentious or confrontational but there's nothing wrong with robust debate. There's nothing wrong with divergent thinking and there's nothing wrong with having votes that are not 5-0."

#### Plastic bag ban presented to Public Works Commission



Peter Foldvary

Following the City Council's Oct. 18 study session discussion of a potential plastic bag ban, City staff made an informational presentation to the Public Works Commission on the topic on Nov. 10. The City

Council directed staff to do more research and seek feedback from the City's business community about what impacts a plastic bag ban could have on businesses.

If the City Council decides to pursue an ordinance, it would likely be up to the Public Works Commission to draft it and make a recommendation to the City Council.

Commission Chair Peter Foldvary said he needed more information before formulating an opinion.

"Clearly it's a complex issue, with several sides to it: quality of life, regulatory burdens, costs, environmental improvements," Foldvary said. "All those will need to be taken into consideration."

The City has been studying how other Southern California cities that have adopted plastic bag ban ordinances administer the ban. Those cities include Malibu, Santa Monica, Manhattan Beach, Calabasas, Long Beach and West Hollywood, plus unincorporated Los Angeles County.

On July 1, a plastic bag ban ordinance passed by the Los Angeles County Board of Supervisors went into effect banning single-use plastic carryout bags at large stores in the County's unincorporated areas, and requiring a 10-cent charge for each paper bag provided to a customer. Smaller stores will be required to implement the ordinance beginning Jan. 1, 2012. Recyclable paper bags and reusable bags must be made available to customers. Stores found not to be in compliance initially receive a warning, followed by a fine

for subsequent violations. The ban applies to retail stores including drug stores, pharmacies, supermarkets, grocery stores, convenience stores and other entities selling a limited line of goods.

Coming up on Dec. 8, the Commission plans to visit the Crown Disposal facility.

"The Commission does this routinely every few years to familiarize especially the more recent members of the commission with some of the things that go on that have to do with public works," Foldvary said.

The Commission recently visited the Hyperion Treatment Plant, which treats the

City's wastewater.

"These are fascinating trips because these are things we don't think about," Foldvary said. "The Hyperion plant treats the water to absolute marine quality standards before dumping it in the ocean."

*briefs cont. on page 9*

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# coverstory

## GIVING THANKS

**Mallory Smith and Randa Alsabeh have a lot to be thankful for this Thanksgiving**

**By Melanie Anderson**



### MALLORY SMITH

When 2010 Beverly High graduate Mallory Smith was diagnosed with cystic fibrosis at age 3, Mallory's mother, Diane Shader Smith, said she was devastated.

"You just have no idea that your life is going to change in one instant and never, ever go back to the way it was," Diane said. "There were some positive things that happened and you sort of learn to live day to day. You want to live with a chronic disease and not wither away in a sea of self pity."

It is clear that Mallory, currently a sophomore at Stanford University, has chosen to live. At Beverly High, Mallory was a National Merit Scholar finalist, prom queen and a three-sport athlete who earned recognition as athlete of the year four years in a row. At Stanford, Mallory plans to major in human biology, plays on the club volleyball team, swims three days a week and works as outreach

chair of the health advocacy program, which promotes nutrition and healthy lifestyle habits for kids in neighboring communities including East Palo Alto and Redwood City.

"I think about the short term in that every moment is extremely valuable," Mallory said. "Every moment I'm feeling good is something to be appreciated, because most days there's something that doesn't feel right."

Though Mallory said she has a carefree personality, cystic fibrosis—a chronic, life-threatening disease caused by a defective gene that causes the body to produce thick, sticky mucus that builds up in the lungs and digestive system—makes it difficult for her to do anything on a whim. She must keep a rigid schedule in order to take her medications on time, do respiratory treatments that involve clearing her airways, exercise about an hour a day and get at least eight hours of sleep each night, in addition to her busy academic schedule. Mallory's treatment regimen totals about three hours a day, she said.

"I have to think about the serious implications of almost every action I do on a day-to-day basis," Mallory said. "For example, if I stay up late one night to do an assignment, then I can't wake up in the morning to do my treatment. Then when I don't do my treatment, I don't feel well enough to work out, and there's a whole vicious cycle."

Diane pointed out that because Mallory was diagnosed at three years old, she has received excellent medical care almost her entire life. As Mallory was growing up, she followed her doctor, Pornchai Tirakitsoontorn, from Cedars-Sinai to Children's Hospital Long Beach to UCLA Medical Center.

Though Mallory was hospitalized at Stanford Medical Center when the *Weekly* caught up with her last week, Mallory said it was her first hospitalization since she started at Stanford in Fall 2010.

That's significant, considering Mallory said she had been hospitalized every year since seventh grade, sometimes for stretches of six to 10 weeks. Typically, Mallory said she is hospitalized if a notable decline in her lung function is detected. She requires antibiotics, IV, and respiratory treatments until she is strong enough to be released.

On Sunday, Mallory was released from the hospital after 17 days and traveled to Beverly Hills for Thanksgiving break.

"This time [was] a lot shorter because different medical centers have different theories about what length of time is good for treatment and what is more effective," Mallory said.

Mallory said she kept up with her coursework by doing about two hours of work a day in her hospital room. Mallory listened to lectures on iTunes, read from textbooks, and even took two midterms. Mallory's friends visited every day, helping her keep up with

what was happening on campus.

"My friends are incredible," Mallory said. "They stay by my bed for hours while I'm in the hospital; we act like we're at one of our houses. They don't treat it like an imposition on them when it affects our plans. My family has been extremely supportive. My parents both flew up the day I was admitted and have been here ever since, which makes it a lot easier."

Mallory thinks the clinical trial she is participating in through Stanford Medical Center could be responsible for keeping her out of the hospital her first year of college, though that was almost not the case.

"About two weeks into the school year last year, I went to the clinic and they said my lung function was down and they wanted to admit me," Mallory said. "I started crying and I refused and said I was going to turn it around by myself. I went home and checked myself out of school for a little bit and just focused on my health. After that I made [my health] a big priority."

Mallory is in the second year of a three-year clinical trial, during which she takes a medication called PTC Ataluren three times a day.

"It's meant to change the way your genes create a certain protein that isn't created properly in people with cystic fibrosis," Mallory said.

Diane said research has changed the face of the disease.

"[Cystic fibrosis] used to be a deadly disease that killed kids when they were five," Diane said. "The respiratory nurse [at Stanford] was telling us they see 50-year-old patients here, so it's very promising. Mallory takes really good care of herself. She's a super-athletic, hard-working young woman who does everything to extend her life. Despite this type of medical hurdle, she has a great life."

This Thanksgiving, the Smith family—Diane, Mallory, Mallory's father Mark and her brother Micah—will be having dinner at the home of their neighbors, Don and Eileen Fracchia and 2010 Beverly High graduate Jason Bellet. Diane said the Fracchias have been supportive donors to Mallory's annual fundraiser benefiting the Cystic Fibrosis Foundation (CFF), An Evening in Mallory's Garden, which took place last Saturday for the 16th year in a row.

The first fundraiser took place at Councilmember Lili Bosse's home. Diane said she was blown away by the generosity Bosse showed when Diane first met her at a PTA luncheon and Bosse offered on the spot to host the fundraiser.

Over the years, the event has raised over \$2 million for the CFF, with an average of about \$150,000 a year, said Diane, who is now on the CFF's board.

"All the money we raise is from our friends in the community," Diane said. "It's unbelievable. I feel like Mallory has had this amazing life because of the Beverly Hills community."



### DR. RANDA ALSABEH

When Dr. Randa Alsabeh started experiencing frequent migraine headaches, she wrote them off as hormonal.

But when Alsabeh, a Beverly Hills resident and Cedars-Sinai Medical Center pathologist, noticed her vision was slightly blurred in one area when she looked through her microscope, she knew she needed to see an ophthalmologist. After seeking multiple opinions, an abnormality in Alsabeh's visual field test was discovered.

"If I [had been] in a different profession, I probably would have caught it much later," Alsabeh said. "But my job relies very much on my vision."

A subsequent MRI in April 2010 revealed a 6-centimeter tumor in Alsabeh's occipital lobe, the visual processing center of the brain.

Some meningiomas, the type of tumor Alsabeh had, are benign and don't require removal. Alsabeh's tumor, grade 2 on a scale of 1 to 3 in terms of malignancy, required surgical removal because it was affecting her vision.

Alsabeh elected to have her surgery at Cedars-Sinai in May 2010.

"As a physician, I had so many people who care about me," Alsabeh said. "My colleagues were recommending different opinions; I saw people outside Cedars but I decided Dr. [Keith] Black is the best, so I was very comfortable having the surgery with him."

Alsabeh did not know Black, the chair of neurosurgery at Cedars-Sinai, personally before she needed surgery, but she said she was familiar with his work and had attended his lectures.

Alsabeh's craniotomy lasted eight hours, and required the removal of part of her skull to allow the meningioma to be excised. Because of the tumor's proximity to the brain's vision center, Black determined before the surgery that the remainder of the tumor would need to be removed by radiation treatment, which required 33 visits over a period of seven weeks.

During the procedure, Alsabeh required two blood transfusions, which had been anticipated. Her husband Najeeb Alshak donated blood in advance.

"I feel very lucky I had [Dr. Black]," Alsabeh said. "I think he saved my life, and a



lot of prayers too, a lot of friends and support from my family.”

Alsabeh said she was told there were 30 to 40 people in the waiting room, and they crowded around Black to hear the news following the surgery.

“At Cedars, because everybody knows me, I got the best care,” Alsabeh said. “I’m a very open person; everybody knew what was going on, [but] for a person who is very private and doesn’t want to share his or her medical history, I don’t think it’s good to do it in the same place [where] you work.”

Alsabeh said the surgery went about as well as it could have, contrary to the nightmares she had leading up to the procedure.

“I was scared to death because as a physician I know so much,” Alsabeh said. “I know of all the complications. I know everything that can go wrong.”

Alsabeh found it difficult to put into words what it was like recovering from brain surgery, but she said she was very sensitive to noise, light and felt heaviness and fatigue.

“After surgery during the recovery period, I remember a couple of days where it was so tough, you feel like you’re going to fade away and die,” Alsabeh said. “This was when my husband, my mom, my sister and my kids were around me and pulled me through.”

Fortunately, Alsabeh said her recovery was not painful, she did not require rehabilitative therapy, and she was even walking around in the hospital a day or two following surgery. She simply did not feel like herself. By June, Alsabeh said she was back to normal. She waited until September to start radiation therapy because she wanted to be sure that the incision had healed completely. By December, she had returned to work.

Alsabeh described her husband, a pathologist at Kaiser Permanente in Los Angeles, as her rock. She said sons Mark and Ryan Alshak helped give her confidence that she would recover. Inspired by the way Black helped his mother, Mark, now in his first year at UC Berkeley, wants to be a neurosurgeon. Alsabeh’s older son Ryan is in his second year of law school at USC. Alsabeh’s mother and sister flew in from Syria, where Alsabeh grew up, to tend to her.

“I think with adversity comes a lot of understanding of what is important in life,” Alsabeh said. “You live day by day and every day you want it to be the best day, where you did a lot of good for people. My family and friends became much more important. As a physician, when I look at cases and make a diagnosis of cancer, I know on the other side there is a patient like me.”

About one year after Alsabeh returned to work, follow-up MRIs so far have shown her to be clear of the meningioma. This Thanksgiving, Alsabeh said her family would be joining four or five other families, like they do every year, at the home of her godfather in Chatsworth.

Alsabeh said she is grateful she can connect with patients, but she hopes one day to find a way to help someone on a deeper level, in the same way she was supported by her family, friends and colleagues.

“I always think about other people who don’t have that same support and who are not in the best medical center. How do they go through this?” Alsabeh said. “I’ve been thinking a lot about how I want to help other people. I haven’t found a way yet, but one day I will.”

## UPDATE ON PAST PARTICIPANTS:

Five years ago, cancer was attacking **JACQUES MOUW**’s kidney, brain, bladder and liver. Today, Mouw, who was first profiled in “Giving Thanks” Issue #530 in 2009, said he is completely cancer free—and his doctors don’t expect any return of the disease.

“It doesn’t happen often where the cancer after a certain period of time disappears from the body,” Mouw said. “There’s no explanation [but] that’s what happened with me.”

Despite the difficult economic times, Mouw said his Brighton Way jewelry store that bears his name is carrying on, and his extended ventures on eBay and Amazon that he started a couple of years ago are thriving. Mouw also travels frequently to Thailand and China to make purchases.

“The best therapy in life is being active,” Mouw said.

This year, Mouw’s family, including his mother, brother, daughter and grandchildren will gather at his son’s home in Encino Hills for Thanksgiving dinner.

“My plans are what they are every Thanksgiving: first of all giving thanks for being in America, and secondly celebrating with the family,” said Mouw, who is originally from South Africa.

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For many years, **JAMES BRUBAKER**, who was first profiled in “Giving Thanks” Issue #373 in 2006, joined his wife Joy’s extended family for Thanksgiving dinner in Havre de Grace, Md. This year, Brubaker and his grandson Brian will prepare a traditional Thanksgiving dinner for just the two of them.

Joy passed away in February, about a year after she had a stroke. Brubaker said it would have been difficult to join Joy’s family in her absence.

Cooking has long been one of Brubaker’s interests, and he is currently seeking a publisher for his cookbook, *Classic World Cuisines*, featuring famous recipes from 10 different countries.

Brubaker said it has been a difficult year without Joy, but in terms of his health he said he is doing “extremely well” five years after his liver and kidney transplant.

On each anniversary of Brubaker’s surgery, Brubaker has a conference call with Dr. Andrew Klein and Dr. Fred Poordad at Cedars-Sinai Medical Center and Dr. Ayman Koteish at Johns Hopkins Medical Center in Baltimore. The three doctors were residents together at Johns Hopkins. When Brubaker relocated to Maryland in 2007, Poordad and Klein connected Brubaker with Koteish.

“One of the things we discussed this year was this surgery was right down to the limit,” Brubaker said. “I was within about 30 days of complete liver failure when this occurred.”

Now, Brubaker said he has no problems with his liver, and he is down to the minimal dose of immunosuppressive drugs, which are administered to prevent the body from rejecting transplanted organs.

“[My doctors] saved my life,” Brubaker said. “I look back at these five years and the things I’ve been able to do for my grandson, my wife and other people, and certainly it has been well worth it.”

Brubaker plans to move back to Beverly Hills after Brian’s graduation next summer, to be closer to his son.

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In celebration of **ELAINE LERNER SCHREIBER**’s 10th cancer-free year, Schreiber’s doctor asked Schreiber for an anniversary present, a CT scan, which is scheduled for December.

“She said, ‘I know everything’s going to be fine but let’s just do it to make me feel good,’” said Schreiber, who was first profiled in “Giving Thanks” Issue #217 in 2003.

Schreiber and Dr. Beth Karlan, a gynecological oncologist who is in charge of women’s cancer research at Cedars-Sinai Medical Center, developed a close relationship during the course of Schreiber’s treatment of stage 3-C ovarian cancer, beginning with Schreiber’s diagnosis in October 2001.

Earlier this month, Schreiber participated in her seventh “Run For Her” fundraising event for ovarian cancer research. This year, approximately 5,000 participants raised over \$750,000 for the cause.

“How exciting this is that people are becoming so aware,” Schreiber said.

Schreiber also keeps busy with nonprofit organization Kids Kaps With Love, which donates decorated baseball caps and handmade knit caps to pediatric cancer patients. Schreiber said the organization, which she founded with a friend years before Schreiber’s own cancer diagnosis, is gearing up for this year’s Ronald McDonald House holiday party, during which Kids Kaps With Love will distribute about 1,000 caps.

Schreiber plans to cook Thanksgiving dinner for her children and grandchildren, 9-year-old twins Maya and Hudson and 6-year-old Ava.

“I am feeling very, very blessed,” Schreiber said. “It’s hard to believe that it is 10 years but here it is. I’m moving on.”

briefs cont. from page 7

## Architectural Commission puts streamlined restaurant review process in action with Fleming’s, Pei Wei

The Architectural Commission unanimously approved designs for Fleming’s Steakhouse at 250 North Beverly Drive on Nov. 16. At the last meeting, the commission assigned a subcommittee to work with the applicant toward final approval.

“The applicant incorporated the revisions and they got approval for the project with flying colors,” Commission Chair Fran Cohen said. “It looks beautiful. The final design of the elevation is very much in harmony with the streetscape of Beverly Hills.”

Cohen said she believes Fleming’s plans to open at the beginning of 2012.

The Commission also reviewed plans for Pei Wei, a restaurant a couple of doors away at 270 North Beverly Drive.

“Following the City Council’s direction of streamlining the restaurant approval procedure, we again formed a subcommittee to work with Pei Wei, and hopefully come up with a final design of elevations for approval in a timely manner,” Cohen said.

Pei Wei is a branch of P.F. Chang’s that Cohen said would likely cater to employees of MGM, which is located across the street at 245 North Beverly Drive, in addition to other customers.

“I’m hoping it’s going to be very successful from what I heard from the applicant and the type of food that they are serving,” Cohen said.

Fleming’s and Pei Wei are among the earliest restaurants to go through the City’s new streamlined restaurant review process, which aims for most restaurants to earn final approval from the City within 70 days of submitting an application.

Cohen said the process has increased the time commitment for Architectural Commission members because members are serving on subcommittees in addition to attending regular commission meetings, but she said she is pleased with the process thus far.

“The process is working,” Cohen said. “We are happy with the outcome and most importantly, the applicants are very pleased with the outcome. The results are the same because we’re still getting the same good quality of architecture. Expediting the process did not hurt the quality of the project.”

## Over 25 Beverly Hills residents pass California Bar Exam

Beverly Hills residents who passed the July 2011 Bar exam include Veronica Brin Yusprakh Aragon, Tina Ladan Baravarian, Daniel Benji, Steven Barookh Broukhim, Benjamin Joel Chapman, Daniel Max Cousineau, Luma Khatib, Amanda Jasmine Kreitenberg-Tasker, Mitchell Bryan Laufer, David Alan Lee, Laurent Mamann, Jessica Ann Mariani, Kelsey Elizabeth Stapler, Alex Michael Chazen, Joel Matthew Gordon, John D. Gynn, Michael John Holecek, Lenworth Norris Johnson, Amy Manning Joseph, Navid More, Sharon Gal Yaacobi, Salar Hendizadeh, Lillian Abooki Kabakali, Maximilian Lewis Landaw, Yite John Lu, and Kyle David Scudiere. Source: calbar.org.

--Briefs compiled by Melanie Anderson





## Two BHHS Runners Qualify For State Championship

### Norman Golfer Ties for Fourth in Southern Section Finals

By Steven Herbert

Beverly High junior Sydney Segal finished second and teammate Brianna Simmons fourth in Saturday's Southern Section Division 3 girls' cross country finals, both qualifying for Saturday's CIF state championships in Fresno.

Segal completed the three-mile course at Mt. San Antonio College in 17 minutes, 28 seconds, five seconds behind winner Rebecca Mehra of Palos Verdes and five seconds ahead of the third-place finisher, Christine Hoffmann of San Luis Obispo.

"Sydney had a breakthrough race and a phenomenal time," Norman coach Jeff Fisher said.

Segal's time was the fastest on the course by a Beverly Hills runner, according to information provided by Simon Langer, who operates a website devoted to the school's cross country and track programs

Segal moved into second place on Reservoir Hill, about 500 meters from the finish, Fisher said.

Simmons, a senior, was fourth in 17:58, 19 seconds of the fifth-place finisher, Ashlee Powers of Corona del Mar.

The placings by Segal and Simmons were the highest by Norman runners in the Southern Section girls' cross country finals, according to Langer.

Beverly Hills missed qualifying as a team for the state meet by one place, finishing eighth with 218 points, nine more than seventh-place La Verne Bonita. The top seven teams qualify for the state meet. Palos Verdes won with 101.

A maximum of five runners who are not members of qualifying teams and who finish in the top 20 also advance to the state championships.

The Normans competed in the Southern Section Finals for the first time since 1980, according to Langer.

#### Boys' Cross Country

##### Southern Section Division 3 Finals

Senior Josh Galen was the top Beverly High finisher Saturday, finishing 24th in 15:49 over the three-mile course at Mt. San Antonio College.

The Normans were 13th in the 16-team field with 289 points, 14 more than 12th-place San Juan Capistrano San Juan Hills. San Luis Obispo was the final team qualifier for the state championships, finishing seventh with 198 points. Palos Verdes won with 89.

Beverly Hills competed in the Southern Section Finals for the first time since 1950, according to Langer.

#### Girls' Golf

##### Southern Section Northern Regional

Beverly High sophomore Lydia Choi shot a three-under-par 69 at River Ridge Golf Club in Oxnard Oct. 31, finishing in a three-way tie for fourth, two shots behind co-leaders Kristin Chung of Fairmont, who won in a playoff, and Robynn Ree of Redondo.

##### Southern Section Finals

Choi finished in a four-way tie for third in Nov. 7 at the Talega Golf Club in San Clemente.

Choi shot an even-par 72, one shot behind runner-up Megan Kim of Manhattan Beach Mira Costa and two behind champion Lilia Vu of Fountain Valley.

#### Boys' Basketball

##### Beverly Hills 69, Ayala 57

Austin Mills scored 22 points to help the Normans win their season opener Tuesday night in a nonleague game at the Swim-Gym, despite playing without their two starting guards.

"For the first time out, I thought my team played pretty well," Beverly Hills coach Jarvis Turner said. "I thought our team gave a tremendous effort against a really good team. Guys played hard, guys played together."

Guard Frank Brown "played exceptionally well," Turner said.

"He gave us great energy," Turner said. "When he came in the game, he kind of turned the whole game around with his energy and speed."

Sophomore forward Ben Cohen scored 13 points in the fourth quarter "to help clinch the game," Turner said.

Brodrick Smith was sidelined because of a broken left hand and Mike Lanier did not play because he has not met Turner's conditioning standards, Turner said.

### Beverly Hills Unified School District • Tuesday, Nov. 8 Election • Official Votes Cast—Final

Just under 3,000 voters—14.4 percent of those registered—cast ballots in the Nov. 8 Board of Education election. Just over 1,000 voters cast ballots at the polls, and nearly twice that number voted by mail. Although Frances Bilak was defeated, she received more Vote By Mail votes, 684, than Lewis Hall, who received 658 Vote By Mail votes. However, Hall defeated Bilak at the polls, 320 to 234. Bilak also received more votes than Hall in three precincts. Though write-in candidate Noah Margo received more votes overall than Hall and Bilak, he received less Vote By Mail votes than they did.

Precincts	Registration	Ballots Cast	Brian Goldberg	Noah Margo	Lewis Hall	Frances Bilak	Andy Licht*
0900002A—469 N. Doheny Dr. Absentee/Vote by Mail <b>Total</b>	1,731	40 114 <b>154</b>	31 82 <b>113</b>	Write-in votes not released by precinct	6 49 <b>55</b>	10 42 <b>52</b>	8 42 <b>50</b>
0900004A—Beverly Hills Hotel Absentee/Vote by Mail <b>Total</b>	1,557	42 166 <b>208</b>	35 117 <b>152</b>		10 44 <b>54</b>	14 68 <b>82</b>	10 55 <b>65</b>
0900008A—716 N. Hillcrest Rd. Absentee/Vote by Mail <b>Total</b>	2,363	146 281 <b>427</b>	105 205 <b>310</b>		53 89 <b>142</b>	39 85 <b>124</b>	32 68 <b>100</b>
0900010A—Beverly Hills Hotel Absentee/Vote by Mail <b>Total</b>	2,592	128 298 <b>426</b>	100 224 <b>324</b>		46 103 <b>149</b>	22 94 <b>116</b>	31 92 <b>123</b>
0900016A—Sunrise Assisted Living Absentee/Vote by Mail <b>Total</b>	2,470	75 185 <b>260</b>	57 142 <b>199</b>		25 67 <b>92</b>	25 68 <b>93</b>	17 55 <b>72</b>
0900026A—Beverly Vista Absentee/Vote by Mail <b>Total</b>	2,837	115 228 <b>343</b>	78 159 <b>237</b>		38 78 <b>116</b>	21 86 <b>107</b>	20 63 <b>83</b>
0900030A—Horace Mann Absentee/Vote by Mail <b>Total</b>	1,628	82 105 <b>187</b>	69 76 <b>145</b>		26 30 <b>56</b>	18 32 <b>50</b>	16 25 <b>41</b>
0900037A—Roxbury Park Absentee/Vote by Mail <b>Total</b>	2,842	212 354 <b>566</b>	161 260 <b>421</b>		83 133 <b>216</b>	50 138 <b>188</b>	43 89 <b>132</b>
0900041A—Beth Jacob Congregation Absentee/Vote by Mail <b>Total</b>	2,708	166 253 <b>419</b>	134 184 <b>318</b>		33 65 <b>98</b>	35 71 <b>106</b>	29 66 <b>95</b>
Precinct Total Vote		1,006	770	568	320	234	206
Absentee/Vote by Mail Total		1,984	1,449	636	658	684	555
VBM by Group** Total		1	1	--	1	0	0
<b>Grand Total Vote</b>	20,728	2,991 (14.4%)	2,220	1,204	979	918	761

Source: L.A. County Registrar-Recorder/County Clerk; \* Licht dropped out of the campaign; \*\*Indicates Vote By Mail ballots were separated from card identifying the precinct

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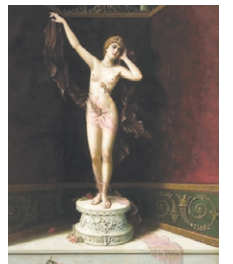
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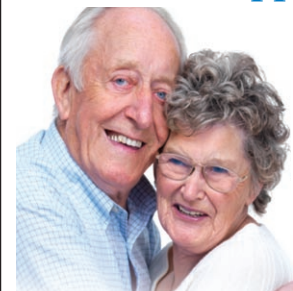
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CA 90048. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: December 19, 2011 Signed: Jacqueline Kirby, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/20/11. NOTICE - This fictitious name statement expires five years from the date it was filed on, 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., B&P Code.) 11/24/2011, 12/1/2011, 12/8/2011, 12/15/2011 1355

FICTITIOUS BUSINESS NAME STATEMENT: 2011133032: The following person(s) is/are doing business as: THE GARBO HAIR CARE, 1209 Melrose St. Unit #103 San Francisco, CA 94134. LUIS HUGO SILVA CHAVEZ, 11055 Arleta Ave., Mission Hills, CA 91345. The business is conducted by: An Individual. has begun to transact business under the fictitious business name or names listed here on: 11/15/2011 Signed: Luis Hugo Silva Chavez, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/16/11. NOTICE - This fictitious name statement expires five years from the date it was filed on, 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., B&P Code.) 11/24/2011, 12/1/2011, 12/8/2011, 12/15/2011 1356

FICTITIOUS BUSINESS NAME STATEMENT: 2011132817: The following person(s) is/are doing business as: LOS DOS AMIGOS AUTO REPAIR, 1919 Sherman Way No. 8 North Hollywood, CA 91605. EVERADO FLORES CASTELLANOS, 129 Hagar St. Apt C San Francisco, CA 94134. The business is conducted by: An Individual. has begun to transact business under the fictitious business name or names listed here on: 11/15/2011 Signed: Blanca E. Gallen, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/16/11. NOTICE - This fictitious name statement expires five years from the date it was filed on, 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., B&P Code.) 11/24/2011, 12/1/2011, 12/8/2011, 12/15/2011 1357

FICTITIOUS BUSINESS NAME STATEMENT: 2011132816: The following person(s) is/are doing business as: LA COCINA DE CAMILLA, 1024 N. Macfar Ave. No. H San Francisco, CA 91340. BLANCA E. GUILLEN, 8500 Carlsbad Ave. Panorama City, CA 91402. The business is conducted by: An Individual. has begun to transact business under the fictitious business name or names listed here on: 11/15/2011 Signed: Blanca E. Gallen, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/16/11. NOTICE - This fictitious name statement expires five years from the date it was filed on, 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., B&P Code.) 11/24/2011, 12/1/2011, 12/8/2011, 12/15/2011 1358

FICTITIOUS BUSINESS NAME STATEMENT: 2011132832: The following person(s) is/are doing business as: B. DERMEJANIAN, D.D.S., INC., 12940 Fourth Blvd. No. C San Francisco, CA 91340. SMILES EVEST, 260 S. Glendora Ave. 2nd Floor West Covina, CA 91790. B. DERMEJANIAN, D.D.S., INC., 500 N. Brand Blvd., 20th Floor Glendora, CA 91203. The business is conducted by: A Corporation has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Barour Dermejianian, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/15/11. NOTICE - This fictitious name statement expires five years from the date it was filed on, 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., B&P Code.) 11/24/2011, 12/1/2011, 12/8/2011, 12/15/2011 1359

FICTITIOUS BUSINESS NAME STATEMENT: 2011132870: The following person(s) is/are doing business as: M.D. CONTAINER, 2511 Founders Dr. Calabasas, CA 91302. MARC DEUTCHMAN, 2511 Founders Dr. Calabasas, CA 91302. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Marc Deutchman, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/15/11. NOTICE - This fictitious name statement expires five years from the date it was filed on, 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., B&P Code.) 11/24/2011, 12/1/2011, 12/8/2011, 12/15/2011 1360

FICTITIOUS BUSINESS NAME STATEMENT: 2011132852: The following person(s) is/are doing business as: ARE-SEE-A-ONE STUDIO SOLUTIONS, 18013 Duncan St. Encino, CA 91316. RICHARD C. HALPERN, 18013 Duncan St. Encino, CA 91316. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Richard C. Halpern, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/16/11. NOTICE - This fictitious name statement expires five years from the date it was filed on, 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., B&P Code.) 11/24/2011, 12/1/2011, 12/8/2011, 12/15/2011 1361

FICTITIOUS BUSINESS NAME STATEMENT: 2011132862: The following person(s) is/are doing business as: RIVERA-AGUIÑO MULTISERVICES, 18279 V. Van Nuys Blvd. Pacoima, CA 91331. RODOLFO AUSTIN RIVERA MANCÍA, 6429 Babbitt Blvd #105, Van Nuys, CA 91406. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Rodolfo Aguinó Rivera Mancía, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/15/11. NOTICE - This fictitious name statement expires five years from the date it was filed on, 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., B&P Code.) 11/24/2011, 12/1/2011, 12/8/2011, 12/15/2011 1362

FICTITIOUS BUSINESS NAME STATEMENT: 2011131822: The following person(s) is/are doing business as: KNOWLEDGE COURSES, KNOWLEDGE COURTS.NET, 29045 Old Carriage Court, Agoura Hills, CA 91301. SOUNDATION, INC., 29045 Old Carriage Court, Agoura Hills, CA 91301. The business is conducted by: A Corporation has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Penelope Sylvester, Secretary. This statement is filed with the County Clerk of Los Angeles County on: 11/16/11. NOTICE - This fictitious name statement expires five years from the date it was filed on, 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., B&P Code.) 11/24/2011, 12/1/2011, 12/8/2011, 12/15/2011 1363

FICTITIOUS BUSINESS NAME STATEMENT: 2011134814: The following person(s) is/are doing business as: ESA SPORTING GOODS, 17258 Haynes St. Van Nuys, CA 91406. ELAD SINAI, 17258 Haynes St. Van Nuys, CA 91406. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Elad Sinay, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/16/11. NOTICE - This fictitious name statement expires five years from the date it was filed on, 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., B&P Code.) 11/24/2011, 12/1/2011, 12/8/2011, 12/15/2011 1364

FICTITIOUS BUSINESS NAME STATEMENT: 2011131829: The following person(s) is/are doing business as: ONE KEY, ONE KEY LOCKSMITH, 1952 San Juan St. Tustin, CA 92780. ORI SHARON, 1952 San Juan St. Tustin, CA 92780. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Ori Sharon, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/16/11. NOTICE - This fictitious name statement expires five years from the date it was filed on, 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., B&P Code.) 11/24/2011, 12/1/2011, 12/8/2011, 12/15/2011 1365

LOS ANGELES SUPERIOR COURT  
9428 Penfold Avenue  
Chatsworth, CA 91311  
LS021619  
Armine Boodaghian Inving  
10114 Ampio Avenue  
Northridge, CA 91324  
PETITION OF:  
Armine Boodaghian Inving  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
TO ALL INTERESTED PERSONS:  
1. Petitioner: Armine Boodaghian Inving  
Present name:  
Armine Boodaghian Inving  
Proposed name:  
Armine Zadejan  
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: Dec 12, 2012 Time: 8:30 AM Dept: C  
3. 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, Beverly Hills Weekly.

Date: Nov. 03, 2011 Signed: Richard H. Kirschner, Judge of the Superior Court.  
LOS ANGELES SUPERIOR COURT  
1725 Main St  
Santa Monica, CA 90401  
SBN 82109  
Shireen Mohsenzadegan  
141 S Clark Dr #422  
West Hollywood, CA 90048  
PETITION OF:  
Shireen Mohsenzadegan  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
TO ALL INTERESTED PERSONS:  
1. Petitioner: Shireen Mohsenzadegan  
Present name:  
Shireen Mohsenzadegan  
Proposed name:  
Shireen Zadejan  
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: Dec 21st Time: 8:30 AM Dept: D  
3. 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, Beverly Hills Weekly.

Date: Nov. 14, 2011 Signed: Joseph S. Bideman, Judge of the Superior Court.  
LOS ANGELES SUPERIOR COURT  
NORTHWEST DISTRICT EAST BLDG  
6230 Sylmar Ave, Room 107  
Van Nuys, CA 91401  
Arshin Vardanyan  
12922 Stearns St.  
North Hollywood, CA 91605  
PETITION OF:  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
TO ALL INTERESTED PERSONS:  
1. Petitioner: Arshin Vardanyan  
Present name:  
Arshin Vardanyan  
Proposed name:  
Arshin Shalvazyan  
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: Dec 21st Time: 8:30 AM Dept: D  
3. 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, Beverly Hills Weekly.

Date: Nov. 7th 2011 Signed: Richard H. Kirschner, Judge of the Superior Court.  
FICTITIOUS BUSINESS NAME STATEMENT: 2011 129843 The following person(s) is/are doing business as: MOSS & ROCK, 2752 EAST BROADWAY, LONG BEACH, CA 90803. CATHLEEN MADRID BARONE, 5414 EAST PAVO STREET LONG BEACH CA 90808. The business is conducted by: an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed CATHLEEN MADRID BARONE. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/8/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, 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., B&P Code.) Published: 11/24/2011, 12/1/2011, 12/8/2011, 12/15/2011 21780

FICTITIOUS BUSINESS NAME STATEMENT: 2011 129852) The following person(s) is/are doing business as: PACIFIC PATIENT COLLECTIVE, 1312 4TH AVE, LOS ANGELES, CA 90019. JYJ2011, 1312 4TH AVE LOS ANGELES CA 90019. The business is conducted by: a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed JASON KIM. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/8/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, 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., B&P Code.) Published: 11/24/2011,

12/1/2011, 12/8/2011, 12/15/2011 21781

FICTITIOUS BUSINESS NAME STATEMENT: 2011 130211 The following person(s) is/are doing business as: EFFECTIVE PROPERTY MANAGEMENT, 8786 NORRIS AVENUE, SUN VALLEY, CA 91352. ARISTEO MACIAS, 8786 NORRIS AVENUE SUN VALLEY CA 91352 AMERICA CORONA, 8786 NORRIS AVENUE SUN VALLEY CA 91352. The business is conducted by: a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here in on 1/1/2009. Signed ARISTEO MACIAS. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/9/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, 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., B&P Code.) Published: 11/24/2011, 12/1/2011, 12/8/2011, 12/15/2011 21778

FICTITIOUS BUSINESS NAME STATEMENT: 2011 130314 The following person(s) is/are doing business as: UNIK MODULAR INSTALLATIONS, 3677 SO LANA CT, EL MONTE, CA 91731. BERTHA E. GUTIERREZ, 3677 SOLANA CT EL MONTE CA 91731. The business is conducted by: an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed BERTHA E. GUTIERREZ. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/9/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, 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., B&P Code.) Published: 11/24/2011, 12/1/2011, 12/8/2011, 12/15/2011 21782

FICTITIOUS BUSINESS NAME STATEMENT: 2011 130522 The following person(s) is/are doing business as: EP- TRANS ACTIONS, 3834 GLEN AWAY, EL MONTE, CA 91731. ELIAS PEREZ, 3834 GLEN WAY EL MONTE CA 91731. The business is conducted by: an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ELIAS PEREZ. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/9/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, 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., B&P Code.) Published: 11/24/2011, 12/1/2011, 12/8/2011, 12/15/2011 21783

NOTICE OF PETITION TO ADMINISTER ESTATE OF MARGUERITE KRAUSE aka PEGGY KRAUSE  
Case No. SP008684

To all heirs, beneficiaries, creditors, contingent, and persons who may otherwise be interested in the will or estate, or both, of MARGUERITE KRAUSE aka PEGGY KRAUSE

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

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

A HEARING on the petition will be held on January 20, 2012 at 9:00 AM in Dept. No. A located at 1725 Main St., Santa Monica, CA 90401.

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 deceased, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

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:  
GREGORY B GERSHUNI ESQ  
SBN 82109  
GERSHUNI & KATZ ALC  
1901 AVE OF THE STARS  
STE 300  
LOS ANGELES CA 90067-6005

T.S. No.: 2010-08552 Loan No.: 71100622  
NOTICE OF TRUSTEE'S SALE  
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/8/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Trustor: ROBERT C ROMERO, A SINGLE MAN  
Duly Appointed Trustee: Western Progressive, LLC  
Recorded 9/17/2004 as Instrument No. 04 2396855 in book ---, page --- and rerecorded on --- as --- of Official Records in the office of the Recorder of Los Angeles County, California,  
Date of Sale: 12/5/2011 at 9:30 AM

Place of Sale:  
By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766  
Amount of unpaid balance and other charges: \$321,972.77

Street Address or other common designation of real property: 1010 North Kings Road No 112, West Hollywood, California 90069  
A.P.N.: 5529-008-044

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

Pursuant to California Civil Code §2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: The beneficiary or servicing agent declares that it has obtained from the Commissioner of Corporation a final or temporary order of exemption pursuant to California Civil Code Section 2923.53 that is current and valid on the date the Notice of Sale is filed and/or the timeframe for giving Notice of Sale Specified in subdivision (s) of California Civil Code Section 2923.52 applies and has been provided or the loan is exempt from the requirements.

Date: 10/25/2011  
Western Progressive, LLC, as Trustee  
c/o 18377 Beach Blvd., Suite 210  
Huntington Beach, California 92648  
Automated Sale Information Line: (866) 960-8299  
<http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>  
For Non-Automated Sale Information, call: (866) 240-3530

Tunisha Jennings, Trustee Sale Assistant

NOTICE OF TRUSTEE'S SALE TS No. 11-0067279 Title Order No. 11-0054053 Investor/Insurer No. 1711044038 APN No. 5554-016-042 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/28/2010. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by MIKEL E. GERLE, A SINGLE MAN, dated 01/28/2010 and recorded 2/8/2010, as Instrument No. 20100173279, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/05/2011 at 9:00AM, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, Vineyard Ballroom at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 1275 HAVENHURST DRIVE #10, WEST HOLLYWOOD, CA, 90046. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$287,943.18. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 11/06/2011 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:-- Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNMA4119115 11/10/2011, 11/17/2011, 11/24/2011

FILE NO. 2011 126834  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: DOWNSTAIRS DELI, 1800 AVENUE OF THE STARS, LOS ANGELES, CA 90067 county of: LOS ANGELES. The full name of registrant(s) is/are: MAMA SHINS, LLC, [CALIFORNIA], 1800 AVENUE OF THE STARS, LOS ANGELES, CA 90067. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. The registrant commenced to transact business under the fictitious business name/names listed above on: N/A. I declare that all the information in this statement is true and correct. (A registrant who declares true, information which he knows to be false, is guilty of a crime).  
/s/ MAMA SHINS, LLC BY: RITA SHIN, MEMBER  
This statement was filed with the County Clerk of LOS ANGELES County on NOV 2 2011 indicated by file stamp

above.  
NOTICE-THIS FICTITIOUS 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 statement in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).  
LA1062930 BH WEEKLY 11/10, 17, 24, 12/1, 2011

NOTICE OF TRUSTEE'S SALE TS # CA-10-363144-TC Order # 100313911-CA-DCI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/5/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): LINDA HANM , A SINGLE WOMAN Recorded: 7/13/2005 as Instrument No. 05 1642607 in book xxx, page xxx of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 12/5/2011 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$691,526.21 The purported property address is: 1155 N LA CIENAGA BLVD 1207 WEST HOLLYWOOD, CA 90069 Assessor's Parcel No. 5555-006-181 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to OneWest Bank, FSB 2900 Esperanza Crossing Austin TX 78758. Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [ 1 ] The mortgage loan servicer has not obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [ 2 ] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does apply to this notice of sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: [www.lpsasap.com](http://www.lpsasap.com) Reinstatement Line: (877) 908-4357 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 4128918 11/10/2011, 11/17/2011, 11/24/2011

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 751323CA Loan No. 0039686795 Title Order No. 110365073-CA-MAI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10-15-1999. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 12-01-2011 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 11-05-1999, Book N/A, Page N/A, Instrument 99 2072243, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: SUZANNE DE PASSE, AN UNMARRIED WOMAN, as Trustor, NO RED TAPE HOME LOAN, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held



by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: PARCEL 1: THAT PORTION OF LOT 4 IN SECTION 2, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JULY 15, 1890, DESCRIBED AS FOLLOWS. BEGINNING AT A POINT IN THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 13589 PAGE 270, OFFICIAL RECORDS, RECORDS OF SAID COUNTY, DISTANT THEREON NORTH 0° 31' 50" EAST 295.87 FEET FROM THE SOUTHERLY LINE OF SAID LOT 4; THENCE NORTH 36° 33' 23" WEST 29.42 FEET; THENCE NORTH 7° 32' 52" EAST 55.40 FEET; THENCE NORTH 15° 45' 37" EAST 41.77 FEET TO A POINT, DISTANT NORTH 0° 31' 50" EAST 118.76 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 0° 31' 50" EAST 47.34 FEET ON SAID WESTERLY LINE; THENCE SOUTH 61° 41' 53" EAST 79.13 FEET; THENCE SOUTH 37° 05' 58" EAST 79.47 FEET; THENCE SOUTH 4° 07' 37" WEST 108.40 FEET TO A POINT IN THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 21224 PAGE 363, OFFICIAL RECORDS, RECORDS OF SAID COUNTY, DISTANT NORTH 89° 33' 00" WEST 111.75 FEET THEREON FROM THE NORTHEASTERLY CORNER OF SAID LAND; THENCE SOUTH 9° 48' 02" WEST 76.02 FEET TO A POINT, DISTANT NORTH 89° 33' WEST 124 FEET FROM THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO JOHN R. PETRIE AND WIFE, RECORDED IN BOOK 16023 PAGE 38, OFFICIAL RECORDS; THENCE NORTH 41° 35' 49" WEST 101.01 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL OF LAND FIRST DESCRIBED IN SAID DEED RECORDED IN BOOK 21224 PAGE 363, OFFICIAL RECORDS; THENCE NORTH 36° 33' 22" WEST 52.64 FEET TO THE POINT OF BEGINNING. PARCEL 2: AN EASEMENT OVER THE TRAVELLED PORTION OF THE STRIP OF LAND DESCRIBED IN THE DEED FROM TITLE INSURANCE AND TRUST COMPANY, RECORDED IN BOOK 30926 PAGE 71, OFFICIAL RECORDS. Amount of unpaid balance and other charges: \$1,511,397.46 (estimated) Street address and other common designation of the real property: 9701 OAK PASS ROAD BEVERLY HILLS AREA LOS ANGELES, CA 90210 APN Number: 4384-007-017 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 11-07-2011 CALIFORNIA RECONVEYANCE COMPANY, as Trustee REGINA CANTRELL, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4121708 11/10/2011, 11/17/2011, 11/24/2011

NOTICE OF TRUSTEE'S SALE TS No. 11-0075943 Title Order No. 11-0061220 Investor/Insurer No. 872248888 APN No. 4328-020-026 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/03/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by JONAH M. HIRSCH, dated 01/03/2006 and recorded 1/6/2006, as Instrument No. 06 0033836, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/15/2011 at 9:00AM, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, Vineyard Ballroom at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 148 SOUTH ROXBURY DRIVE 3, BEVERLY HILLS, CA, 902122214. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of

the initial publication of the Notice of Sale is \$935,032.71. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 11/17/2011 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:-- Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4115964 11/17/2011, 11/24/2011, 12/01/2011

NOTICE OF TRUSTEE'S SALE TS No. 11-0071983 Title Order No. 11-0058208 APN No. 5554-021-066 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/25/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by DAVID MICAH HEYMANN, A SINGLE MAN, dated 05/25/2007 and recorded 06/05/2007, as Instrument No. 20071350566, in Book , Page of Official Records in the office of the County Recorder of LOS ANGELES County, State of California, will sell on 12/08/2011 at 11:00 AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 1203 NORTH SWEETZER AVENUE UNIT # 305, WEST HOLLYWOOD, CA 90069-3045. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$491,477.97. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. If required by the provisions of Section 2923.5 of the California Civil Code, the declaration from the mortgagee, beneficiary or authorized agent is attached to the Notice of Trustee's Sale duly recorded with the appropriate County Recorder's office. RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone/Sale Information: (800) 281-8219 By Pamela Schneider, Authorized Signer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4108304 11/17/2011, 11/24/2011, 12/01/2011

NOTICE OF TRUSTEE'S SALE TS No. 11-0074163 Title Order No. 11-0060010 Investor/Insurer No. 134856888 APN No. 4340-019-087 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/28/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by JOHN WILLIAM ARTURO RICKARD, A SINGLE MAN AS TO AN UNDIVIDED 25% INTEREST, AND DONALD A SCHAFFER, AND MARILYN RICKARD SCHAFFER, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, AS TO AN UNDIVIDED 75% INTEREST, ALL AS TENANTS IN COMMON, dated 04/28/2006 and recorded 5/8/2006, as Instrument No. 06 1001628, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/08/2011 at 11:00AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common

designation, if any, of the real property described above is purported to be: 838 N DOHENY DR APT 1003, WEST HOLLYWOOD, CA, 900694850. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$697,638.73. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 11/17/2011 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4123960 11/17/2011, 11/24/2011, 12/01/2011

FILE NO. 2011 132940 FICTITIOUS BUSINESS NAME STATEMENT TYPE OF FILING: ORIGINAL THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: SUBWAY #7153, 404 S. FIGUEROA ST, STE 608, LOS ANGELES, CA 90071 county of: LOS ANGELES. The full name of registrant(s) is/are: IQBAL SAMRA, 101 BRIDEWELL ST, APT #143, LOS ANGELES, CA 90042. This Business is being conducted by a/an: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name/ names listed above on: N/A. I declare that all the information in this statement is true and correct. (A registrant who declares true, information which he knows to be false, is guilty of a crime.) /s/ IQBAL SAMRA, OWNER This statement was filed with the County Clerk of LOS ANGELES County on NOV 16 2011 indicated by file stamp above. NOTICE-THIS FICTITIOUS 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 statement in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code). LA1066163 BH WEEKLY 11/24, 12/1, 8, 15, 2011

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105) Escrow No. 42298-SH NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: JAVA UNIVERSE, LLC, 8948 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90069 Doing business as: JAVA DETOUR All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), is/are: NONE The name(s) and address of the buyer(s) is/are: VARSITY RESTAURANT GROUP LLC, 8948 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90069 The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, LEASEHOLD INTEREST AND LEASEHOLD IMPROVEMENTS and are located at: 8948 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90069 The bulk sale is intended to be consummated at the office of: BUSINESS TITLE ESCROW, INC, 25152 SPRINGFIELD CRT, STE 285, VALENCIA, CA 91355 and the anticipated sale date is DECEMBER 14, 2011 The bulk sale is subject to California Uniform Commercial Code Section 6106.2. The name and address of the person with whom claims may be filed is: BUSINESS TITLE ESCROW, INC, 25152 SPRINGFIELD CRT, STE 285, VALENCIA, CA 91355 and the last day for filing claims by any creditor shall be DECEMBER 13, 2011, which is the business day before the anticipated sale date specified above. Dated: 11/18/2011 VARSITY RESTAURANT GROUP LLC, Buyer(s) LA1069812 BEVERLY HILLS WEEKLY 11/24/11

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MACE SIEGEL CASE NO. BP131727 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MACE SIEGEL. A PETITION FOR PROBATE has been filed by SAMANTHA SIEGEL, MARTIN ROSEN AND WILLIAM P. BEATSON JR. in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that SAMANTHA SIEGEL, MARTIN ROSEN AND WILLIAM P. BEATSON JR. be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by

the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act . (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 12/22/11 at 8:30AM in Dept. 11 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 four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above. 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 ARTHUR S. LEVINE - SBN 39743 SNR DENTON US LLP 601 S. FIGUEROA ST. STE 2500 LOS ANGELES CA 90017 11/24, 12/1, 12/8/11 CNS-2212247#

ORDINANCE No. 11-O-2615 AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING VARIOUS PROVISIONS OF THE BEVERLY HILLS MUNICIPAL CODE RELATED TO REGULATION AND PERMITTING OF RESTAURANT USES

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY ORDAINS AS FOLLOWS:

**Section 1.** The City Council hereby amends Section 8-3-2 of Chapter 3 of Title 8 of the Beverly Hills Municipal Code to read as follows:

“8-3-2: EXCEPTIONS: The following shall be exempt from the provisions of section 8-3-1 of this chapter: A. Activities and installations for which a permit is issued under chapter 2 of this title. B. Newsracks for which a permit has been issued under title 4, chapter 3, article 6 of this code. C. Public utilities which have an existing easement for utility service. D. Producers of agricultural products or other vendors with written permission from the city to operate in the public right of way during a “farmers’ market” as defined in chapter 6 of this title. E. Special events for which a permit has been issued under title 4, chapter 8 of this code.”

**Section 2.** The City Council hereby amends Section 10-3-1960 of Article 19.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“10-3-1960: VIOLATIONS AND REMEDIES: A. The operation of a business in violation of this article is subject to all remedies allowed by law.”

**Section 3.** The City Council hereby amends Numbers 7 and 8 in the Table in subsection (B) of Section 10-3-2730 of Article 27 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows, with all other portions of Section 10-3-2730 remaining in place without modification:

7. Open air dining on public property	No additional parking required.
8. Open air dining on private property	Parking shall be provided as required for indoor dining pursuant to this section except that the planning commission may establish parking requirements for open air dining areas that are different than those set forth in this section if the planning commission determines that the open air dining area will generate a need for parking different than the amount of parking required by this section or the planning commission determines that parking demand will be met by means other than those means specified in this section



**Section 4.** The City Council hereby amends Section 10-3-2733 of Article 27 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

**“10-3-2733: PARKING IN NONRESIDENTIAL ZONES; LOCATION AND SHIELDING OF FACILITIES:**

Except as provided in this section, in all nonresidential zones, required parking shall be provided on site. However, the director of community development may, pursuant to the provisions of article 36 of this chapter, approve a minor accommodation permit for up to ten (10) spaces to be located off site within seven hundred and fifty feet (750') of the use site if the director finds that the proposal would not have a significant, adverse effect on traffic and parking in the area. The planning commission may grant a conditional use permit authorizing off site parking in excess of ten (10) spaces within seven hundred and fifty feet (750') of the use site.

Additionally, except for required entrances and exits, all parking structures in nonresidential zones shall be constructed so as to shield the automobiles from horizontal view in all directions and so as to comply with the noise abatement provisions of this code and shall be enclosed with solid walls when such parking structures are adjacent to a residentially zoned property or separated from such a property solely by a street or alley.”

**Section 5.** The City Council hereby amends Section 10-3-3007 of Article 30 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

**“10-3-3007: ARCHITECTURAL REVIEW REQUIRED:**

A. 1. Approval: No building, structure, sign, wall, fence, or landscaping located in any zone other than a single-family (one-family) residential zone shall be erected, constructed, altered, or remodeled unless the elevations and plans for the exterior portions and areas and the interiors of mall areas, as defined in section 10-3-100 of this chapter, have first been reviewed and approved by the architectural commission, or by the council on appeal.

2. Exception: Notwithstanding the provisions of subsection A1 of this section, temporary seasonal decorations may be displayed on private property, without architectural review, during the period between November 15 of each year and January 10 of the following year.

B. No exterior portion or area of an existing building, structure, sign, wall, fence, or other improvement to real property, or the interior of any mall area, located in any zone other than a residential zone shall be painted, repainted, textured, or re-textured unless the plans, colors, and textures for such work have been reviewed and approved by the architectural commission, or by the council on appeal.

C. No permit shall be issued for any work described in subsections A and B of this section and unless the necessary approval required therefor is first granted.

Prior to the commencement of any work described in subsections A and B of this section, an application for approval shall be made in writing to the architectural commission pursuant to the procedure set forth in this article.

D. Notwithstanding the issuance of an open air dining permit pursuant to article 35 of this chapter, no open air dining operations shall be established unless the plans for all improvements, fixtures, structures and facilities to be located in the public right of way have been reviewed and approved by the architectural commission, or by the council on appeal. For the purposes of this subsection “facilities” shall include, but not be limited to, tables and chairs.

E. When in the opinion of the director, the approval of an application for a minor or insignificant permit does not defeat the purposes and objectives of this article, the official may grant the approval without submitting the matter to the architectural commission for its approval, notwithstanding any other provision of this section or this article. The decision of the director may be appealed to the architectural commission by filing an appeal petition with the director no later than fourteen (14) days after the official's decision. The petition shall be on a form designated by the director.

F. Notwithstanding the provisions of this section, architectural review may be a condition of the granting of a conditional use permit or a variance when required for any use or improvement in a residential zone.

G. Notwithstanding any other provision of this section, architectural review shall be a condition of the

grant of a sign accommodation pursuant to chapter 4, article 9 of this title.

H. Notwithstanding any other provision of this code, architectural review shall be a condition precedent to the approval of a final map to convert an existing multi-family residential apartment building to a common interest development project or to convert a common interest development previously created prior to January 1, 2006, to another form of common interest development in accordance with chapter 2, article 7 of this title for any building that the planning commission determined to be a “character contributing building” in accordance with section 10-2-707 of this title and, based on that determination, granted a waiver of any of the requirements of said article 7.”

**Section 6.** The City Council hereby amends Section 10-3-3016 of Article 30 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

**“10-3-3016: FILING FEES:**

A. Applications for architectural review by the director as set forth in subsection 10-3-3007E of this article shall be accompanied by a filing fee as established by the City Council.

B. Applications for architectural review required to be submitted to the architectural commission for approval shall be accompanied by a filing fee as established by the City Council.

C. Notwithstanding the provisions of subsections A and B of this section, no fee shall be required for any architectural review required by subsection 10-3-3007B of this article.”

**Section 7.** The City Council hereby adds a new Section 10-3-3017 to Article 30 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

**“10-3-3017: RESTAURANTS:**

The commission chair shall appoint a two member restaurant subcommittee to review certain restaurant applications. The chair may select an alternate member or members in the event the restaurant subcommittee members are unable to meet within 14 days of an application filing that is subject to the provisions of this Section. In the event a subcommittee meeting does not occur within 14 days, the matter shall be scheduled for the next available commission meeting.

Upon the filing of a complete application with the community development department for a project that requires architectural review and is solely related to a restaurant use, the following regulations shall apply:

A. Within 14 days of the date on which an application is deemed complete, the Architectural Commission shall review the application or the restaurant subcommittee of the Architectural Commission and the director, or his/her designee, shall meet for the purposes of determining whether the project is minor and not subject to review before the Architectural Commission. The Architectural Commission restaurant subcommittee decision that the project is minor must be unanimous, otherwise the matter shall be scheduled for the next available Architectural Commission meeting. Projects determined minor shall be approved by the director or designee.

B. For projects that require review before the Architectural Commission, the application shall be approved, approved with conditions, or denied in one meeting. The commission shall not have the authority to impose conditions of approval requiring further review by any authority other than the director, except as provided below. If no action is rendered at the meeting, the application shall be deemed denied.

1. The Architectural Commission may delegate final action to the restaurant subcommittee. If delegated, the restaurant subcommittee shall make a decision within 14 days after the Architectural Commission meeting unless the applicant requests an extension of this deadline. A unanimous approval of the restaurant subcommittee is required for the project to be approved. All other action by the restaurant subcommittee, including a failure of the subcommittee to meet within 14 days or the time period as extended upon request of the applicant, shall be determined to be a technical denial. Final decisions of the restaurant subcommittee pursuant to this subsection shall be appealable to the City Council pursuant to Municipal Code Chapter 4, Article 1.

C. Applications that include a request for a sign accommodation shall comply with Chapter 4 of this Title 10, however, such applications shall not be subject to the public notice requirements in Section 10-4-904.

D. Applications for temporary construction barricades that include graphics and will remain in

place for less than six months shall be approved or denied by the director of community development. The director may forward any construction barricade application to the architectural commission to be processed pursuant to subsection B. Temporary construction barricades with graphics that will remain in place for a period of six months or longer shall require architectural commission review pursuant to subsection B.”

**Section 8.** The City Council hereby amends Section 10-3-3100 of Article 31 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

**“10-3-3100: DEVELOPMENT PLAN REVIEW REQUIRED:**

Notwithstanding any other provision of this code, or ordinance of the city of Beverly Hills, the following shall not be permitted to be established unless a development plan is approved pursuant to the provisions of this article establishing a development plan review procedure:

A. All uses involving new construction that requires the issuance of a building permit other than new construction subject to a discretionary permit under this chapter (excluding architectural review) or any other interim zoning ordinance of the city;

B. All rooftop gymnasiums and lunchrooms permitted pursuant to section 10-3-3109 of this article.

C. All projects constructed pursuant to a density bonus permit.

D. All new parking lots.

A new parking lot shall mean a parking lot established in a location not previously used for parking purposes.

E. Conversion of parking to a commercial parking lot.

Parking shall be considered to be converted to a commercial parking lot upon the initial posting of signs advertising the availability of such parking to the general public. Nothing in this subsection shall require development plan review of an existing parking lot that currently contains signage advertising the availability of parking to the general public. Signage indicating the availability of parking for patrons or employees of a commercial establishment shall not be considered to be signage advertising the availability of parking to the general public.

F. All common interest development projects, as defined in chapter 2, article 7 of this title.”

**Section 9.** The City Council hereby amends Section 10-3-3101 of Article 31 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

**“10-3-3101: EXEMPTIONS FROM DEVELOPMENT PLAN REVIEW:**

The development plan review procedure required by this article shall not apply to the following:

A. Single-family residences and accessory uses permitted in single-family zones except single-family residences constructed pursuant to a density bonus permit.

B. Signs.

C. Sculptures or other types of artwork.

D. Landscaping not involving any new construction of buildings or structures on the site.

E. Facade remodeling of existing buildings or structures not increasing the square footage by two thousand five hundred (2,500) square feet or more, or the height of the building or structure.

F. Awnings.

G. Encroachment permits approved by the city council.

H. New construction involving less than two thousand five hundred (2,500) square feet of new or additional floor area that does not increase the height of the structure or building and is not for the purpose of establishing a rooftop gymnasium or lunchroom pursuant to section 10-3-3109 of this article, or an automatic teller machine adjacent to a public right of way.

I. Resurfacing, restriping and similar alteration of an existing legally nonconforming surface parking facility.

J. Satellite dish antennas permitted as accessory uses pursuant to section 10-3-4503 of this chapter.

K. Wireless telecommunication antenna facilities permitted without a conditional use permit pursuant to section 10-3-4509 of this chapter.”

**Section 10.** The City Council hereby amends Section 10-3-3102 of Article 31 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

**“10-3-3102: REVIEWING AUTHORITY FOR DEVELOPMENT PLAN REVIEW APPLICATIONS:**

A. The planning commission shall be the reviewing authority for all development plan review applications involving the following:

1. Projects in the C-5 or public service zone involving new construction with a floor area ratio greater than 1.5, other projects in those zones involving more than forty thousand (40,000) square feet of new or additional floor area, and projects in any other zone involving more than fifteen thousand (15,000) square feet of new or additional floor area.

2. Multi-family residential projects involving five (5) or more new units.

3. Any project requiring the granting of a variance.

4. Rooftop gymnasiums and lunchrooms in the C-3, C-R, C-3A, and C-3B zones.

5. Any project referred to the planning commission by the planning director.

6. All common interest development projects, as defined in article 7, chapter 2 of this title.

7. Any project constructed pursuant to a density bonus permit.

The reviewing authority for all other projects subject to the provisions of this article shall be the city planning director or such other person that may be designated by the city manager. The planning director or such other designated person may refer to the planning commission any project that the director of other designated person deems appropriate for review by the commission due to the size, location, or other characteristics or impacts of the project.”

**Section 11.** The City Council hereby amends Section 10-3-3104 of Article 31 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

**“10-3-3104: STANDARD OF REVIEW OF DEVELOPMENT PLAN REVIEW APPLICATIONS:**

Except as provided in this section for development plans to be located in the C-5 zone and reviewed by the director of planning and community development, the reviewing authority shall approve a development plan review application only if it makes all of the following findings:

A. The proposed plan is consistent with the general plan and any specific plans adopted for the area.

B. The proposed plan will not adversely affect existing and anticipated development in the vicinity and will promote harmonious development of the area.

For those proposed plans to be located in the C-5 zone that are reviewed by the planning commission, the commission shall consider the factors set forth in section 10-3-2021 of this chapter as part of the commission's determination regarding whether a project will promote harmonious development of the area.

C. The nature, configuration, location, density, height and manner of operation of any commercial development proposed by the plan will not significantly and adversely interfere with the use and enjoyment of residential properties in the vicinity of the subject property.

D. The proposed plan will not create any significantly adverse traffic impacts, traffic safety hazards, pedestrian-vehicle conflicts, or pedestrian safety hazards.

E. The proposed plan will not be detrimental to the public health, safety or general welfare.

In approving a development plan application, the reviewing authority may impose such conditions as it deems appropriate to protect the public health, safety and general welfare.

With regard to development plans to be located in the C-5 zone and to be reviewed by the director of planning and community development, the review of the director shall be ministerial and limited to whether such building conforms to the requirements of the C-5 zone.”

**Section 12.** The City Council hereby deletes Sections 10-3-3107 (PARKING REQUIREMENTS FOR OPEN AIR DINING) and 10-3-3108 (SUSPENSION OF OPEN AIR DINING PRIVILEGES), and rennumbers former Sections 10-3-3109 (ROOFTOP USES) through 10-3-3110 (COMMON INTEREST DEVELOPMENT PROJECTS) accordingly as sections 10-3-3107 through 10-3-3108.

**Section 13.** The City Council hereby amends Section 10-3-3307 of Article 33 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

**“10-3-3307: REVIEW OF IN-LIEU PARKING APPLICATIONS:**



Persons desiring to participate in the in-lieu parking district established by this article shall submit an application for participation to the director of community development. If the director determines that such application meets the requirements set forth in sections 10-3-3302 through 10-3-3306 of this article, then the director shall schedule a hearing on that application before the planning commission, unless the application is solely for a restaurant use and the number of in lieu parking spaces requested will result in a total number of in-lieu parking spaces of 10 or fewer, in which case the director shall have the authority to approve the request without conducting a hearing. Written notice of any required hearing shall be mailed to the applicant by United States mail, at least ten days prior to the hearing. Furthermore, if the applicant has concurrently filed other applications which require a hearing before the planning commission, then the hearing regarding the application for participation in the district shall be combined with such other hearing. Similarly, notice of the application for participation in the district shall be combined with the notice of any other application that will be reviewed concurrently by the planning commission."

**Section 14.** The City Council hereby amends Section 10-3-3308 of Article 33 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

**10-3-3308: STANDARD OF REVIEW:**

The planning commission or director pursuant to the provisions of Section 10-3-3307 shall approve an application for participation in the in-lieu parking district only if the commission or director makes the following findings:

- A. Participation in the in-lieu parking district, as approved, will not adversely affect existing and anticipated development in the vicinity and will promote harmonious development of the area.
- B. Participation in the in-lieu parking district, as approved, will not create any significantly adverse traffic safety impacts, pedestrian-vehicle conflicts, or parking impacts.
- C. Participation in the in-lieu parking district will not be detrimental to the public health, safety and welfare.

The commission or director may restrict participation in the in-lieu parking district by requiring the provision of a minimum amount of on site parking if the commission or director determines that such restriction is necessary to allow the commission or director to make the findings set forth in this section."

**Section 15.** The City Council hereby amends Section 10-3-3309 of Article 33 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

**10-3-3309: APPEALS:**

Any decision of the director pursuant to this article may be appealed to the planning commission in a manner consistent with the procedures set forth in title 1, chapter 4, article 1 of this code. Any decision of the planning commission pursuant to this article may be appealed to the city council in the manner provided by title 1, chapter 4, article 1 of this code."

**Section 16.** The City Council hereby amends Article 35 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code in its entirety to read as follows:

**"Article 35. Open Air Dining**

- 10-3-3501: Open Air Dining Permits
- 10-3-3502: Open Air Dining in the Public Right of Way; Requirements
- 10-3-3503: Reviewing Authority
- 10-3-3504: Notice
- 10-3-3505: Standard of Review
- 10-3-3506: Open Air Dining Permit; Conditions
- 10-3-3507: Bonding and Insurance
- 10-3-3508: Decision and Appeals
- 10-3-3509: Suspension and Revocation of Open Air Dining Permit

**10-3-3501: OPEN AIR DINING PERMITS:**

- A. No open air dining use shall be established in the public right of way or on private property unless an open air dining permit is approved pursuant to this article 35.
- B. Parking shall be provided for all open air dining uses pursuant to the provisions of section 10-3-2730 of this chapter.
- C. An application for an open air dining permit shall be filed with the planning and community development department in a form prescribed by that department.
- D. If approved, an open air dining permit shall be valid for a period of five (5) years and may be re-

newed for one additional five (5) year period on the same terms and conditions as set forth in the original approval.

E. The city council may establish by resolution fees for the review of such applications.

**10-3-3502: OPEN AIR DINING IN THE PUBLIC RIGHT OF WAY; REQUIREMENTS:**

A. Any open air dining area proposed to be located in the public right of way shall comply with all of the following requirements:

1. A minimum distance of not less than five foot (5') wide pedestrian travel aisle shall be maintained on the public right of way at all times; to assure the required pedestrian travel aisle, all open air dining areas shall be set back a minimum of five feet (5') from the edge of the curb and any fixed sidewalk obstruction including, without limitation, curb lines, tree wells, street trees, parking meters, water hydrants, light poles, utility equipment boxes, newspaper racks and bus benches.
  2. Umbrellas located in the open air dining area shall have a minimum seven foot (7') clearance from the ground to the lowest element of the umbrella and shall be located completely within the open air dining areas permitted boundaries.
  3. Portable heaters shall be located a minimum of three feet (3') from any combustible material and shall be located completely within the open air dining areas permitted boundaries.
  4. Unless a permanent structure is approved pursuant to the permit, all fixtures and furniture used in an open air dining area shall be removed from the public right of way and stored out of public view during nonbusiness hours. At the discretion of the reviewing authority, open air dining areas with more than twelve (12) chairs may be required to provide a permanent barrier delineating the usable open air dining area from the remaining area of the public right of way.
  5. Areas used for outdoor dining shall not extend beyond the building frontage for the associated restaurant space.
  6. The material and design of the furniture and barrier, if any, shall be reviewed and approved pursuant to section 10-3-3007 of this chapter prior to installation.
  7. An encroachment permit allowing establishment of an open air dining area must be obtained from the public works department in a form satisfactory to the city attorney.
  8. Areas used for open air dining in the public right of way shall comply with all applicable provisions of the Uniform Building Code, including, but not limited to, maintaining proper building egress and ingress at all times, observing maximum seating capacities, providing proper circulation, and providing appropriate access to persons with disabilities.
- B. An annual rental fee shall be imposed on the use or operation of open air dining areas located in the public right of way. The rental fee schedule shall be set by resolution of the city council. In the event that a permit is suspended pursuant to section 10-3-3509 of this article, rental fees shall not be required to be paid during the period of suspension.

**10-3-3503: REVIEWING AUTHORITY:**

- A. Unless otherwise specified, the reviewing authority for an open air dining permit shall be the director of community development. If, in the opinion of the director, an application merits review by the planning commission, the director may refer such application to the planning commission and the planning commission shall serve as the reviewing authority and shall conduct a noticed public hearing regarding the request.
- B. The reviewing authority for an open air dining permit for an open air dining area serving more than twelve (12) persons located on private property within one hundred seventy feet (170') of an R-1 or R-4 zone shall be the planning commission.
- C. A public hearing shall be held by the planning commission on all applications for which it is the reviewing authority. In addition to the notice requirements pursuant to section 10-3-3504 of this chapter, at least ten (10) days prior to such hearing, notice of the time, place and purpose of the public hearing shall be sent by first class mail to each owner of property in a residential zone within a distance of five hundred feet (500') of the exterior boundaries of the subject property and to each owner of property in any other zone within three hundred feet (300') of the exterior boundaries of the subject property. Such notice shall be sent to the property owners whose names and addresses appear on the last equalized county assessment roll.
- D. Notwithstanding the provisions of this section, if the application for an open air dining permit accompanies an application for any other type of dis-

cretionary approval from the planning commission or city council for the same site area, the planning commission or city council, as appropriate, shall be the reviewing authority for the application and shall conduct a noticed public hearing regarding the request.

**10-3-3504: NOTICE:**

Notices in connection with the open air dining permit approval process shall be provided in accordance with Section 10-3-3602 of this chapter.

**10-3-3505: STANDARD OF REVIEW:**

The reviewing authority shall approve an open air dining permit application if all of the following findings can be made:

- A. The proposed open air dining use is consistent with the general plan and any specific plans adopted for the area.
- B. The proposed open air dining use will not adversely affect existing and anticipated development in the vicinity and will promote the harmonious development of the area.
- C. The nature, configuration, location, density, and manner of operation of any open air dining use proposed will not significantly and adversely interfere with the use and enjoyment of residential properties in the vicinity of the subject property.
- D. The proposed open air dining use will not create any significant traffic impacts, traffic safety hazards, pedestrian-vehicle conflicts, or pedestrian safety hazards and will not impede the safe and orderly flow of pedestrians along the public right of way.
- E. The proposed open air dining use will not create any significantly adverse parking impacts as a result of employee or patron parking demands.
- F. The proposed open air dining use will not create any significantly adverse impacts on neighboring properties as a result of:
  1. The accumulation of garbage, trash or other waste;
  2. Noise created by operation of the restaurant or by employees or visitors entering or exiting the restaurant;
  3. Light and glare; or
  4. Odors and noxious fumes.
- G. The proposed open air dining use will not be detrimental to the public health, safety, or general welfare.

**10-3-3506: OPEN AIR DINING PERMIT; CONDITIONS:**

In approving an open air dining permit, the reviewing authority may impose such conditions as may be reasonably necessary to protect the public health, safety and general welfare, and to ensure that the proposed open air dining use is established and conducted in a manner which is consistent with this article and the development standards for the underlying commercial zone. The conditions imposed by the reviewing authority may include, but shall not be limited to:

- A. The appropriate setback for the proposed open air dining use;
- B. Pedestrian access and safety;
- C. Parking requirements;
- D. Barrier requirements;
- E. The time limit on the permit.

**10-3-3507: BONDING AND INSURANCE:**

Upon issuance pursuant to this article of an open air dining permit for a dining area in the public right of way, the permittee shall post and at all times while the permit is in existence, maintain a security bond and insurance.

- A. The amount and form of the bond shall be designated by the reviewing authority at the time of approval of the open air dining permit, and shall be in an amount which is determined to be sufficient for removal of the open air dining area in the event the permittee fails to comply with the conditions of the permit. The form and content of the bond shall be satisfactory to the city attorney. The bond may be waived where it is determined that the potential for any injury to the city from the existence of the open air dining area is minimal. Any security bond required by this section may be cash, or cash equivalent security approved by the city attorney and the risk manager, or a bond in accordance with title 3, chapter 4 of this code.
- B. The amount of insurance shall be designated by the city risk manager at the time of approval of the open air dining permit, and shall be in an amount which is determined to be sufficient to adequately protect the city, persons, and property from injuries or damages which may be caused by the use or operation of the open air dining area authorized by the permit. Insurance which is required under this section shall comply with the provisions of title 3, chapter 4 of this code.

**10-3-3508: DECISION AND APPEALS:**

The applicant or any person aggrieved by any decision of the planning commission regarding an open air dining permit may appeal the decision to the city council in the manner provided by title 1, chapter 4, article 1 of this code. Any decision of the director pursuant to this article may be appealed to the planning commission in a manner consistent with the procedures set forth in title 1, chapter 4, article 1 of this code.

**10-3-3509: SUSPENSION AND REVOCATION OF OPEN AIR DINING PERMIT:**

If the director of community development, with the advice of the city engineer, determines that evidence could be presented to the planning commission which may support grounds for revocation or suspension of an open air dining permit, and the director believes that the planning commission may find that such evidence is adequate to support revocation or suspension, then the director may initiate a revocation or suspension proceeding before the planning commission.

Upon initiation of a revocation or suspension proceeding, the planning commission shall hold a public hearing regarding the possible revocation or modification of the open air dining permit. Notice of such hearing shall be provided in the same manner as the notice required for issuance of the original permit. The planning commission, after such hearing, may revoke or suspend the open air dining permit if the commission determines that:

- A. The permittee has violated any condition imposed on the permit approval, or violated any provision of this code that governs, in whole or in part, the activity for which the permit was granted or the land on which it is located; or
- B. The permit was obtained in a fraudulent manner;
- C. The operation of the open air dining use constitutes or creates a nuisance; or
- D. The operation of the open air dining use violates any provision of article 19.5 of this chapter."

**Section 17. CEQA Findings.**

The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of this Ordinance may have a significant effect on the environment. This Ordinance does not authorize construction or particular land uses, and to the extent that future projects are proposed, appropriate CEQA review would be undertaken. This Ordinance is therefore exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

**Section 18. Severability.**

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

**Section 19. Publication.**

The City Clerk shall certify to the adoption of this Ordinance and shall cause this Ordinance and his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

ADOPTED: November 15, 2011

BARRY BRUCKER  
Mayor of the City of Beverly Hills, California

ATTEST:  
BYRON POPE (SEAL)  
City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
JEFFREY KOLIN  
City Manager

SUSAN HEALY KEENE  
Director of Community Development

VOTE:  
AYES: Councilmembers Gold, Bosse, Mirisch, Brien, and Mayor Brucker  
NOES: None  
ABSENT: None  
CARRIED



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## 100-199 Announcements

105-General Services  
110-Funeral Directors  
115-Cemetery/Mausoleums  
120-Clubs/Meetings  
125-Personals  
130-Legal Notices  
135-Beauty Aids  
140-Health Aids  
145-Lost Items  
150-Found Items  
155-School and Classes  
160-Adult Entertainment  
161-Escort  
165-Massage  
170-Caregiver

## 200-299 Services

201-Accounting  
202-Acoustics  
204-Additions  
206-Appliance Repair  
208-Asphalt Paving  
210-Bath Tub Repair/Reglazing  
212-Bookkeeping Services  
214-Brush Clearing  
215-Building

216-Car Alarms  
217-Culinary Service  
218-Carpentry  
220-Cleaning  
222-Carpet Installation  
224-Computer Repair  
225-Computer Tech Support  
226-Concrete  
227-Construction  
228-Contractors  
230-Counseling  
232-Decking  
234-Drywall  
236-Electrical  
237-Entertainment  
238-Exterminators  
240-Fencing  
242-Garage Doors  
244-Handyman  
246-Hauling  
248-Internet Services  
250-Iron Work  
252-Janitorial  
254-Landscaping  
255-Legal Services  
256-Locksmith  
258-Moving/Storage

## LEGEND

260-Music Instruction  
262-Painting  
264-Pet Sitting  
265-Photography  
266-Plumbing  
267-Piano Tuning  
268-Roofing  
270-Sandblasting  
272-Security Services  
274-Stained Glass  
276-Tile  
278-Tree Service  
280-Tutoring  
282-TV/VCR/DVD Repair  
284-Video Systems  
286-Windows  
288-Word Processing  
289-Lessons  
290-Trainer  
  
400-499 Real Estate  
400-Homes For Sale  
401-Real Estate  
402-Condominiums  
404-Commercial/Industrial  
406-Mobile Homes  
408-Income Property  
410-Lots For Sale  
412-Farms/Ranches  
414-Resort Property  
416-Lakeshore Property  
418-Oceanfront Property

420-Out-of-State Property  
422-Real Estate Exchange  
424-Real Estate Wanted

## 500-599 Employment

500-Employment Opportunities  
501-Help Wanted  
505-Work at Home  
510-Employment Agencies  
515-Business Services  
516-Business Opportunities  
520-Jobs Wanted  
521-Personal Shopper  
522-Drivers

## 600-799 Merchandise

600-Garage Sales  
610-For Sale  
615-Business For Sale  
700-Antiques  
705-Appliances  
710-Medical Supplies  
715-Coins & Stamps  
720-Computers  
725-Furniture  
726-Miscellaneous

730-Musical Instruments  
735-Office Furniture  
740-Television/Radio

## 800-899 Financial

800-Real Estate Loans  
801-Financial Services  
802-Money to Loan  
804-Money Wanted  
806-Mortgage & Trust  
808-Escrows

## 900-999 Transportation

900-Autos For Sale  
905-Trucks & Vans  
910-Motorhomes/Campers  
915-Motorcycles  
920-Trailers  
925-Classics  
930-Auto Leasing  
935-Aircraft  
940-Boats  
945-Personal Watercraft  
950-Marine Supplies  
955-Autos Wanted

## 130-LEGAL NOTICES

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## 140-HEALTH AIDS

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## 115- CEMETERY

Beth Olam Jewish cemetery, Single Crypt. Hall of David Upper level . \$12,000, price includes lifetime care and transfer of title. (818) 884-7884

Eden Memorial park San Fernando Valley, Garden of Jacob #704E, Double for 2- Tree covered plot in sold out section valued at \$20,000. Sell for \$15,000, price includes container and other paraphernalia. Alan (805)-339-9869.

Eden Memorial park Mission Hills, CA. 1 plot in Mount of Olive Center. Plot # 1622H Beautiful location. Valued @ \$11,500k selling for \$8,500k (818) 700-1204

Eden Memorial Park, 2 marble faced wall crypts, desirable sold out area, near entrance \$15,000 for the pair (818)-884-5183

Forest Lawn Cypress Single plot. Area: Constant Love. \$3500. (714) 761- 1957.

One burial space at Forest Lawn Cypress. Located in Memories Section, Lot 338, Space 2. The cemetery list price for space is about \$4000+ and owner is asking \$2900 or best offer for space. (714) 546-8724 or (714) 883-7203

FOREST LAWN CY-PRESS- 1 double plot in Everlasting Hope. Endowment & transfer fees included \$6,500/obo (925)683-4345

Cemetery property in Forest Lawn Hollywood Hills. Court of Valor. \$4,500. Call Elizabeth at (951) 231-8542

Forest Lawn Hollywood Hills. 2 plots, Enduring Faith, Lot 4404 Spaces 1 and 4 \$5K Each. (702) 202-2427 or (213) 999- 6977

Forest Lawn, Hollywood Hills 5 companion plots in section Ascending Dawn. \$7500 each OBO. Heather (914) 273-8814

Forest Lawn Hollywood Hills. 1 burial space in Enduring Faith, Lot # 3922, Space 3, Asking: \$3,300. Call Stan or Judy (310)-510-2319

Forest Lawn Glendale 1 Companion Lawn Crypt (2 graves) in the long ago sold out Meditation Section. Your loved ones will rest peacefully under the Pine

Trees. Property location is 2AB Block 1564 in the Meditation Section-South of the Court of Freedom at Glendale's Forest Lawn Memorial Park. \$11,500 Seller to pay transfer fee. Buyer to pay \$930.00 endowment care deposit. (661) 269-2093

Forest Lawn Hollywood Hills, 6 garden plots, Loving Kindness Section. Lot 9968 Spaces 1, 2, 3, and 4 & Lot 9969 Spaces 3 and 4. Spaces near Old North Church. Each space \$4,900, preferable to be sold in pairs, but individually acceptable as well. Daytime: (818)-456-6815 and Evening: (818) 399-0833

Forest Lawn Hollywood Hills Companion Plot in Lincoln Terrace in the Tudor Family section 80 (520) 578-6399 pp

Forest Lawn Hollywood Hills Companion Lawn Crypt in Ascending Dawn Lot 5716 #3A-B Value \$12,650 Reduced to \$10,500 (435) 216- 2569

Forest lawn Glendale 1 plot on the north slope of the great mausoleum. Plot 2-16 \$6500. (928) 636- 1921

Green Hills Memorial Park, Rancho Palos Verdes. Beautiful Harbor view area. 4 adjacent plots. \$7k each. (310) 548-4147

Hillside Memorial Park, Garden Mausoleum, Companion wall crypt, Canaan section, Top level, Sacrifice \$20,000 (Below Market Value). Bennett 310-721-2252

Hillside Memorial Park DBL stacked plot in "Court of Love" Space 342 A & B(Sold out section) Includes: Endowment. List Price: \$27, 400. Sell For: \$16,500 Call Ron (858) 349-9795

Single wall crypt at Mount Sinai Memorial Park at Heart Level in Court of Psalms #43139. Beautiful Location. Will see for \$3,500 and seller will pay transfer document fees. (949) 588-8669.

Mount Sinai Memorial Park. Hollywood Hills, CA. For sale 2 side-by-side spaces at Gardens of Ramah lot 1543. Beautiful Sold out section. \$17, 500. (323) 428-6697.

Two burial spaces at Oakdale Memorial Park. Located in Section G, Lot 223, Companion Lawn crypt 32. Owner is asking \$4,000 for this companion lawn crypt unit. Deed fee will be paid for by seller. (352) 350-7144

Plot at Pacific View Memorial Park. Located in the front of the cemetery, near entrance, easy access, trees, and a view of the Pacific, Lot 229. The list price for this space is over \$10,000, special reduced price of \$6,000. (281)827-9620 Pacific View Memorial Park New Port. 2 person crypt-Sunset Garden Court. \$20k. (949)378-5629.

Pacific View Memorial Park plot in Sea View facing the ocean. Section 1292, Plot D, double plot RETAIL: \$23,000 ASKING: \$18,000 OBO (949) 673-4533



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AKC Red Doberman Puppies. 10 weeks old, 3 females and 2 males. Microchipped, all shots, tails docked, declaws. \$900. (559) 936-1958

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President

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