

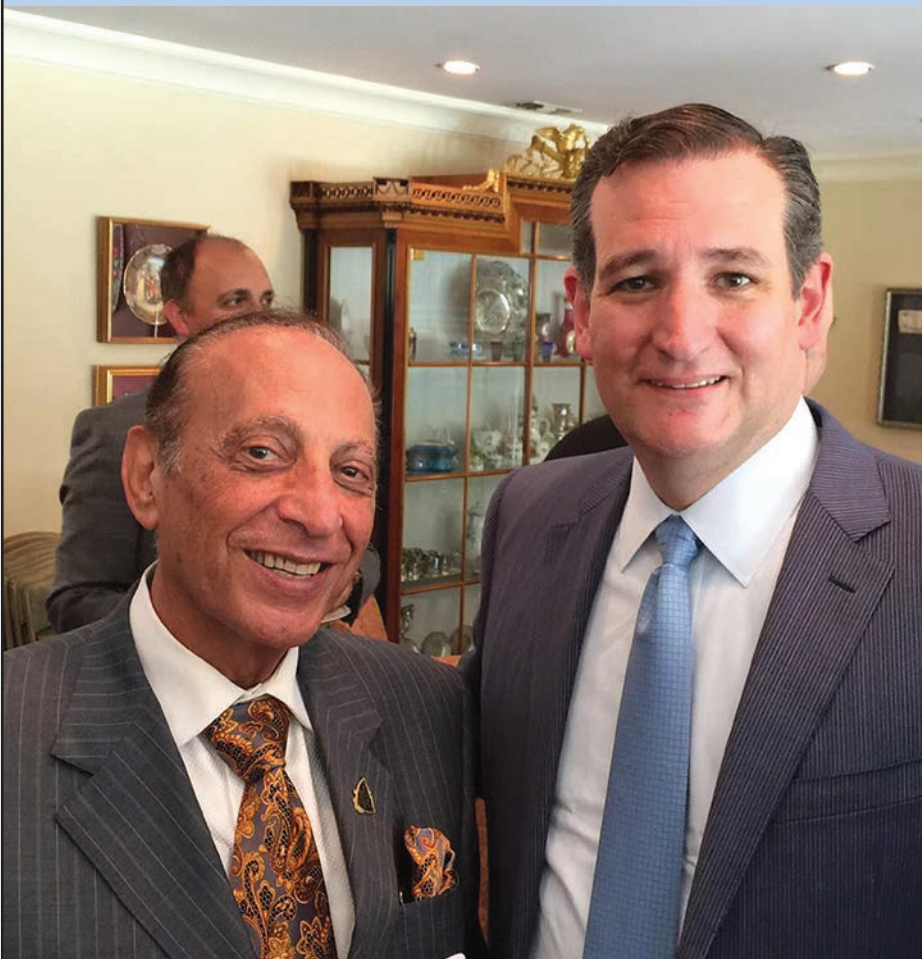
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Issue 864 • April 21, 2016 - April 27, 2016

Will Cruz win Beverly Hills?



Unusually contested presidential primary means local Republicans are being courted

Taking Charge



Newly appointed BHPD Chief Sandra Spagnoli on law enforcement



BEVERLY HILLS TELEVISION

BHTV City Council and Commission Schedule – Channel 10

- Human Relations Commission: April 21 at 9:00 a.m., April 22 at 12:00 p.m.
- Health & Safety Commission: April 25 at 4:00 p.m., April 26 at 8:00 p.m.
- Recreation & Parks Commission: April 26 at 2:00 p.m.
- Fine Art Commission: April 27 at 4:00 p.m.



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letters & email

“An Open Letter to the Community” [Issue 863]

Thank you for printing Mayor Mirisch’s well-reasoned and comprehensive letter.

As the Mayor points out, the Hilton’s campaign is deceptive in its very name.

And it’s deceptive in what it says. There is nothing to guarantee that the park will be for public use, or that something won’t be built there next year.

The building’s height is a major concern. None of the mailings the voters in Beverly Hills have received has an elevation drawing or architectural rendering of what the approved structures would look like compared with what the proposed structures would look like. How tall will 375 feet appear?

There is no benefit to the residents of Beverly Hills from this proposed change. The only benefits – and they are very large benefits – accrue to Beny Alagem and his partners and backers.

That’s why they are spending so much time, effort, and resources trying to hood-wink the voters of Beverly Hills.

I took the enclosed picture of the Waldorf-Astoria tower being built at the

intersection of Wilshire Blvd. and Santa Monica Blvd.

You can see how inappropriately large and tall this structure is compared to what it replaced.

You can see the traffic backing up on Wilshire Blvd., not the few cars the Hilton shows in its mailers and the online video.

A giant, 375-foot tower would be even worse. I hope I don’t have the opportunity to take a picture of that monstrosity.

If anyone knocks on your door and asks you to sign the Hilton’s misleading petition, “Just say no!” like I did.

*Daniel Fink
Beverly Hills*

A Better plan for Beverly Hills is NOT better.

A Beverly Hills Garden is very nice but what comes with it is NOT.

A 26-story building located on one of the most impacted parcels of land in the nation is NOT a good plan.

Beverly Hills residents who care about quality of life need to voice your opinion and tell all your friends to NOT SIGN THEIR PETITION and if it should get enough signatures to be on a ballot in November. VOTE NO.

I believe we do not need a 375 foot building in our city. Traffic on Santa Monica Blvd and Wilshire Blvd is impacted now and will be impossible.

letters cont. on page 3

WHAT’S ON YOUR MIND?

You can write us at:
140 South Beverly Drive #201
Beverly Hills, CA 90212

You can fax us at:
310.887.0789

email us at:
editor@bhweekly.com



SNAPSHOT



**COMMUNITY IS KEY
NORTH REXFORD DRIVE**

(Left to right): Councilmember Julian Gold, Mayor John Mirisch, former Mayor Donna Ellman Garber, Councilmember Lili Bosse and Vice Mayor Nancy Krasne.

On Tuesday night, the City Council presented Donna Ellman Garber, who served as Beverly Hills Mayor in 1976 and 1981, with a key to the city.



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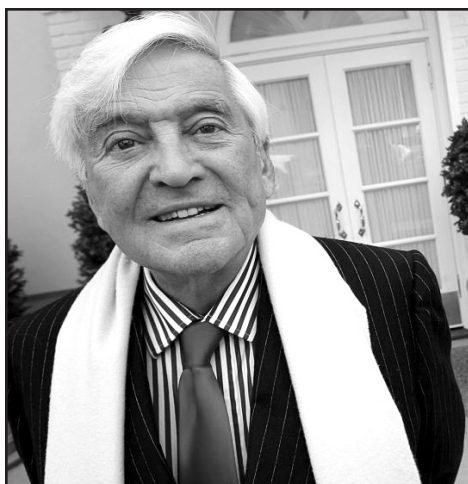
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OUR DATA SPEAKS VOLUMES



briefs



Fred Hayman, father of Rodeo Drive, passes

Legendary fashion retailer and entrepreneur Fred Hayman passed away on April 14. He was 90.

Often called “the father of Rodeo Drive,” Hayman had a vision to turn Rodeo Drive into a global shopping destination. Before Hayman, Rodeo Drive was a regular street. He and two partners bought Giorgio boutique, with its iconic, yellow-and-gold awnings, in 1961.

“Fred was a giant in our community,” said former Mayor Mark Egerman. “His passion, style and commitment helped define Beverly Hills for what it is. I am proud to call him my friend and will deeply miss him.”

In 2011, the Rodeo Drive Committee

and the City of Beverly Hills honored Hayman with the Rodeo Drive Walk of Style Award for his lifelong contributions to both fashion and entertainment.

Hayman chaired “Marketing Our Vital Enterprise” (MOVE), a program created during former Mayor Les Bronte’s term to increase sales from local residents and visitors.

“Hayman contacted experts from Cornell University, the Anderson School of Business and the Fashion Institute of America to study the situation,” Bronte said. “With [his] retail experience, an aggressive approach was developed which showed immediate results not only to Rodeo Drive, but other major streets in the Triangle.”

Retailer John Carroll, president of Carroll & Co., remembers Hayman as a giving and generous person.

“Sometimes, very successful men can really turn their backs on people, but he was the antithesis of that,” Carroll

said. “He welcomed young people and ideas—it was helpful for a lot of people who came into Beverly Hills looking for success.”

Along with Carroll’s late father Richard and several others, Hayman was one of the Rodeo Drive Committee’s founding members.

“I heard Fred was always the one who spearheaded the ideas and the events and the promotions,” Carroll said. “He really added style to the committee.”

Hayman celebrated his 90th birthday in Malibu last June, characteristically dressed to the nines and surrounded by family and friends, *The Huffington Post* reported.

Hayman is survived by his wife Betty; sons Charles and Robert; daughter Nicole; and 10 grandchildren.

Egerman selected for COC, but not his uncle Finkel



Lee Egerman

In a surprising move April 12, the Board of Education decided not to appoint Beverly Hills City Treasurer Eliot Finkel to the Citizens’ Oversight Committee.

“I assume that the Board did what they thought was best,” Finkel said.

Instead, the Board appointed Richard Baron, Mary Wells and Lee Egerman, Finkel’s wife’s nephew, to the committee.

Last year, the Board held the application for attorney and 1989 Beverly High graduate Lee Egerman, as Egerman’s father, Chamber of Commerce PAC president, former Mayor Mark Egerman, had sent out a mailer prior to the November election urging the defeat of the incumbents, which included Noah Margo.

Finkel is expected to seek a City Council seat in the March election.



Memorial for Steve Fisher this Saturday

A memorial will be held for beloved El Rodeo Principal Steve Fisher at 1:00 pm on April 23 at the Beverly Hilton.

Fisher, a 1960 Beverly High graduate, passed away March 14. He was 74.

briefs cont. on page 4

Jerry Dobkin
Beverly Hills

Join Mayor John Mirisch
and the Beverly Hills City Council for
**Community Lawn Bowling
at Roxbury Park**
Saturday April 30
from 11 a.m. - 2 p.m.
401 Roxbury Dr.
Refreshments will be served

To suggest future activities, go to www.beverlyhills.org/ourhome

BEVERLY HILLS
GREYSTONE MANSION
Concours d'Elegance

MAY 1, 2016 – 10am to 4pm
Enjoy over 150 classic automobiles and motorcycles on display, vendors in the mansion, gourmet food and beverages – all included with admission.

TICKETS/INFORMATION: www.greystoneconcours.org
This event supports the Friends of Greystone for ongoing restoration at the Doheny Greystone Estate.

L'Ermitage General Manager bemoans Avec Nous closure

Five days after City Attorney Larry Wiener determined that L'Ermitage must



Sal Abaunza

close its restaurant Avec Nous to the public due to an expired Conditional Use Permit, L'Ermitage General Manager Sal Abaunza fought back tears as he addressed the City

Council.

"This is heartbreaking," Abaunza said before returning to his seat.

Under a recent \$40+ million renovation, the luxury hotel spent roughly \$4 million on Avec Nous, a contemporary French bistro helmed by Executive Chef Olivier Quignon, who moved from New York to fill the position.

"The CUP was granted to allow the restaurant to be open to the public and for outdoor dining, and if the CUP is no longer valid, then the restaurant cannot be open to the public and the outdoor dining area cannot be utilized," said City Manager Mahdi Aluzri Tuesday night.

As revealed at last week's Planning Commission meeting, the establishment had been operating under an expired CUP since 2012. A renewal application was filed last March.

"I don't know if it was intentional or by accident that it wasn't renewed, but maybe it wasn't renewed because of all the violations going on," Vice Mayor Nancy Krasne said.

Chamber of Commerce President Kelly Scott later took to the podium to oppose the closure, which limits access to the restaurant to hotel guests and their parties.

"On behalf of the Chamber, I ask that we find a way to make this work for a period of time," Scott said.

The matter will be taken on by the Planning Commission at a special meeting in the next few weeks.

Attorney Mitchell Dawson, who represents L'Ermitage, could not be reached.



Planning Commission tacks on three trees to view restoration proceeding

For the first time since the Trousdale View Restoration Ordinance was established five years ago, a view restoration proceeding came before the Planning Commission at their January 28th meeting.

Adopted by the City Council in December 2011, the Ordinance was created to encourage Trousdale residents to quickly resolve issues relating to the restoration of views disrupted by foliage grown on neighboring properties.

The Commission visited view owners Branden and Rayni Williams' property, located at 1023 Hillcrest Road, and foliage owners Kashayar and Shayesteh Saketkhoo's property, located at 1017 Hillcrest Road, earlier this year.

Homes in the hillside area are subject to a 14-foot height limit, while trees and vegetation can grow up to 15 feet.

Later, the Commission discovered three additional trees subject to restorative action under the View Restoration Ordinance.

And at a meeting last week, the Commission wrapped up a months-long process by approving revisions to the resolution in order to reflect the additional three trees, bringing the total to nine.

As a result of the revisions, the foliage owners are required to cover all the costs.

L.A. County Assessor Jeffrey Prang to receive "Public Official of the Year" award

The Stonewall Democratic Club will

name Los Angeles County Assessor Jeffrey Prang "Public Official of the Year" at their Annual Stoney Awards on April 30.

"I am thrilled to have been selected," Prang said in a statement. "I am proud to join the other honorees: Los Angeles Mayor Eric Garcetti, Rabbi Denise L. Eger, Jane Wishon and the late Los Angeles Councilmember Bill Rosendahl."

As a West Hollywood City Councilmember and Mayor, Prang helped enact progressive policies, maintaining a strong budget surplus while investing in infrastructure, public safety and the welfare of animals. He currently serves as Los Angeles County's 27th Assessor.



Jeffrey Prang

The Office of the Assessor is the largest local public assessment agency in the nation, with over 1,400 employees and an annual budget exceeding \$160 million.

The Stonewall Democratic Club's Annual Stoney Awards will be held at 2 p.m. at Traxx Restaurant and Courtyard, located at 800 N. Alameda Street, Los Angeles, CA 90012.

For tickets and sponsorship opportunities visit <http://www.stonewalldems.org/stoneys>.

Beverly Hills recognizes 193 volunteers

At the 31st Annual Volunteer Recognition Dinner on April 14, 198 of the city's 287 volunteers were honored for contributing anywhere from 40 to 716 hours in 2015.

Volunteers recognized for dedicating 10 years of service and 40 volunteer hours or more include Barbara Bansmer, Earlee Brown, Ray Flade, Camille Jones, Linda Riback, Eileen Silver, Ellyn Snowden and Ray Zakari.

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NOTICE OF PUBLIC HEARING

DATE: April 28, 2016
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Room 280-A
 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, April 28, 2016, 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 **Conditional Use Permit and Minor Accommodation** to allow construction of a new 45' tall, three-story commercial building with three levels of subterranean parking located at **9212 and 9206 Olympic Boulevard**. The proposed project is located in the C-3T-2 zone on two existing parcels that will be tied to create a site area of 12,000 square feet. The proposed project would have a floor area of 20,292 square feet resulting in a floor area ratio of 1.69 to 1. Construction of the proposed project requires the following entitlements:

A Conditional Use Permit is required to allow the height of a building in the C-3T-2 zone to exceed two stories and 35' and the density to exceed a floor area ratio of 1.33 to 1 pursuant to Beverly Hills Municipal Code § 10-3-1632. The applicant is requesting a Conditional Use Permit to allow a 45' tall three-story structure with a floor area ratio of 1.69 to 1.

A Minor Accommodation is required to allow an increase in the amount of opening allowed in the required three-foot tall wall located on the property line that abuts the alley to the rear of the proposed project pursuant to Beverly Hills Municipal Code § 10-3-1953. The proposed project would have a total of 52' of opening in the required wall at the rear of the property. The openings would provide access to the parking and loading areas of the project.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the City's Local CEQA guidelines. The project qualifies for a Class 32 Categorical Exemption for in-fill development pursuant to Section 15332 of the Guidelines, and the project has been determined not to have a significant environmental impact.

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 **Timothea Tway, Associate Planner** in the Planning Division at (310) 285-1122, or by email at ttway@beverlyhills.org. Copies of the project plans and associated application materials 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.

Sincerely,
 Timothea Tway, AICP
 Associate Planner

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(Left to right): Humane Society of the United States President Wayne Pacelle, Congressman Brad Sherman and Humane Society Chief Operating Officer Michael Markarian

Sherman recognized by Humane Society

The Humane Society of the United States presented Congressman Brad Sherman (D-Sherman Oaks) with the Humane Advocate Award on April 13.

“We are tremendously grateful to Congressman Sherman for his work to protect animals from cruelty, and to stop abuses such as animal fighting, horse slaughter, and inhumane factory farming practices,” said Wayne Pacelle, President of the Humane Society of the United States, in a statement.

Sherman was given the award for his leadership efforts on animal welfare issues and for consistently receiving perfect scores on the Humane Society’s Legislative Scorecard.

briefs cont. from page 4

May 3 marks dog park groundbreaking ceremony

Mayor John Mirisch, City councilmembers and Recreation & Parks Commissioners will attend the groundbreaking ceremony for the first-ever Beverly Hills dog park on May 3 at 1:30 pm.

The dog park, scheduled to open this summer, is located on the northwest corner of Foothill Road and Alden Drive.

Concours d’Elegance drives into town May 1

Greystone Mansion Concours d’Elegance, one of Southern California’s

premiere car events, will take place on May 1 from 10 a.m. to 4 p.m.

The event boasts over 140 automobiles in 18 classes, including pre-war U.S. and pre-war European. Vintage motorcycles are also part of the lineup.

A City National Bank-sponsored lecture and scotch tasting featuring prominent car collector David Gooding will take place inside the Greystone Mansion living room. Mike Brewer and Edd China, stars of British TV show *Wheeler Dealers*, are scheduled to host an exclusive book lecture and signing.

The Greystone Concours d’Elegance is produced by the City of Beverly Hills, with support from Friends of Greystone, whose mission is to raise funds to restore and preserve the Doheny Greystone Estate.

Free parking will be offered off-site, and a shuttle will take guests to Greystone Mansion. Tickets are limited and available for \$125 online at www.beverlyhills.org/concourstkts. The ticket price includes unlimited gourmet food, beverages and adult libations from Tito’s, Stella Artois and Asombroso.

For more information, visit www.greystoneconcours.org.

--Briefs compiled by Mina Riaz



A 1937 Cord 812 S/C Cabriolet from last year’s event
Photo: David Rocha of Shogun Photography



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BHHS boys', girls' track teams defeat Lawndale Cohen twins combine to win three events for Normans

By Steven Herbert

Jonathan Cohen won the 1,600 meters in four minutes, 41.21 seconds and the 3,200 in 10:15 helping Beverly High to a 72-63 victory over Lawndale in an Ocean League track and field meet at Lawndale last Thursday.

Cohen's twin brother Jason won the 800 in 2:09.41 and was third in the 1,600 in 4:43 as the Normans improved to 3-0 in league competition.

Other individual event winners for Beverly Hills included shot putter Solomon Nwankwo, who had a personal best put of 45 feet, four inches, and Raehaan Poonja, who won the 100 in 11.12.

Girls' Track and Field

Beverly Hills 64, Lawndale 44

Victoria Han-Pham won the 1,600 in 5:56.08 and fellow sophomore Zoe Hinton

the 300 low hurdles in 57.72 for the Normans in an Ocean League meet at Lawndale last Thursday.

Freshman Danna Rosman won the 400 in 1:03.14 for Beverly Hills (2-1 in league competition).

Arcadia Invitational

Norman senior Amanda Block won the seeded pole vault, clearing 11-8 April 9 at Arcadia High School.

What's Next?

The Norman boys' and girls' teams are scheduled to face Santa Monica in Ocean League dual meets today at Nickoll Field beginning at 2:45 p.m.

Softball

Hawthorne 8, Beverly Hills 1

Lena Shapiro singled in freshman Claire German with two outs in the third inning for the Normans only run in an Ocean League game last Thursday at Hawthorne.

Stavroula Kyriazis, the No. 8 hitter in the Beverly Hills lineup, was hit by a pitch leading off the inning and was forced out at second when German grounded to short.

German advanced when Abi Hakimi reached base on a two-out error by the Cougars shortstop.

Hakimi singled in the first and Kyra Lindsay singled in the seventh for the Normans (8-4, 0-2 in league play) other hits.

The Cougars had eight hits, including a third-inning two-run home run by Cassandra Perez, who also doubled in a run in the seventh.

Hawthorne scored twice in the first, three times in the third, twice in the fifth and once in the sixth.

What's Next?

The Normans are scheduled to play host to Santa Monica today and play at Culver City Tuesday in Ocean League games beginning at 3:15 p.m.

Baseball

El Segundo 7, Beverly Hills 5

Alex Neustaedt and Zach Steinberg both had two hits and an RBI while Cannon King and Sean Kochinski both had a hit and RBI for the Normans in an Ocean League game last Thursday at El Segundo.

Grant Gaon and Jacob Hankin both went two-for-four for Beverly Hills.

Zachary Geller, Brian Hall and Sid Steinberg had the other hits for the Normans, who out-hit the Eagles, 13-7.

Beverly Hills scored twice in the first and once each in the fourth, fifth and seventh. El Segundo scored once in the second, and three time each in the third and fourth.

King allowed seven runs (four earned) and five hits in six innings, striking out five and walking two.

What's Next?

The Normans are scheduled to play host to Hawthorne today at La Cienega Park, two days after losing to the Cougars, 1-0. Beverly Hills is set to play at Lawndale Tuesday. Both Ocean League games are set to start at 3:15 p.m.

Boys' Lacrosse

Santa Monica 15, Beverly Hills 2

Zach Antin and Kyle Khalili scored for the Normans April 12 at Nickoll Field.

Beverly Hills trailed 2-0 at the end of the first quarter, 10-0 at halftime and 14-1 entering the fourth quarter.

What's Next?

The Normans are scheduled to play at Culver City Friday and play host to El Segundo Tuesday at 6 p.m. at Nickoll Field.

Girls' Lacrosse

The Normans are scheduled to play host to Culver City Friday at 6 p.m. at Nickoll Field and face Marlborough Wednesday at 4 p.m. at Occidental College.

Boys' Tennis

The Normans are scheduled to play at Santa Monica Tuesday in an Ocean League match beginning at 3 p.m.

Boys' Volleyball

The Normans are scheduled to play at Hawthorne today and play host to Lawndale Tuesday at the Swim-Gym in Ocean League matches beginning at 3:15 p.m.

Steven Herbert has covered Beverly Hills High School sports for Beverly Hills Weekly since 1999. He has also covered college and professional sports for The Associated Press, Los Angeles Times and Washington Post. He can be reached at (310) 275-7943 or by email at stvherbert@aol.com.

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detention&arrestsummary

Beverly Hills Weekly received the information that appears below from the Beverly Hills Police Department. This information is released each week to the public. We assume no responsibility for errors or omissions in the Detention and Arrest Summary.

BARTON, AMANDA ELIZABETH, 37, of Venice arrested on 4/11/2016 for right side of road, hazardous lane change, unsafe turn and driving under the influence of alcohol.

ADANRI, VICTOR A, 47, of Hawthorne arrested on 4/11/2016 for theft or driving of vehicle.

FARMER, VINCENT, 58, of Los Angeles arrested on 4/11/2016 for BHPD arrest warrant – misdemeanor and public intoxication.

MASSACHI, FARZAD M, 29, of Beverly Hills arrested on 4/11/2016 for court order violations: civil code and code of civil procedure.

MALLORY, TERENCE LEE, 44, arrested on 4/11/2016 for BHPD Bench warrant –misdemeanor.

HUNTER, CHRISTOPHER MCKINNIES, 63, of Beverly Hills arrested on 4/12/2016 for battery against person defendant had been dating, engagement or marriage.

TING, OMAR BRADLEY, 32, of Alhambra arrested on 4/12/2016 for BHPD bench warrant – felony.

MIAOXIN, YU, 29, of Beverly Hills arrested on 4/13/2016 for domestic assault violence/inflicting corporal injury.



NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY OF DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

HEARING DATE: Thursday, May 12, 2016

TIME: 7:00 p.m.

LOCATION: Commission Meeting Room 280A - Beverly Hills City Hall, 2nd Floor
455 North Rexford Drive, Beverly Hills, CA 90210

PROJECT: 9900 Wilshire Boulevard (One Beverly Hills) Project

The City of Beverly Hills has prepared a Draft Supplemental Environmental Impact Report (Draft SEIR) for the proposed One Beverly Hills Project located at **9900 Wilshire Boulevard** as more fully described below. The Planning Commission will hold a public hearing to review the Draft SEIR on **May 12, 2016 at 7:00 p.m.** The purpose of this meeting is to review the content and adequacy of the Draft SEIR. The merits of the project will not be discussed at this meeting, and no decisions will be made with regard to the Planning Commission's recommendation regarding project approval or denial. At a future date, a separate, noticed public hearing will be held by the Planning Commission to review the merits of the proposed project and develop a recommendation to the City Council regarding the project.

Project Location: The property is located in the City of Beverly Hills, on the south side of the 9900 block of Wilshire Boulevard, north of Santa Monica Boulevard. The approximately 8-acre site forms the western entrance into the City of Beverly Hills and is currently vacant. The address for the project site is 9900 Wilshire Boulevard, and the Assessor's Parcel Number is 4327-028-002.

Project Description: The proposed One Beverly Hills Project is an alteration to the approved 9900 Wilshire Project. The City of Beverly Hills certified a Final Environmental Impact Report (FEIR) for the 9900 Wilshire Project in accordance with the California Environmental Quality Act (CEQA) in February 2008. The project studied in the FEIR included the demolition of the Robinsons-May department store, which occupied the site at that time, as well as construction of luxury condominiums, commercial space, a two-level subterranean parking garage with mezzanine containing a total of 956 parking spaces, and landscaped gardens and other open space throughout the site. The luxury condominiums were contained in two tower buildings (North and South Buildings), the commercial component was located along the north side of Santa Monica Boulevard and Merv Griffin Way. The City adopted a Specific Plan for the 9900 Wilshire Project in April 2008. In December 2012 an Administrative Modification was approved for the project, which reduced the approved commercial square footage and increased the parking spaces (2012 Approved Project). For the purposes of the SEIR for the currently proposed project, the 2012 Approved Project is used as the baseline as it represents what is currently permitted for development at the project site today.



The currently proposed project involves the development of 901,514 sf of floor area (primarily within two towers on the property), which is identical to the approved floor area of the 2012 Project. The project would include up to 193 condominiums and a luxury hotel with up to 134 rooms. The currently proposed project would also include development of a smaller building located to the east of the South Building to be used for ancillary hotel uses. Under this modified project, the maximum height of the South Building would be 185 feet and the North Building would be 161 feet at its highest point, representing no increase in height from the 2012 Approved Project. The footprint of each of these buildings would change minimally. The table below provides a comparison of the 2012 Approved Project and the currently proposed project.

In order to provide access to the hotel's primary entrance, a motor court would be incorporated into the South Building on Santa Monica Boulevard. This motor court will replace the previously approved public self-parking garage access on North Santa Monica Boulevard. Public hotel entry would only occur from Santa Monica Boulevard. All hotel guests, including guests utilizing the restaurants or the meeting space, would be required to valet park their cars unless they are being dropped off at the hotel's motor court entrance. Consistent with the original project approval, residents and their guests would access the residential portion of the project from a private, secured drive at the west property line that is accessed from Wilshire Boulevard and Santa Monica Boulevard. All parking (other than motor court parking) would be below-grade and hotel parking would be separate from residential parking. The total number of parking spaces in the project is 1,140 spaces. The loading docks and staff parking would be below-grade and accessed from Merv Griffin Way.

Environmental Review: In accordance with the California Environmental Quality Act (CEQA), the City of Beverly Hills has prepared a Draft SEIR to analyze potential environmental impacts associated with development of the project. Specifically, the Draft SEIR analyzes the following potentially significant environmental effects of the project:

- Greenhouse Gas Emissions
- Land Use Planning
- Transportation/Traffic
- Utilities and Service Systems
- Air Quality
- Noise
- Mandatory Findings of Significance

Public Review and Comment on Draft SEIR: The Draft SEIR is being circulated for the required 45-day public review period, from April 15, 2016 to May 31, 2016. Written comments must be submitted during the comment period, and should be addressed to:

Andre Sahakian, Associate Planner
City of Beverly Hills Community Development Department
455 North Rexford Drive
Beverly Hills, California 90210
Fax: (310) 858-5966
Email: asahakian@beverlyhills.org

Oral and written comments will also be taken at the May 12, 2016 Planning Commission meeting.

Copies of the Draft SEIR are available for public review at the following locations:

City of Beverly Hills City Hall
Planning Division and Office of the City Clerk
455 North Rexford Drive
Beverly Hills, CA 90210

Beverly Hills Public Library
444 North Rexford Drive
Beverly Hills, CA 90210

The City's website: www.beverlyhills.org/environmental

The case file on this project, which includes the plans and applications, is available for public review at the Planning Division, 455 North Rexford Drive, Beverly Hills, CA 90210. If there are any questions regarding this notice, or if you would like to review the file or receive copies of available documents, please contact **Andre Sahakian, Associate Planner** at (310) 285-1127 or via email at asahakian@beverlyhills.org.

Andre Sahakian
Associate Planner

Comparison of Current Project to Previously Approved Project

	2012 Approved Project	Currently Proposed Project	Change
Residential Units			
Efficiencies	0	0	0
1 Bedroom	35	41	+6
2 Bedrooms	106	67	-39
3 Bedrooms	62	22	-40
3 Bedrooms with Den	0	36	+36
4 Bedrooms	19	15	-4
4 Bedrooms with Den	0	0	-
Townhouse (2 Bedroom)	0	5	+5
Penthouse (5 or more bedrooms)	13	7	-6
Total Residential Units	235	193	-42
Residential Floor Area			
North Residential Building	327,448 SF	324,429 SF	-3,019 SF
South Residential Building	486,408 SF	341,009 SF	-145,399 SF
Other Residential Spaces	71,802 SF	31,785 SF	-40,017 SF
Total Residential Area	885,658 SF	697,223 SF	-188,435 SF
Hotel			
Hotel Rooms	0	134	+134
Hotel Floor Area ¹⁾	0	204,291 SF	+204,291
Commercial			
Retail	11,656 SF	0 SF	-11,656
Restaurant	4,200 SF	0 SF	-4,200
Outdoor Dining (not counted to floor area)	600 SF	1,600 SF	+1,000
Total Commercial Area	15,856 SF	0 SF	-15,856

1- Includes all restaurants, shops, bar, lobby, spa & fitness, ballroom and meeting rooms, amenities, and storage
SF= square feet

coverstory

WILL CRUZ WIN BEVERLY HILLS?

Unusually contested presidential primary means local Republicans are being courted

By Mina Riazi

Though small in number, Beverly Hills Republicans have unique sway in this year's unusually contested presidential primary among candidates Ted Cruz, John Kasich and Donald Trump.

California's 53 congressional districts are each awarded three delegates, meaning five Los Angeles-area districts yield more delegates than the 14 delegates the State of Wyoming awarded Cruz on Saturday.



Republican candidate Ted Cruz spoke at the Javor family home in Beverly Hills last December

California GOP and now is Cruz's political director in the state. Their unique strategy is targeting districts with "far fewer Republicans than normal," which they have identified as "empty" districts.

A number of these "empty" districts exist in South and East Los Angeles.

The 33rd congressional district, which includes Beverly Hills, is not quite

"empty," according to Congressman Ted Lieu (D-Torrance),

Congressional District Voter Registration

District #	43rd (example of an "empty" district)	33rd
Representative	Maxine Waters	Ted Lieu
Cities	Hawthorne, Inglewood and Lomita and portions of the Cities of Los Angeles and Carson	Torrance, El Segundo, Marina del Rey, Santa Monica, Beverly Hills and portions of Los Angeles
% Democrat	58.52	43.01
% Republican	15.5	26.30
Total registered voters	344,602	457,242

Source: Secretary of State website; ss.ca.gov
*Other political parties not included

it exists somewhere in the middle of the "empty" one, given that just 15.5 percent of registered voters are Republican voters.

"In Dana Rohrabacher's [congressional] district in Orange County, there are about 170,000 Republicans that will vote in the primary," Schroeder said. "And in Barbara Lee's district [in Oakland], I'm going to guess it's going to be about 10,000 tops."

Congressmember Maxine Waters (D-Los Angeles) represents the 43rd congressional district, an example of an

Schroeder likens running an "empty" district election to running a City Council race. In some cases, an "empty" district can be carried with as few as 2,000 votes, which is around the same amount needed to win a BHUSD Board of Education election.

(see attached chart), with even fewer actually casting a ballot.

Schroeder plans to target the few Republicans scattered throughout areas like South Central by employing "good ole fashioned politicking," which entails walking precincts and making phone calls.

"In Barbara Lee's district, where four-to-5,000 people can

decide it, it would be crazy to be purchasing TV in that area—90 percent of the people you'd be talking to would be Democrats," Schroeder said.

Schroeder likens running an "empty" district election to running a City Council race. In some cases, an "empty" district can be carried with as few as 2,000 votes, which is around the same amount needed to win a BHUSD Board of Education election.

Cruz has made at least two appearances in Beverly Hills: the Javor family home last December and Nessah Synagogue last August. And unlike Trump, his team has been organizing in California for months.

"Ted Cruz is the only candidate that can unite the party and beat Hillary Clinton," Schroeder said. "He's a principal constitutional conservative and most Republican voters are enthusiastic about the prospect of him winning."

Beverly Hills Mayor John Mirisch and former Congressman David Dreier, now a Beverly Hills resident, are supporting Ohio governor John Kasich.

Though leading the delegate count nationally, Republican frontrunner Donald Trump has not identified any high profile endorsers in Beverly Hills.

BEWARE OF A WOLF IN SHEEP'S CLOTHING

Developer and Bel Air resident Beny Alagem is attempting to build Beverly Hills' first luxury skyscraper. Even after voters in 2008 narrowly gave Beny a generous entitlement to build two towers on the Hilton site, Beny is now trying to double (or triple) his money by

building 375-foot tower. How tall is that? would be height of building in and 70 feet Statue of



one mammoth tower. How tall The tower double the any existing Beverly Hills, higher than the Liberty! That's

why Beverly Hills Mayor John Mirisch and others are not only opposing the project, but urging you not to sign the petition.

The more you know, the more you want to vote NO.

DON'T BE FOOLED • DON'T SIGN THE PETITION

PAID ADVERTISEMENT

coverstory

TAKING CHARGE

Newly appointed BHPD Chief Sandra Spagnoli on law enforcement

By Mina Riazi

Thirty-three years is a long time in law enforcement. What spurred you to enter the police academy?

I had a long history of community service prior to entering the police academy. I feel that giving back to the community that you live [in] is important. [While I was] growing up, my family always taught about giving back and working hard, and it seemed like a natural fit when I transitioned over to become a police officer. I had been working in the police department for many years as a volunteer and I also did parking enforcement for a couple years before becoming a full-time police officer. It was sort of a natural progression: I started as a volunteer, moved into parking enforcement and then became a reserve police officer for a very short time before becoming a full-time police officer in 1990.

Tell us about the first police department you worked for.

I worked in the City of San Carlos [on the San Francisco Peninsula] when I started as a police explorer, and it was small community. Much like Beverly Hills, [San Carlos] was community oriented, and we had issues such as traffic and burglaries. I liked the idea of a small-town community where you really got to know—not only the people that you worked with—but the community, and you got to understand the issues. I felt like you could really make a big difference policing in a small town. Even one police officer can make a big difference in a small town. The larger the city, the harder it is to make a difference. I grew up in San Carlos and, having been part of the community for so long, it was a natural transition to serve the community as a police officer.

You previously worked in the cities of Benicia and San Leandro. How do those cities compare to Beverly Hills?

The cities of Benicia and San Carlos were two very small communities: very community oriented, very small

towns, and obviously both invested in their police departments. If you compare and contrast those two communities, they were very similar in the ways they policed; they were very similar in the policing issues they were facing; and also, the demographics of the community. With a population of almost 90,000, San Leandro was a far bigger city than the last two cities I worked in. The issues were very different. The policing issues, when you're next to the City of Oakland—which has always been among the top 10 most violent cities in the United States—were very, very different. There were parts of the community that I was attracted to because it had a small-town feel, and beautiful, tree-lined residential streets, but it had some bigger policing issues that I had the skill-set to face. Working for three different cities, for me, created more diversity. I dealt with more issues both internally and externally. As an administrator, to have different experiences and different challenges makes you grow and develop. Both internally and externally, I bring those experiences to the City of Beverly Hills, which I think is a good match.

Tell us about how you enhanced the delivery of police services through technology.

People want to know about what's happening in the community; people want to be in touch with the police

department. My way [of doing this], in the communities I worked in, was [sending] information out through Nixle, which is community alerts and information. We have a version of Nixle here—there are interactive versions of the product. I've also done crime mapping and posted those to our website; I've introduced a daily activity log to provide community members with an idea of what's happening in the community and the outcome. So, rather than call the police to say, "Hey, what happened on Rodeo?" [an individual] can go to the log and [learn] that it was a medical call or a disturbance. For me, keeping the community informed is a really important part of community policing. When



“For me, keeping the community informed is a really important part of community policing. When you look at Beverly Hills, obviously community and police partnership is a priority.”

you look at Beverly Hills, obviously community and police partnership is a priority. So, [this entails] using technology as a force multiplier by adding license plate readers in the car, which we have here; enhancing our services in our emergency communications center by transitioning over to E 9-11 and accepting cell phone calls; we're also looking at "text 9-11" where people can text information. Finding out the current technology and using that to basically do better policing is what I have experience in.

Before helming the San Leandro police department, you were police chief of the Benicia police department for four years. How has the role of a police chief evolved over the past decade?

I think the challenges in policing are changing ever year and I think that we're [entering] a time where communities are setting the bar very high for police departments. What I mean by that is that you always need to stay current on laws and technologies, but now things are changing so rapidly at the executive level. You need to

stay on top of case decisions, technology, issues internally and externally. Communities demand partnership more than they have ever before; they also demand transparency. The Public Records Act in itself has changed the demands at the executive level to provide information to the public to [promote] transparency but also to protect people who are reporting or victims of crime. So there's a balance. Cell phone cameras have changed the way we do policing. Though video is great to document both police and community interaction, the problem with video is [that] it's a moment in time and point of view and sometimes doesn't tell the entire story. I think we jump to the conclusion that the video is going to answer something, and that's not always the case. The demands have changed on the executive level.

What's at the top of your priority list?

As you know, the City completed the Management Partners report and completed most of the items. Probably the three main outstanding items are strategic planning, succession planning, and then also hiring and recruitment. So those are the three areas that I'm looking at. I'm working to get to know staff internally; I'm working to get to know the community and City Council and other city departments as well. When I look at the big picture, the community has been very welcoming and setting a direction as a permanent chief is a priority. [Another priority] is getting to know all the great restaurants we have in this city.

Tell us about your family.

My husband [Paul] is a police lieutenant working for the City of San Jose; he is a lieutenant in charge of homicide. I have an 18-year-old son who's getting ready to go out of state for college for six years. We have lived in the Bay Area all our lives. I'm the oldest of eight children: four boys and four girls, and a lot of them are in law enforcement. In my spare time, I enjoy running—I've run a couple marathons and my best time was 4:02. My family has always been supportive of my career goals and supportive of me continuing to move forward and fulfill some of the things that I want to do professionally.

What are you most excited about?

I'm most excited about coming to a department that has a great reputation and making it a better place and taking it to the next level.

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JOAN ANNETTE MACKIE aka JOAN A. MACKIE

A PETITION FOR PROBATE has been filed by Jannine Annette Tuttle and Ross Stanton Mackie in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Jannine Annette Tuttle and Ross Stanton Mackie 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 inter-ested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on May 11, 2016 at 8:30 AM in Dept. No. 79 located at 111 N. Hill St., Los Angeles, CA 90012.

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

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

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

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

Attorney for petitioner:
KATHLEEN D CRANE ESQ
SBN 128502
KATHLEEN D CRANE
A LAW CORPORATION
21535 HAWTHORNE BLVD
STE 200
TORRANCE CA 90503-6612

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
JOSEPH CONVERY
CASE NO. BP171227

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

A PETITION FOR PROBATE has been filed by LINDA C WILBOURNE in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that LINDA C WILBOURNE be appointed as personal representative to administer the estate of the decedent.

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

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

A HEARING on the petition will be held in this court as follows: 05/05/16 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 the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of

the California Probate Code.

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

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

Attorney for Petitioner
JOEL J. LOQUVAM, ESQ. - SBN 129611
ATTORNEY AT LAW
9701 WILSHIRE BLVD. STE 1000
BEVERLY HILLS CA 90212
4/7, 4/14, 4/21/16
CNS-2865899#

FILE NO. 2016 079359
FICTITIOUS BUSINESS NAME STATEMENT

TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 24 HRS LAVANDERIA, 1275 W JEFFERSON BLVD, LOS ANGELES, CA 90007 county of: LOS ANGELES.

AI #ON: C3847197
Registered Owner(s): G&C COINLAUNDRY, INC [CALIFORNIA], 11225 ARENA RD, PINON HILLS, CA 92372. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ G&C COINLAUNDRY, INC BY GLEN KIM, PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on MAR 31 2016 expires on MAR 31 2021.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).

LA1635648 BH WEEKLY 4/7,14,21,28 2016

FILE NO. 2016 075248
FICTITIOUS BUSINESS NAME STATEMENT

TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: BENEFICIAL EXTERMINATING, 5135 W ROSECFRANS AVE, HAWTHORNE, CA 90250 county of: LOS ANGELES.

AI #ON: 201602610574
Registered Owner(s): BENEX LLC [CALIFORNIA], 169 SAXONY RD STE 111, ENCINITAS, CA 92024. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ BENEX LLC BY STEVEN CADE, MANAGER
This statement was filed with the County Clerk of LOS ANGELES County on MAR 28 2016 expires on MAR 28 2021.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).

LA1644090 B H WEEKLY 4/7,14,21,28 2016

FILE NO. 2016 080431
FICTITIOUS BUSINESS NAME STATEMENT

TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: ROLL CALL, 3183 WILSHIRE BLVD UNIT 186, LOS ANGELES, CA 90010 county of: LOS ANGELES.

Registered Owner(s): ALINA CHUNG RHIE, 419 S. MCCADDEN PL, LOS ANGELES, CA 90020. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ ALINA CHUNG RHIE, OWNER
This statement was filed with the County Clerk of LOS ANGELES County on APR 01 2016 expires on APR 01 2021.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).

LA1646802 BH WEEKLY 4/7,14,21,28 2016

FILE NO. 2016 080432
FICTITIOUS BUSINESS NAME STATEMENT

TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: SUPER LAVANDERIA, 3584 EAST 1ST ST, LOS ANGELES, CA 90063 county of: LOS ANGELES.

AI #ON: 201516010115
Registered Owner(s): RANCHO MIRAGE GREEN ESTATES, LLC [CALIFORNIA], 638 1/2 S. RIDGELEY DR, LOS ANGELES, CA 90036. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ RANCHO MIRAGE GREEN ESTATES, LLC BY: MICHAEL LEFLORE, MANAGING MEMBER

This statement was filed with the County Clerk of LOS ANGELES County on APR 01 2016 expires on APR 01 2021.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).

LA1647518 BH WEEKLY 4/7,14,21,28 2016

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 124319
Title No. 150278693 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED.

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/16/2007. 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. On 05/04/2016 at 11:00 AM, The Mortgage Law Firm, PLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 05/22/2007, as Instrument No. 20071235761, in book xx, page xx, of Official Records in the office of the County Recorder of Los Angeles County, State of California, executed by Byron Williams, A Single Man, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766. 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: REF. NO. 124319 A CONDOMINIUM COMPRISED OF: PARCEL 1: AN UNDIVIDED 1/8TH

INTEREST IN AND TO LOT 1 OF TRACT NO. 48405, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1197 PAGES 55 AND 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM THE FOLLOWING: UNITS 101, 102, 201, 202, 301, 302, 401 AND 402 AS SHOWN UPON THE CONDOMINIUM PLAN RECORDED JUNE 4, 1993 AS INSTRUMENT NO. 93-1067984 OF OFFICIAL RECORDS, ON THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE FOLLOWING: THE EXCLUSIVE USE COMMON AREA DESIGNATED AS P1 THROUGH P16 INCLUSIVE AS SHOWN ON THE ABOVE REFERRED TO CONDOMINIUM PLAN. PARCEL 2: UNIT 302 AS SHOWN UPON THE CONDOMINIUM PLAN ABOVE REFERRED TO. PARCEL 3: THE EXCLUSIVE RIGHT TO USE THOSE PORTIONS OF THE COMMON AREA DESCRIBED IN PARCEL 1 ABOVE DESIGNATED AS DEFINED AS P3 AND P4 FOR PARKING PURPOSES AS SHOWN ON THE ABOVE ON THE ABOVE REFERRED TO CONDOMINIUM PLAN FOR THE USES DESCRIBED THEREIN. APN 5554-023-079 The street address and other common designation, if any, of the real property described above is purported to be: 1323 North Sweetzer Avenue #302, West Hollywood, CA 90069 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$64,136.37 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. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 3/28/2016 THE MORTGAGE LAW FIRM, PLC Adriana Rivas/Authorized Signature 41689 ENTERPRISE CIRCLE NORTH, STE. 228, TEMECULA, CA 92590 (619) 465-8200 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL 714-730-2727 The Mortgage Law Firm, PLC. is attempting to collect a debt. Any information obtained may be used for that purpose. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code.

The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 730-2727 for information regarding the trustee's sale or visit this Internet Web site - www.servicelinkASAP.com - for information regarding the sale of this property, using the file number assigned to this case: 124319. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. A-4569198 04/14/2016, 04/21/2016, 04/28/2016

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
JACQUELYN MICHELLE ROSS AKA JACQUELYN M. ROSS
CASE NO. BP172416

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JACQUELYN MICHELLE

One Beverly Hills is following the City's approval process

Environmental Impact Report

Beverly Hills Planning Commission

Beverly Hills City Council

1

Draft Environmental Impact Report (DEIR) prepared by independent experts hired by the City

2

Circulation of DEIR for public comment

3

Planning Commission Hearings and more public comment

4

City Council Hearings and more public comment

5

Approval/Disapproval of Final Environmental Impact Report, Development Agreement and other related documents



The project located at 9900 Wilshire Boulevard (the former Robinsons-May Department Store), now called One Beverly Hills, is currently moving through the State-mandated and City-directed environmental review and approval process. We believe that the California Environmental Quality Act [CEQA] protects the public and creates comprehensive mitigation measures for all development projects.

Beverly Hills residents will have many opportunities to provide their input and insight into the One Beverly Hills Project. This will allow our elected and appointed decision makers the ability to review the potential impacts of the One Beverly Hills project and determine what is best for our City.

We encourage Beverly Hills residents to participate in the process. That is the only way the community, Planning Commission and City Council can have all the facts and make the right possible decisions.

One Beverly Hills

www.OneBeverlyHills.com

For more information or to schedule a presentation, please call (310) 746-5515 or email us at info@OneBeverlyHills.com

 **WANDA GROUP**

The Athens Group

Richard Meier & Partners
Architects LLP