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Issue 882 • August 25, 2016 - August 31, 2016

## One Beverly Hills appears at Planning Commission

Commissioners ask Wanda Group to return on Sept. 19 for more deliberation



## WHAT'S ON YOUR MIND?

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## SNAPSHOT



### BHTV City Council and Commission Schedule – Channel 10

- Planning Commission: August 25 at 1:30 p.m., August 26 at 8:00 p.m.
- *Beverly Hills View* – BHPD Chief Sandra Spagnoli: August 26 at 6:30 p.m.
- City Council Study Session: August 30 at 2:30 p.m.
- City Council Formal Meeting: August 30 at 7:00 p.m.

### Corrections, Issue #881

- Last week's cover story "Council approves controversial Hillside Ordinance" should have reported that the new ordinance would establish the threshold for an R-1 review at 1,500 cubic yards of soil excavation on streets that are 24 feet or less in width.
- "BHUSD enrollment totals 4,070" should have indicated that the enrollment at Hawthorne climbed from 512 to 545 students.



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# briefs

## Ordaz sues over ballot statement on Hilton Initiative

Beverly Hills resident Alma Ordaz has filed suit against the Beverly Hills Garden and Open Space Initiative in response to arguments written in favor of the initiative that will appear on the ballot set to be finalized and mailed to the City's voters on August 30.

Ordaz is alleging the Beverly Hills North Homeowners Association endorsement of the initiative is invalid because officers Louis Lipofsky and Victor Bardack, who are in opposition of the initiative, were absent for the vote deciding to support the measure.

Ordaz filed for a writ of mandate, sponsored by Wanda Beverly Hills Properties, LLC and Athens BH, LLC with major funding from Lakeshore East Parcel P, LLC against the authors of the ballot arguments in favor of the Hilton Condominium Tower Initiative.

"We believe the writ petition speaks for itself. [A] valid argument cannot be false or misleading," said attorney Brad Hertz. "Our client [Alma Ordaz] believes Beverly Hills residents should have the facts about what is and is not in the initiative."

According to the petition, Lipofsky and Bardack published a letter to the editor in the Beverly Hills Courier on July 8 stating their personal views do not align with the views of Association President Robert K. Tanenbaum, who supports the initiative. The petition goes on to allege the Association's endorsement should not be deemed credible because it is "currently inactive and has been suspended by the California Secretary of State."

Tanenbaum supports the initiative because he claims there is little impact or change in use and the daily construction will be closely monitored, according to the July 8 column in the Courier written by the former mayor.

"We'll fight vigorously in court to defend our ballot," said Hilton spokesperson Marie Garvey. "The North Homeowners Association took a vote and endorsed the project. That is normal procedure. We believe the lawsuit doesn't have any merit."

The petition calls for the authors to remove the false and/or misleading language in favor of the Initiative prior to the printing of the ballot pamphlet.

## Krasne on development: "I want a flesh-eating shark"

At their study session last week, the City Council indicated support for including a professional consultant in the city's process for negotiating development

*briefs cont. on page 4*

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### BEVERLY HILLS ROYALTY LOEWS SANTA MONICA

At Sunday's Miss Malibu/ Miss Beverly Hills pageant, Victoria Olona and Linnea Visbal won the coveted titles of Miss Beverly Hills and Miss Beverly Hills Teen. This was Victoria's first pageant, and she won!



OUR DATA SPEAKS VOLUMES





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

**HEARING DATE:** Thursday, September 8, 2016

**TIME:** 1:30 p.m., or as soon thereafter as the matter may be heard

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

**PROJECT:** 9908 South Santa Monica Boulevard Condominium Project

The City of Beverly Hills has prepared a Draft Environmental Impact Report (Draft EIR) for a proposed condominium project located at **9908 South Santa Monica Boulevard** as more fully described below. The Planning Commission will hold a public hearing to review the Draft EIR on **September 8, 2016 at 1:30 p.m.**, or as soon thereafter as the matter may be heard. The purpose of this meeting is to review the content and adequacy of the Draft EIR. 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, at the southwest corner of the intersection of Charleville Boulevard and South Santa Monica Boulevard. The 36,002 square foot site consists of five parcels that are currently vacant and being used as a parking lot. The address for the project site is 9900-9916 South Santa Monica Boulevard, and the Assessor's Parcel Numbers are 4328-002-010, -011, -012, -013, and -034.

**Project Description:** The Proposed Project would involve the construction of a new 27-unit luxury condominium building with units ranging from one to four bedrooms. The Project would include approximately 89,988 square feet of floor area and would be five stories, including four full stories of residential units plus a setback fifth penthouse level. The Project would also include one level of underground parking containing a gym, bike storage, and a total of 74 parking spaces for residents and guests. Parking would include 3 accessible spaces, 43 standard single spaces, 11 tandem spaces, and 17 stacker spaces. The perimeter of the Project site would include landscaping along the 10-foot setbacks. Rooftop areas of the Project would include one common pool and an amenity garden on the roof of the fifth floor as well as private terrace space and two private pools on the penthouse level. The Project would be 66 feet in height and would have a floor area ratio (FAR) of approximately 2.5:1. The project site is currently zoned C-3 for general commercial uses, and the proposed use of the site for a multi-family residential condominium requires a Zone Text Amendment.



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

- Aesthetics
- Air Quality
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Transportation and Circulation
- Mandatory Findings of Significance

Based on the studies in the Draft EIR, with mitigation, no significant environmental effects are anticipated as a result of the project.

The project site does not appear on the Hazardous Waste and Substances site "Cortese" list.

**Public Review and Comment on Draft EIR:** The Draft EIR is being circulated for the required 45-day public review period, from August 19, 2016 to October 3, 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](mailto:asahakian@beverlyhills.org)

Oral and written comments will also be taken at the September 8, 2016 Planning Commission meeting.

Copies of the Draft EIR 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](http://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](mailto:asahakian@beverlyhills.org).

Andre Sahakian  
Associate Planner

agreements.

“Some of the negotiators on our side have been very good—qualified—but in the end, they’re not as ‘sharky’ as I would like them to be,” said Vice Mayor Nancy Krasne, who spearheaded the discussion. “I want a



Nancy Krasne

flesh-eating shark to negotiate for us.”

Krasne critiqued the city’s current approach, which involves forming an ad-hoc committee comprised of two councilmembers.

“I never want to see our Council in there negotiating—not me, not anyone,” Krasne said.

But Councilmember Julian Gold did not appear entirely convinced of the benefits of involving a consultant.

“I see it adding a separate step and potentially some significant expense,” Gold said.

Councilmember Lili Bosse said the costs are “part of doing the deal.” Developers would foot the bill.

The city last approved major develop-

ment agreements in 2008: the Beverly Hilton Specific Plan and the 9900 Wilshire Specific Plan.

Development agreements are contracts negotiated between project developers and public agencies. Generally, they vest the developer’s rights to develop in accordance with project approvals and existing laws, in exchange for community benefits provided to the public agency.

Results of a survey conducted by city staff of five neighboring municipalities, including West Hollywood and Santa Monica, revealed the cities lack a consistent approach when negotiating the community benefit aspect of the agreement.

“I don’t have a problem, really, with the ad hoc, as long as they’re not directing the negotiator what to do,” Krasne said.

The change is expected to impact the timeline for One Beverly Hills, the luxury development proposed for the former Robinsons-May Site.

### Bond measure ballot placement to cost BHUSD roughly \$25K

The BHUSD will be charged around \$25,000 to place a new bond measure on the November 8th ballot, according to the Los Angeles County Registrar-Recorder/County Clerk office.

Earlier this month, Board of Education members Howard Goldstein, Lisa Korbatov and Noah Margo authorized the \$270-million bond resolution. Board

members Isabel Hacker and Mel Spitz opposed it.

“It should be obvious to even the most avid supporters of a bond measure in 2016 that the timing for placing a bond measure on this November ballot and conducting an effective campaign is simply not practical,” Spitz said.

Hacker said the district is not ready. Results of a survey conducted by Godbe Research in May indicate the public is not either.

When respondents were read arguments against the bond, 37.1 percent said they were “much more likely” to vote against it based on the statement: “The district wasted the money from the 2008 Measure E campaign.”

Backed by only three “yes” votes, the new measure will need 66.7-percent voter approval to pass.

### Metro briefs Architectural Commission on Purple Line Extension Project

Two representatives from Metropolitan



Isabel Hacker

County Transportation Authority presented on the systemwide design applying to the Purple Line Extension Project and the station at La Cienega Boulevard at the Architectural Commission meeting last week.

“What we’ve discovered over the years when the system was much smaller, we had a lot of individual designed stations,” said Metro Director of Systemwide Planning and Urban Designer Adam Light. “Those materials have become increasingly difficult to maintain and keep in good condition over a long period of time.”

The system wide station design was developed by Johnson Fain architects, with the goal being to raise the bar on Metro architecture by creating a brand passengers can easily identify and using high quality, durable materials Metro can maintain.

“The idea with the systemwide planning is we keep a consistent recognizable architecture that’s at a high quality and uses really good materials,” Light said. “It’s modular in a sense that Metro can easily keep pieces and replacement parts.”

Light also presented a contemporary materials palette, explaining that glass, stainless steel and concrete will be used to create light-feeling structures that will improve the overall perception of the station and transit experience.

Metro’s art program aims to enhance the customer experience, while also pro-

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## We All Have a Song in Our Hearts

**Who:** Singing enthusiasts!

**What:** Sing-Along with Songs from the 60’s and 70’s

**When:** Thursday, September 1, 2016  
Two 45-minute musical sets at 6:00 p.m. and 7:15 p.m.

**Where:** Beverly Cañon Gardens Park  
241 N. Cañon Drive, Beverly Hills, CA 90210  
The event is free and open to the public.

- Join the Mayor and long-time Beverly Hills resident and Music Director Gary S. Greene, Esq., and members of Legal Voices of the LA Lawyers Philharmonic, led by Choral Director Jim Raycroft and Assistant Choral Director Renée Burkett, for a fun-filled Sing-Along. The audience will sing along to hit songs from the 60’s and 70’s, including songs from the Beatles, the Rolling Stones, the Grateful Dead, Credence Clearwater Revival, ABBA and more!

- Enjoy this magical venue, plentiful seating and an open grass area for picnic blankets. Bring a 'to-go' dinner from one of the many neighboring restaurants and enjoy outdoor dining.

- Free two-hour parking is available at the Beverly Canon Gardens structure, parking validation will be provided. For further information, visit [beverlyhills.org/singalong](http://beverlyhills.org/singalong).

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viding employment opportunities for a diverse range of emerging artists ultimately contributing LA County's artistic cultural legacy.

"Folks really wanted to have an immersive experience where it wasn't just artwork placed here and plopped there," said Creative Services Manager for the Metro Park Program Susan Gray. "It was really this comprehensive approach so we've actually employed artwork on the intermediate landing walls and on the concourses where we have almost 7,000 square feet of artwork in those areas in addition to what we have on the plaza."

Currently, artists have not yet been selected for the Extension Project. In early 2014, Metro received over 1,200 applicants nationwide, and a curatorial advisory committee was ultimately able to narrow down the pool to 300 artists. An art panel, with community stakeholders serving on the panel, will review the prequalified pool to help determine which artists will receive commissions.

Two outreach meetings occurred on Aug. 22, one in the morning focused on business at the Chamber of Commerce and the second was hosted for local residents at La Cienega Park at 6:00 p.m.

### Fine Arts Commission talks finalization of Kusama fencing

The fencing surrounding Yayoi Kusama's Hymn of Life: Tulips is nearly



Yayoi Kusama's Hymn of Life: Tulips sculpture at Beverly Gardens Park, pre fence.

complete. At the Fine Arts Commission meeting last week, it was announced that it will likely be finished by this Friday.

"I too will not give a set date on completion but our approximate date is next Friday," said Recreation Supervisor Patty Acuña. "As of now, the top rail has been placed and it looks great. It follows the curvature of the cement border."

The final steps include completing the footing of the fence and setting a date for inspection.

The Commission accepted a bid from Master Ironworks for a \$40,000 stainless steel fence last December, and an additional \$7,500 was tacked on for footings.

Once the fence is finished, Recreation and Parks staff will provide some land-

scaping and cleanup of the surrounding area. Rosa Lowinger & Associates will then unwrap the piece, clean it and put its final sealant on before the temporary construction fence is taken down.

Installed in September 2007, Kusama's trio of polka-dotted, fiberglass tulips began showing cracks and scratches several years ago.

The new enclosure, characterized by curved metal arms and stainless steel cabling, will replace the temporary construction fence that currently surrounds the sculpture.

### Mirisch, Gary Greene to round out Concerts on Canon Sept. 1

Mayor John Mirisch and Gary Greene and his Big Band of Barristers will close out Concerts on Canon with a sing-along performance September 1.

Audience members will croon along to hit songs from the 1960s and 1970s,

including Hey Jude, Here Comes the Sun, Sweet Caroline, I'm a Believer, Dancing Queen and many more. The performance will also feature Choral



Gary Greene

Director Jim Raycroft and Assistant Choral Director Renee Burkett.

Concerts on Canon is a popular, free outdoor entertainment series that takes place every Thursday. The Stephen Wise Temple Band performs tonight.

All concerts take place at Beverly Canon Gardens, which is located on Canon Drive between the Montage Hotel and Bouchon Restaurant. Parking is available adjacent to Beverly Canon Gardens.

For more information, visit [www.beverlyhills.org/exploring/eventsandactivities](http://www.beverlyhills.org/exploring/eventsandactivities).

### Bike Smart program to teach children bike safety

The Beverly Hills Police and Community Services departments will launch their Bike Smart Program August 27 at 9 a.m. on the Hawthorne campus,

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# MOVING TOWARDS THE FUTURE

## Community Meetings on the N. Santa Monica Boulevard Reconstruction Project

**Enhancements are in the works** and we want you to know about them! Join us to learn about the N. Santa Monica Boulevard Reconstruction Project and how the work will affect our community. Come hear about:

- Construction Sequence
- Traffic Routing
- Electronic Information Boards
- Construction Hours
- Business Access

**Business Focused Meeting**  
 Wednesday, August 31, 8:30 a.m. – 10:00 a.m.  
 Beverly Hills Chamber of Commerce (Boardroom)  
 9400 S. Santa Monica Blvd., 2nd Floor  
 Free two-hour parking at the Beverly-Cañon City structure

**Resident Focused Meeting**  
 Wednesday, August 31, 6:00 p.m. – 8:00 p.m.  
 City Hall (Municipal Gallery)  
 455 N. Rexford Drive  
 Free two-hour parking at the Rexford City structure (adjacent to the Library)

City Webpage: . [www.beverlyhills.org/future](http://www.beverlyhills.org/future)  
 Email: . . . . . [smbld@beverlyhills.org](mailto:smbld@beverlyhills.org)  
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 Public Works Customer Service: . (310) 285-2467  
 Mail: . . . . . City of Beverly Hills Public Works  
 Attn: Civil Engineering  
 345 Foothill Road  
 Beverly Hills, CA 90210




N. Santa Monica Boulevard Reconstruction Project

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located at 624 North Rexford Drive.

The program will be held every Saturday from 9 a.m. to 10:30 a.m. to teach children ages three to eight proper bike safety procedures.

On August 27, city staff members will offer obstacle courses, refreshments, giveaways and hands-on games and activities.

Participants must be three to eight years of age and have their own bicycle and helmet. A parent/guardian will need to sign a waiver that will be collected on site during Bike Smart Program hours. To view and/or print out the form, go online to [www.beverlyhills.org/bikesmart](http://www.beverlyhills.org/bikesmart).

### Recreation and Parks Commission leads public conversation about park on Foothill

The Recreation and Parks Commission discussed the idea of creating a five acre "people park" at the property on Foothill Drive at Third Street during last Tuesday's meeting.

In early February, the Council was presented with a private development proposal for the location, spearheaded by Tyler Siegal of Townscape. At that time, the Council called for large scale public input.

The proposal resurfaced on the study session staff report a few weeks ago, but the Council outwardly opposed the three-phase public process proposed by MIG Consultants explaining that further public

engagement was necessary.

Commission Chair Frances Bilak, who requested a review of the use of space during Tuesday's meeting, called for the Commission "to be at the forefront of the community conversation."

She asked to expedite a liaison meeting between the Council and the Commission.

"It's very important for us to look at the property with the potential for a 'people park' and not have it be looked at for the development of some project," Bilak said.



Frances Bilak

### Board tables contract with Libow to sell "superintendent house"

At Tuesday's meeting, the Board of Education tabled the professional services agreement with Coldwell Banker realtor Michael Libow to sell the district-owned residence located at 220 North Doheny Drive from the agenda.

Colloquially known as the "superintendent house," the Doheny Drive property has been vacant for almost two years since former Superintendent Gary Woods



220 N. Doheny Drive

moved out.

Late last year, the district learned it did not have the state's permission to lease the property, and the Board directed Kessler to remove the listing. The residence had been listed for \$7,500/month.

Last December, Libow, who originally had the listing, said he believes the superintendent house will sell for around \$2.3 million. The district paid \$1.5 million for the home in 2012 and costs the district approximately \$138,361 annually, according to a previous staff report.

### Next Beverly Hills hosts Next Night block party this Saturday

Next Beverly Hills, an official City of Beverly Hills committee of next generation leaders, will host its first initiative this Saturday with Next Night, a nighttime block party taking place on South Beverly Drive from 6 to 10 p.m. Admission is free

and the event is suitable for all ages.

Next Night will showcase South Beverly Drive by featuring local businesses and artist selling products made in Los Angeles. Items such as 3D printed jewelry, fine art prints, home décor, clothing and accessories will be available

for purchase.

Food will be provided by participating local restaurants offering food and drink promotions in addition to food trucks such as Sprinkles, The Grilled Cheese Truck and the Lobsta Truck.

Attendees can look forward to vendors like Makers Mess, promoting a creative space with free DIY projects for kids and adults, and TapSnap photo booth.

Next Night will also feature live music by Phil N' Good, performing remixes and original tracks accompanied by live instruments.

"When curating Next Night, we specifically looked for a good mix of vendors to fulfill the wants and needs of the next generation," said Boomer Welles, Co-Chair of the Next Night Vendor Subcommittee.

Next Beverly Hills was founded in May

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# BIKE SMART

## Kick-Off Event



Saturday, August 27, 2016

9:00am-10:30am

Hawthorne Elementary School, South Playground

624 North Rexford Drive

Ages 3-8 years old

Bikes, helmets, & parental supervision required

You are invited to attend the Kick-Off event of the City's new Bike Smart Program, providing an opportunity for young children to learn proper bike safety procedures and practice in a safe environment. The Beverly Hills Police and Community Services Departments will be on hand with games, activities, obstacle course, refreshments, giveaways and more.

Bike Smart will be held EVERY Saturday from 9:00am-10:30am at Hawthorne Elementary School, South Playground. The Beverly Hills Police Department joins us on 8/27, 9/24, and 10/29 for safe riding tips and tricks. (Bike Smart Program will not be offered on 11/26 or 12/31)

NOT SPONSORED BY BHUSD

# guestcolumn

## Why we need to prioritize mental health in California

By Sebastian Ridley-Thomas

“When policy-makers say that someone has fallen through the cracks, we attempt to explain a situation as something that we cannot control. As an elected representative, it is my responsibility to identify those cracks, and propose responsible solutions to repair those cracks and ensure that they do not splinter again.

A good start in life begins with a solid education. In California and across the nation, many students show up to school facing difficulties not of their own doing. Parents, for better or worse, drop their kids off at school and it becomes the school’s responsibility to address those difficulties. These problems can stem from household problems, neighborhood factors, or school-site issues. And we know that mental health is one of the major problems that hamper learning. In fact, the UCLA Center for Health Policy Research reports that in California three out of four children with mental health treatment do not receive treatment despite having health insurance.

Los Angeles Unified School District has taken steps to help address this with their almost two dozen School Mental Health Facilities and direct services provided by 300 professionals. Proposition 63, the Mental Health Services Act, has provided funding for school site Wellness Centers and Clinics. As Chair of the Assembly Select Committee on Mental and Behavior Health and Proposition 63 Implementation, I am pleased to see a new budget allocation this year for the creation of a statewide Office of School Based Health Centers. These facilities are a strong example of the kind of work that can be done when government declares a priority and takes

steps to address an issue.

Mental health dovetails into another crisis in California. The issue of homelessness is closely linked to mental illness. Officials estimate that 30-40% of the homeless in California are suffering from mental illness. The population of California represents 12% of the nation’s population, but we are home to 20% of the nation’s homeless individuals. Since we began deinstitutionalization in California, we have left some of our most vulnerable loved ones without the care that they need. The burden is then on family members who in most cases do not have the necessary resources to care for their relative in distress.

We have a significant moral obligation to care for the mentally ill and there are pressing policy challenges facing lawmakers. In 2014, a terrible incident occurred in the 54th District that I have the privilege to represent in the State Assembly. A mentally ill individual wandered onto a highway, and a California Highway Patrol officer used questionable tactics to restrain her. The incident gained national attention, with the conversation being mostly about law enforcement conduct.

Poor policy decisions have forced the responsibility of caring for those suffering from mental illness onto law enforcement and emergency rooms. Law enforcement agencies have begun creating mental health response units, sending dedicated mental health professionals alongside responding officers to individuals in distress. If we are to prevent homelessness from continuing to rise across California we must provide the resources for the behavioral interventions and therapies that will help provide pathways to heal-



Sebastian Ridley-Thomas

ing and care. My commitment to improving the mental healthcare delivery system bore Assembly Bill 1300, which seeks to require greater access to care for those on psychiatric holds. THE California Legislature enacted and the Governor signed the Lanterman-Petris-Short Act (LPS) some 49 years ago. LPS was intended to end inappropriate and involuntary commitment to mental institutions while safeguarding individual rights. LPS requires individuals having a mental health crisis to be taken to a designated hospital that is equipped to properly diagnose and treat. Since 1995, California’s number of designated facilities has dropped from 181 to 138 while the number of designated psychiatric beds has dropped by 2,673. The state’s population has grown by 20% in this time, leading to excessive overcrowding of the state’s psychiatric beds.

AB 1300 would require all emergency rooms to accept patients on psychiatric holds. This would allow emergency room caregivers to expedite treatment and work more closely with the psychiatric care system. AB 1300 makes it possible for ER physicians to significantly impact community-based health care while still providing the best possible service for those in distress.

Legislative changes in the area of mental health are not easy. They are expensive and require building broad coalitions. Mental health champion, former Senate President pro-Tempore and Sacramento Mayor-Elect Darrell Steinberg’s work in the Legislature made significant strides to end stigma in mental health policy. His Mental Health Services Act has

worked to provide mental health care to millions of Californians and reduced the number of arrests and hospitalizations for those suffering from mental illness. It is in this tradition that we continue to push for dedicated homeless services revenue in California as well as reforming, modernizing, and improving our mental health delivery system. One such improvement is AB 1300.

The time to act is now. We risk stunting the growth of California’s economy if we continue to neglect mental health services and place an undue burden on law enforcement, educators, and emergency rooms. Let us hope that #BetterMentalHealth becomes a priority in California through agile policy, collaborative partnerships and strategic investment.”

Assemblymember Sebastian Ridley-Thomas (D-Culver City) represents the 54th Assembly District, which includes Culver City, Ladera Heights and Baldwin Hills.



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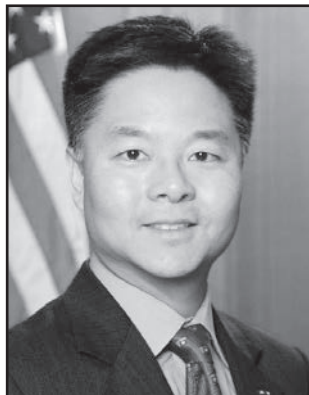
2015 by then Mayor and Councilmember Julian Gold as an ad hoc committee with the objective of creating a forum for residents and business people to provide ideas to move Beverly Hills forward into the future.

To learn more about Next Beverly Hills or for more details on Next Night, visit [www.nextbevhill.com](http://www.nextbevhill.com).

### Lieu supports closing Santa Monica Airport

Congressman Ted W. Lieu (D | Los Angeles County) issued the following statement in response to the Santa Monica City Council’s adoption of a resolution

to close the Santa Monica Airport as soon as legally permitted. The resolution also calls for the adoption of a policy to establish exclusive public proprietary Fixed Based Operations (FBO) Services. The measure was passed by the City Council on Tuesday, August 23, 2016.



Ted Lieu

“For years the City of Santa Monica has been dragged into administrative and legal proceedings by the FAA, so I am delighted that with this resolution they have now taken the airport’s destiny into their own hands. Closing the airport is based on the

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City of Santa Monica's local control and property rights. I whole-heartedly stand behind the residents of the City of Santa Monica and the City Council as they take significant steps to close the airport."

--Briefs compiled by Madelyn Pariser

### BHHS to open football season Friday night

Beverly High is scheduled to open its 90th football season Friday night by playing at Oak Park with Steve Geanakos making his debut as the Normans coach. The opening kickoff is set for 7 p.m.

Geanakos succeeds Charlie Stansbury, who resigned after three seasons because his wife got a job with San Luis Obispo County's government.

Geanakos coached the team's running backs, linebackers, and special teams last season when it was 1-9 for the second consecutive season and failed to win more than two games for the fifth consecutive season.

Geanakos coached football, basketball

and softball at Trinity High School in Weaverville in Northern California from 2000-2008. He also coached and taught at Summerville Union High School in Tuolumne in Central California from 1998-2000 and at Atascadero High School from 1992-98.

The Normans have lost five consecutive season openers and eight of their last nine, including a 40-6 loss to Oak Park last season.

The high school football website calpreps.com projects a 2-8 record for Beverly Hills. It correctly projected the team's 1-9 record in 2015.

The Eagles also have a different coach from last season. Casey Webb replaced Tim Kenney, who resigned after two seasons to accept teaching and coaching positions at Rocklin High School in the Sacramento area.

Webb was offensive coordinator in 2015 when Oak Park was 7-4 after going 0-10 in 2014.

--Sports compiled by Steven Herbert



(Left to right): Maurice Hill, Class of 1972; Brad Turell, Class of 1975; and Emery Hill, Class of 1974.

### Alumni travel to Palm Springs for golf tournament

Sixteen players participated in Beverly High Alumni Golf Tournament in Palm Springs. Event organizer Michael Suter called the event a success because "it brought Normans together for new fun times and everyone [wanted] to do it again."

## 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.

SHANNON, FRANK MICHAEL, 50, of National City arrested on 8/15/2016 for outside misdemeanor warrant.

SINATRA, FRANK JOSHEPH, 61, of Los Angeles arrested on 8/15/2016 for possession of drug paraphernalia.

AKINTONA, MUSTAPHA AKINKUNLE, 38, of Beverly Hills arrested on 8/16/2016 for BHPD bench warrant misdemeanor.

MARCHESE, TAMMI W, 45, of Beverly Hills arrested on 8/16/2016 for resisting or obstructing public officer and arson.

BROWN, DENZEL LAMOAN, 23, of Long Beach arrested on 8/16/2016 for criminal conspiracy, burglary – commercial and possession of burglary tools.

PRINCE, DAVON TERREL, 21, of Bell Flower arrested on 8/16/2016 for criminal conspiracy, burglary – commercial, false ID to police officer and possession of burglary tools.

PERALTA, JIMMY FRANK, 34, of Brooklyn, NY arrested on 8/16/2016 for public intoxication.

KOSIER, GARY SHAWN, 50, of West Hollywood arrested on 8/17/2016 for public intoxication and resists, delays or obstructs any public officer.

SWENDENBURG, VIVIAN HARTWELL, 37, arrested on 8/17/2016 for grand theft.

GRIJALVA, CONSTANTINO, 51, of Los Angeles arrested on 8/17/2016 for driver unlicensed upon highway and DUI causing injury – driving with blood alcohol 0.08 or more.

POLAK, JONATHAN G, 47, of Indianapolis, IN arrested on 8/17/2016 for driving under influence of alcohol.

GOODMAN, ALEXANDER, 32, of Los Angeles arrested on 8/18/2016 for burglary – shoplifting and possession of controlled substance without prescription.

WESTBROOKS, AMBER DEVON, 25, of Las Vegas, NV arrested on 8/18/2016 for loaded firearm in public person or vehicle, burglary – commercial, grand theft and robbery.

WILLIAMS, DEMARTEL DAJON, 26, of Barstow arrested on 8/18/2016 for grand theft, parole violation and robbery.

NADOLNY, DANIELLE MARIE, 33, of Woodland Hills arrested on 8/18/2016 for driving under influence of alcohol.

## crimeblotter

Source: BHPD  
Addresses indicated are block numbers

BURGLARY at 700 N Rodeo Dr. on 8/16/2016; Loss: \$3,500

BURGLARY at 9300 Olympic Blvd. on 8/17/2016; Loss: \$3,600

BURGLARY at 400 N Bedford Dr. on 8/18/2016; Loss \$195

BURGLARY at 200 N Crescent Dr. on 8/11/2016; Loss \$0

BURGLARY at 200 N Crescent Dr. on 8/11/2016

BURGLARY at 300 N Beverly Dr. on 8/19/2016; Loss \$2,100

BURGLARY at 9700 Wilshire Blvd. on 8/19/2016; Loss \$2,100

BURGLARY at 9100 Beverly Blvd. on 8/19/2016

IDENTITY THEFT at 200 S La Cienega Blvd. on 8/01/2016

IDENTITY THEFT at 100 N Swall Dr. on 8/08/2016

IDENTITY THEFT at 400 N Roxbury Dr. on 8/16/2016

IDENTITY THEFT at 700 N Rexford Dr.

on 8/08/2016

IDENTITY THEFT at 400 N Rexford Dr. on 8/14/2016

IDENTITY THEFT at 100 S Maple Dr. on 11/21/2011

IDENTITY THEFT at 600 N Rexford Dr. on 6/29/2016

IDENTITY THEFT at 9400 Wilshire Blvd. on 7/06/2016

IDENTITY THEFT at Crescent Dr. / Wilshire Blvd. on 3/13/2016

IDENTITY THEFT at 200 S Robertson Blvd. on 8/18/2016

IDENTITY THEFT at 200 N Crescent Dr. on 8/20/2016

ROBBERY at 300 N Beverly Dr. on 8/18/2016; Loss: \$4,586

THEFT/ GRAND at 400 N Rodeo Dr. on 8/13/2016; Loss: \$2,095

THEFT/ GRAND at 200 N Rodeo Dr. on 8/15/2016; Loss: \$4,300

THEFT/ GRAND at 600 Alta Dr. on 4/01/2016; Loss: \$33,250

THEFT/ GRAND at 9500 Wilshire Blvd. on 8/17/2016; Loss: \$1,290

THEFT/ GRAND at 9500 Wilshire Blvd.

blotter cont. on page 9



# coverstory

## ONE BEVERLY HILLS APPEARS AT PLANNING COMMISSION

Commissioners ask Wanda Group to return on Sept. 19 for more deliberation

By Madelyn Pariser

After several months of planning, property developer Wanda Group presented the proposed plans for One Beverly Hills to the Planning Commission during last Tuesday's meeting.

Prior to Tuesday's meeting, the development proposed for 9900 Wilshire was approved in 2008 for 235 residential units and over 15,000 square feet of commercial building. The group has modified the original plan to convert excess condo and retail space into a 134 room luxury hotel.

A supplemental environment impact report was conducted by the developers in preparation for Tuesday's meeting. The Commissioners unanimously agreed the SEIR was sufficient and did not ask for the creation of



***"The incredible amount of work [city staff] has put into this, and through their efforts and also feedback we've received from the community, the project has vastly improved, and I think through what is a very transparent process, there is a wealth of information that we sincerely believe answers all the questions that may exist."***

**– Athens Group COO  
Jay Newman**

a new environment impact report. However, Commissioners raised several concerns mainly dealing with traffic and parking.

"I have a hard time with the 15 percent reduction in parking," said Commissioner Alan Robert Block. "Particularly I, in light of the fact that the approved project had 188 bonus parking spaces, think that those bonus parking spaces should remain intact."

Oasis West Realty President Ted Kahan referenced the 38 public hearings that took place



Proposed One Beverly Hills project

in 2008 to ensure the two projects of Beverly Hilton and then 9900 Wilshire would not conflict with each other.

"In 2008, it was understood that nothing would be approved that would undermine the value and contribution of the Beverly Hilton to the City of Beverly Hills," Kahan said. "And so it should remain."

The Belvedere Hotel Partnership, also known as The Peninsula, spoke in opposition of the proposed changes for One Beverly Hills. Attorney John Peterson requested the Wanda Group conduct a new EIR.

A letter written to the Commissioners on behalf of the Hotel Partnership noted that 42 residential units will be removed to build the luxury hotel, stating "in any other situation there is no question a new EIR would be required."

A handful of residents expressed concerns in writing with the proposed changes to the development. Lois Hirt

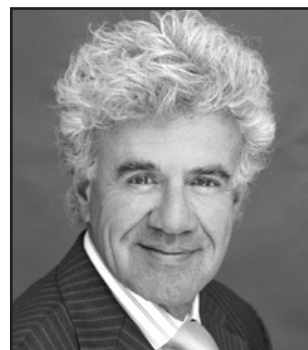
wrote to the Commission to oppose the introduction of the hotel because she believes tourists will disregard the current state of California's drought and will not be mindful of how much water they use at the hotel. She was weary of the area becoming a "hotel row" and causing an increase in traffic.

The Wanda Group emphasized the merits of the project before the Commission. Athens Group COO Jay Newman was proud to be presenting before the commission after working with the city staff for over a year.

Based on community feedback, the Wanda developers felt "the public's enjoyment of the property will be greatly enhanced by adding the hotel" because of the additional amenities like outdoor gardens and food and beverage facilities.

"The incredible amount of work [city staff] has put into this, and through their efforts and also feedback we've received from the community, the project has vastly improved," Newman said. "And I think through what is a very transparent process, there is a wealth of information that we sincerely believe answers all the questions that may exist."

The Commission agreed to hold a follow up meeting centered on traffic and parking issues on Sept. 19.



Alan Robert Block

blotter cont. from page 8

on 8/08/2016; Loss: \$2,090

THEFT/ GRAND at 100 N Arnaz Dr. on 8/18/2016; Loss: \$3,000

THEFT/ GRAND at 1100 Pine Dr. on 8/20/2016; Loss: \$3,200

ASSAULT at 400 N Rodeo Dr. on 8/01/2016

ASSAULT at N Doheny Dr. / Carmelita Ave. on 8/03/2016

ASSAULT at N Santa Monica Blvd. / N Roxbury Blvd. on 8/07/2016

BURGLARY at 9800 S Santa Monica Blvd. on 8/01/2016

BURGLARY at 200 S Doheny Dr. on 8/01/2016; Lost: \$1,020

BURGLARY at 200 S Doheny Dr. on 8/01/2016; Lost: \$300

BURGLARY at 9000 Wilshire Blvd. on 8/02/2016

BURGLARY at 100 San Vicente Blvd. on 8/03/2016; Lost: \$500

BURGLARY at 9800 Wilshire Blvd. on 8/04/2016

BURGLARY at 9800 Wilshire Blvd. on 8/04/2016; Lost: \$1,000

BURGLARY at 400 Shirley Pl. on 8/05/2016

BURGLARY at 100 N Gale Dr. on 8/05/2016; Lost: \$800

BURGLARY at 200 N Crescent Dr. on 8/04/2016; Lost: \$30

BURGLARY at 300 N Canon Dr. on

8/07/2016; Lost \$104

BURGLARY at 1100 San Ysidro Dr. on 8/07/2016

IDENTITY THEFT at 400 S Palm Dr. on 8/04/2016

IDENTITY THEFT at 700 N Palm Dr. on 7/23/2016

IDENTITY THEFT at 600 Alpine Dr. on 4/01/2016

IDENTITY THEFT at 1000 Ridgedale Dr. on 6/05/2016

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FICTITIOUS BUSINESS NAME STATEMENT: 2016169461. The following person(s) is/are doing business as: HOPE LOAN. HOPELOAN. 15821 Ventura Blvd Suite 280, Encino, CA 91436. WHEELS FINANCIAL GROUP, LLC. 15821 Ventura Blvd Suite 280, Encino, CA 91436. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Hugo Dooner, Manager. This statement is filed with the County Clerk of Los Angeles County on: 07/07/2016. 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) 8/4/16, 8/11/16, 8/18/16, 8/25/16 2458

FICTITIOUS BUSINESS NAME STATEMENT: 2016169393. The following person(s) is/are doing business as: THE BUSINESS CARETAKER. 9903 Santa Monica Blvd #302, Beverly Hills, CA 90212. BUSINESS CARETAKER, INC. 9903 Santa Monica Blvd #302, Beverly Hills, CA 90212. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/2016. Signed: Taunee English, President. This statement is filed with the County Clerk of Los Angeles County on: 07/18/2016. 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) 8/4/16, 8/11/16, 8/18/16, 8/25/16 2459

FICTITIOUS BUSINESS NAME STATEMENT: 2016185740. The following person(s) is/are doing business as: LEVTEN RECORDING. 8950 West Olympic

Bld. #427, Beverly Hills, CA 90211. SHMUEL LEVY. 1768 Wooster St. Los Angeles, CA 90035. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/25/2016. Signed: Shmuel Levy, Owner. This statement is filed with the County Clerk of Los Angeles County on: 07/25/2016. 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) 8/4/16, 8/11/16, 8/18/16, 8/25/16 2459

FICTITIOUS BUSINESS NAME STATEMENT: 2016190391. The following person(s) is/are doing business as: SUPREME METAL POLISHING. 7832 Alabama Ave. #7. Canoga Park, CA 91304. CRISTOBAL GARCIA. 7832 Alabama Ave. #7. Canoga Park, CA 91304. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Cristobal Garcia, Owner. This statement is filed with the County Clerk of Los Angeles County on: 07/29/2016. 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) 8/4/16, 8/11/16, 8/18/16, 8/25/16 2460

FICTITIOUS BUSINESS NAME STATEMENT: 2016190390. The following person(s) is/are doing business as: THE LEAN MEAN CLEANING TEAM. 12606 Matteson Ave. Los Angeles, CA 90066. ALEJANDRO AGUILAR. 12606 Matteson Ave. Los Angeles, CA 90066. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Alejandro Aguilar, Owner. This statement is filed with the County Clerk of Los Angeles County on: 07/29/2016. 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) 8/4/16, 8/11/16, 8/18/16, 8/25/16 2461

FICTITIOUS BUSINESS NAME STATEMENT: 2016190396. The following person(s) is/are doing business as: ARTUR MNATSAKANYAN SVS. 9005 Beckett St. Sunland, CA 91040. ARTUR MNATSAKANYAN. 9005 Beckett St. Sunland, CA 91040. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2012. Signed: Artur Mnatsakanyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 07/29/2016. 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) 8/4/16, 8/11/16, 8/18/16, 8/25/16 2462

FICTITIOUS BUSINESS NAME STATEMENT: 2016190394. The following person(s) is/are doing business as: PARKVIEW SMOKE SHOP. 2426 West 8th Street. Los Angeles, CA 90057. HASMIK HOVHANISSYAN. 2426 West 8th Street. Los Angeles, CA 90057. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Hasmik Hovhanissyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 07/29/2016. 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 state-

ment 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) 8/4/16, 8/11/16, 8/18/16, 8/25/16 2463

FICTITIOUS BUSINESS NAME STATEMENT: 2016188898. The following person(s) is/are doing business as: MARLEON. 7654 Laurel Canyon Blvd. North Hollywood, CA 91605. MARK THOMAS. 7654 Laurel Canyon Blvd. North Hollywood, CA 91605. JOSEPH GARRISON. 218 Lawrence Lane. Brentwood, CA 94513. This business is conducted by: Co-partners. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Mark Thomas, Owner/Partner. This statement is filed with the County Clerk of Los Angeles County on: 07/28/2016. 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) 8/4/16, 8/11/16, 8/18/16, 8/25/16 2464

FICTITIOUS BUSINESS NAME STATEMENT: 2016188905. The following person(s) is/are doing business as: LEMONTE JOSEPH. 7654 Laurel Canyon Blvd. North Hollywood, CA 91605. JOSEPH GARRISON. 218 Lawrence Lane. Brentwood, CA 94513. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Joseph Garrison, Owner. This statement is filed with the County Clerk of Los Angeles County on: 07/28/2016. 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) 8/4/16, 8/11/16, 8/18/16, 8/25/16 2465

FICTITIOUS BUSINESS NAME STATEMENT: 2016189882. The following person(s) is/are doing business as: QUICK LASER FIX JEWELRY & WATCH REPAIR. 10326 Sophia Ave. Granada Hills, CA 91344. OAKS LASER FIX JEWELRY & WATCHES INC. 10326 Sophia Ave. Granada Hills, CA 91344. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Kevorik Boghosian, President, Oaks Laser Fix Jewelry & Watches Inc. This statement is filed with the County Clerk of Los Angeles County on: 07/29/2016. 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) 8/4/16, 8/11/16, 8/18/16, 8/25/16 2466

FICTITIOUS BUSINESS NAME STATEMENT: 2016188214. The following person(s) is/are doing business as: UNI MARKETING; BEST QUALITY ASSURANCE SERVICES. 6318 Coldwater Canyon Ave. #6. North Hollywood, CA 91606. ROBERT PETROSYAN. 6318 Coldwater Canyon Ave. #6. North Hollywood, CA 91606. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 1/2/2015. Signed: Robert Petrosyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 07/27/2016. 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) 8/4/16, 8/11/16, 8/18/16, 8/25/16 2467

FICTITIOUS BUSINESS NAME STATEMENT: 2016186101. The following person(s) is/are doing business as: ONE THOUSAND ONE NIGHTS LAYLA. 7823 White Oak Ave. Reseda, CA 91335. LEILA GRISSEL NADER. 15835 Vanover St. Apt 116. Van Nuys, CA 91406. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Leila Grisel Nader, Owner. This statement is filed with the County Clerk of Los Angeles County on: 07/26/2016. 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) 8/4/16, 8/11/16, 8/18/16, 8/25/16 2468

FICTITIOUS BUSINESS NAME STATEMENT: 2016186099. The following person(s) is/are doing business as: SOHH ARCHITECT. 6645 Woodman Ave #101. Van Nuys, CA 91401. SHOCHIK BADALYAN. 6645 Woodman Ave #101. Van Nuys, CA 91401. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2010. Signed: Shoghik Badalyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 07/26/2016. 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) 8/4/16, 8/11/16, 8/18/16, 8/25/16 2469

FICTITIOUS BUSINESS NAME STATEMENT: 2016186097. The following person(s) is/are doing business as: ROYAL DENTAL LAB. 8360 Glencrest Dr. Sun Valley, CA 91352. SARKIS FNDKYAN. 8360 Glencrest Dr. Sun Valley, CA

















T. S. No: L548797 CA Unit Code: L Loan No: 8423.001/COHEN AP #1: 4340-024-107 930 N. DOHENY DRIVE, #210, WEST HOLLYWOOD, CA 90069 NOTICE OF TRUSTEE'S SALE T.D. SERVICE COMPANY, as duly appointed Trustee under the following described Deed of Trust WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (in the forms which are lawful tender in the United States) and/or the cashier's, certified or other checks specified in Civil Code Section 2924h (payable in full at the time of sale to T.D. Service Company) all right, title and interest conveyed to and now held by it under said Deed of Trust in the property hereinafter described: Trustor: EBRAHIM COHEN, DEBORAH SUZANNE COHEN Recorded May 16, 2014 as Instr. No. 20140511628 in Book --- Page --- of Official Records in the office of the Recorder of LOS ANGELES County; CALIFORNIA, pursuant to the Notice of Default and Election to Sell thereunder recorded May 12, 2016 as Instr. No. 20160541577 in Book --- Page --- of Official Records in the office of the Recorder of LOS ANGELES County CALIFORNIA. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED APRIL 29, 2014. 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. 930 N. DOHENY DRIVE, #210, WEST HOLLYWOOD, CA 90069 (If a street address or common designation of property is shown above, no warranty is given as to its completeness or correctness.) Said Sale of property will be made in "as is" condition without covenant or warranty, express 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 as in said note provided, 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. Said sale will be held on: SEPTEMBER 14, 2016, AT 10:30 A.M. \*NEAR THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA POMONA, CA 91766 At the time of the initial publication of this notice, the total amount of the unpaid balance of the obligation secured by the above described Deed of Trust and estimated costs, expenses, and advances is \$158,541.05. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (888) 988-6736 or visit this Internet Web site: salestrack.tdsf.com, using the file number assigned to this case L548797 L. 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. 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 monies paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: August 18, 2016 T.D. SERVICE COMPANY as said Trustee CRYSTAL ESPINOZA, ASSISTANT SECRETARY T.D. SERVICE COMPANY 4000 W. Metropolitan Drive, Suite 400 Orange, CA 92868-0000 The

Beneficiary may be attempting to collect a debt and any information obtained may be used for that purpose. If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number(s) on the day before the sale: (888) 988-6736 or you may access sales information at salestrack.tdsf.com, TAC# 1960 PUB: 08/25/16, 09/01/16, 09/08/16

**NOTICE OF PETITION TO ADMINISTER ES-TATE OF KEITH HEFNER**  
Case No. 16STPB03440

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of KEITH HEFNER

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

THE PETITION FOR PROBATE requests that Ian Farrington 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 on Sept. 19, 2016 at 8:30 AM in Dept. No. 67 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:  
AMY OSRAN JACOBS ESQ  
SBN 109786  
GLASSMAN BROWNING SALTSMAN  
& JACOBS INC  
360 N BEDFORD DR  
STE 204  
BEVERLY HILLS CA 90210-5157  
CN928323 HEFNER Aug 25, Sep 1,8, 2016

FILE NO. 2016 207333  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: LAVANDERIA DEL MAR, 3809 E. CESAR CHAVEZ AVE, LOS ANGELES, CA 90063; MAILING ADDRESS: 2629 FOOTHILL BLVD, #222, LA CRESCENTA, CA 91214 county of: LOS ANGELES.  
AI #ON: C3617046  
Registered Owner(s): G2 BUSINESS GROUP INC, [CALIFORNIA], 2629 FOOTHILL BLVD #222, LA CRESCENTA, CA 91214. 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/ G2 BUSINESS GROUP INC BY: FRED O. GREGORIAN, PRESIDENT  
This statement was filed with the County Clerk of LOS ANGELES County on AUGUST 18, 2016 expires on AUGUST 18, 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).  
LA1695254 BEVERLY HILLS WEEKLY 8/25 9/1,8,15 2016



COUNTY OF LOS ANGELES  
TREASURER AND  
TAX COLLECTOR

NOTICE OF  
DATED PUBLICATION OF THE PROPERTY  
TAX-DEFAULT LIST  
(DELINQUENT LIST)  
Made pursuant to Section 3371, Revenue and Taxation Code

Pursuant to Revenue and Taxation Code Sections 3381 through 3385, the Notice of Power to Sell Tax Defaulted Property in and for Los Angeles County, State of California, has been divided and distributed to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

I, Joseph Kelly, County of Los Angeles Tax Collector, State of California, certify that:

Notice is hereby given that the real properties listed below were declared to be in tax default at 12:01 a.m. on July 1, 2014, by operation of law. The declaration of default was due to non-payment of the total amount due for the taxes, assessments, and other charges levied in the 2013-14 Tax Year that were a lien on the listed real property. Non-residential commercial property and property upon which there is a recorded nuisance abatement lien shall be Subject to the Tax Collector's Power to Sell after three years of defaulted taxes. Therefore, if the 2013-14 taxes remain defaulted after June 30, 2017, the property will become Subject to the Tax Collector's Power to Sell and eligible for sale at the County's public auction in 2018. All other property that has defaulted taxes after June 30, 2019, will become Subject to the Tax Collector's Power to Sell and eligible for sale at the County's public auction in 2020. The name of the assessee and the total tax, which was due on June 30, 2014, for the 2013-14 Tax Year, is shown opposite the parcel number. Tax-defaulted real property may be redeemed by payment of all unpaid taxes and assessments, together with the additional penalties and fees as prescribed by law, or it may be paid under an installment plan of redemption if initiated prior to the property becoming subject to the Tax Collector's power to sell.

All information concerning redemption of tax-defaulted property will be furnished, upon request, by Joseph Kelly, Treasurer and Tax Collector at 225 North Hill Street, Los Angeles, California 90012, 1 (888) 807-2111 or 1 (213) 974-2111.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on August 19, 2016.

JOSEPH KELLY  
TREASURER AND TAX COLLECTOR  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

Assessee/taxpayers, who have disposed of real property after January 1, 2013, may find their names listed because a change in ownership has not been reflected yet on the assessment roll.

ASSESSOR'S IDENTIFICATION NUMBERING SYSTEM EXPLANATION

The Assessor's Parcel Number (APN), when used to describe property in this list, refers to the

Assessor's map book, the map page, the block on the map (if applicable), and the individual parcel on the map page or in the block. The Assessor's maps and further explanation of the parcel numbering system are available at the Office of the Assessor.

The following property tax defaulted on July 1, 2014, for the taxes, assessments, and other charges for the fiscal year 2013-14:

LISTED BELOW ARE PROPERTIES THAT DEFAULTED IN 2014 FOR TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2013-2014. AMOUNT OF DELINQUENCY AS OF THIS PUBLICATION IS LISTED BELOW.  
4392-020-081 \$227.22  
ATIGHEHCHI,GHOLAM H AND FARIBA SITUS 214 N ELM DR BEVERLY HILLS CA 90210-4914 4342-026-008 \$11,988.41  
BEVERLY HILLBILLYS LLC 4385-010-017 \$14,183.49  
BRESSAN,ENRICO CO TR BRESSAN AND TAHMINEH TRUST SITUS 2941 HUTTON DR LOS ANGELES CA 90210-1104 4385-017-001 \$28,299.94  
DISTELHORST,DERWIN AND DISTELHORST,DERRIK SITUS 2199 SUMMITRIDGE DR LOS ANGELES CA 90210-1523 4384-031-010 \$15,682.14  
ERIEG,KIMBERLY SITUS 8712 GREGORY WAY NO 205 LOS ANGELES CA 90035-1748 4333-014-047/S2012-010/S2013-010 \$19,761.36  
HARPSTREITH,JAMES L SITUS 2709 BENEDICT CANYON DR LOS ANGELES CA 90210-1024 4382-020-001 \$29,484.52  
JIN,JEAN T AND GREGORY,TAN SIN OON SITUS 225 HAMILTON DR 307 BEVERLY HILLS CA 90211-3448 4333-028-042 \$43,880.47  
JPZ HOLDINGS-LLC SITUS 9141 LEANDER PL LOS ANGELES CA 90210-1838 4388-018-018 \$54,696.39  
KENNEDY,GAIL SITUS 2724 N BEVERLY GLEN BLVD LOS ANGELES CA 90077-2526 4382-029-015 \$12,268.62  
LIEBKE,JOE TR WEST OLYMPIC BOULEVARD TRUST SITUS 8653 W OLYMPIC BLVD LOS ANGELES CA 90035-1916 4333-021-001/S2012-010 \$100.46  
NIKNEJAD,MOHAMMAD R AND MOAREFI,FERESHTEH SITUS 320 N MAPLE DR NO 601 BEVERLY HILLS CA 90210-3808 4342-004-077 \$137.06  
POLYCOMP TRUST CO CSTDN ET AL FBO DIANA PEIKERT AND CARDONA,W TR CARDONA TRUST SITUS 1551 N SUMMITRIDGE DRIVE LOS ANGELES CA 90210 4355-005-015/S2012-020/S2013-010 \$94,617.08  
RUDEN,S JULIAN AND ELMA O SITUS 1101 REXFORD DR NO 103 LOS ANGELES CA 90035-1239 4330-032-033 \$12,199.60  
SALIMPOUR,AMIR SITUS 2350 BENEDICT CANYON DR LOS ANGELES CA 90210-1409 4383-003-004 \$74,071.32  
SERENA DEVELOPMENT LLC SITUS 340 S REEVES DR BEVERLY HILLS CA 90212-4513 4331-005-027 \$13,326.74  
SHIRIN APARTMENTS LLC SITUS 260 S REXFORD DR BEVERLY HILLS CA 90212-4009 4331-014-022 \$8,852.15  
SYNERGY PORTFOLIO MANAGEMENT LLC SITUS 2752 ELLISON DR BEVERLY HILLS CA 90210-1208 4385-015-007 \$60,028.73  
WEISSTEIN,BEATRICE A TR BEATRICE A WEISSTEIN TRUST SITUS 610 TRENTON DR BEVERLY HILLS CA 90210-3103 4345-019-026 \$403.32  
1 VALLEY VIEW LLC 4383-006-021 \$2,642.77  
SITUS 9845 PORTOLA DR LOS ANGELES CA 90210-1421 4383-006-022/S2013-020 \$41,759.57  
3005 BENEDICT CANYON LLC SITUS 3005 BENEDICT CANYON DR LOS ANGELES CA 90210-1030 4382-022-011/S2013-020 \$7,534.23

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Eden Memorial Park Mission Hills. Sold Out Area, Beth She'Arin. 2 Plots SIDE BY SIDE. Plot 604, Spaces A & B. Flat Area & close to Sanctuary. Includes Opening & Closing for 2. 2 Concrete sectional vaults. Labor for 2 and 2 vases. Retail value of each plot is \$12,500. Extras valued at \$4,950. Total retail cost from Eden \$29,950 Asking \$23,950. OBO Endowment and Transfer fees Included. Call Marc @ (818) 366-7882

Eden Memorial Park. Court of Eternal Light. Sold Out Area. Plot 1470, Space A. \$9,500 obo. Endowment and Transfer Fees Included. Call (805) 496-0788

Eden Memorial Sold Out Section. Mount of Olive, Plot 621, Row H on a hill under a tree. \$6900. Call Betty (818) 881-2511.

**FOREST LAWN - GLENDALE.** Wee Kirk Churchyard. Gorgeous view and peaceful location. 4 plots in 1 lot. \$5,000 per plot. Call Sue (818)265-9883.

Hillside Cemetery Plot For Sale - prime location: Canaan Block 21 Plot 358 Space 2 \$19,995 (includes property, endowment, and transfer fee) Call Ken at 310-948-6243

Hillside Memorial Park. Court of the Books. Sold out Section. 2 Crypts, side by side. 707-708. \$9500 OBO (both). Call Sid (310) 821-5689

Hillside Memorial. 2 Plots side by side. Acacia Block 7. Plot 235, Spaces 6 and 7. \$20,000 per plot, \$40,000 for two together. Endowment and Transfer Fees Included. Call or Text (424) 259-3277 Jsnap28@gmail.com

Hillside Memorial. Garden of Rebecca. Block 33, Plot 191. Double Space. Space 7 A & B. Asking Price \$21,500 obo. Call (562) 715-2889

Mt. Sinai Hollywood Hills. Beautiful Location, a RARE find in a Sold Out Section. Double Wall Crypt 211-F, Elevation 29. Main Level. Garden of Heritage. Capacity 56HC-2 (Horizontal Companion). \$18,000 (negotiable). Transfer Fees Included. Call Richard (818) 307-5174

Mt. Sinai Memorial Park Hollywood Hills. Garden of Shemot 5. Lot 1180, Space 2. Up at the top on a hill by shade trees. Beautiful spot, valley view. Very few left. ASKING PRICE REDUCED \$15,000 obo. Call 949-378-9800 sgold92706@aol.com

Mount Sinai, Hollywood Hills. Most desirable location, sold out area, Gardens of Moriah, Map 13, Lot 2452, Space 1. REDUCED Price: \$19,250, includes all fees. Call (310) 650-5510

Mt. Sinai Hollywood Hills. Section: Canaan. Lot: 2587 Spaces 1 and 2. Plots have a Great View and Prime Property. Will only be sold as a "pair" \$45,500 for both plots or OBO. Transfer fees and endowment care included. Call (702) 243-2920

**ROSE HILLS MEMORIAL PARK** - One lot, Arbor Lawn, Grave 3 Plot 825, \$9,000 or best offer. 218-393-4502

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## 801-FINANCIAL SERVICES

**SOCIAL SECURITY DISABILITY BENEFITS.** Unable to work? Denied benefits? We Can Help! WIN or Pay Nothing! Contact Bill Gordon & Associates at 1-800-966-1904 to start your application today! (Cal-SCAN)

Sell your structured settlement or annuity payments for CASH NOW. You don't have to wait for your future payments any longer! Call 1-800-673-5926 (Cal-SCAN)

## 809-INSURANCE/HEALTH

Lowest Prices on Health & Dental Insurance. We have the best rates from top companies! Call Now! 888-989-4807. (CalSCAN)

**SAVE HUNDREDS ON INSURANCE COSTS!** We Offer \* Automobile \* Business Auto \* Business Insurance \* Homeowners \* Bonds \* Motorcycle \* Recreational Vehicle \* Renters \* Workman's Comp. CALL for a no obligation quote Call 800 982 4350 Lic # 0K48138 (CalSCAN)

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**WANTED!** Old Porsche 356/911/912 for restoration by hobbyist 19481973 Only. Any condition, top \$ paid 707 965-9546 (CalSCAN)

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Got an older car, boat or RV? Do the humane thing. Donate it to the Humane Society. Call 1-800-743-1482 (Cal-SCAN)

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# Hotel rooms generate the best kind of revenue for the City

*Hotel taxes paid by guests stay in Beverly Hills and cannot be taken by the State.*



Since 1991, only 201 new hotel rooms have been built in Beverly Hills. The new Waldorf-Astoria replaces the same number of rooms being eliminated by the Beverly Hilton.

CBRE Hotels, the preferred hospitality consulting company for all Beverly Hills luxury hotels, analyzed the Beverly Hills hotel market. The 2016 CBRE Hotel Market Analysis concluded: One Beverly Hills “will not impact the Beverly Hills Luxury hotel market” as there is “significant unsatisfied demand.”<sup>1</sup>

The CBRE study also determined that the 134-room boutique luxury hotel at One Beverly Hills will generate at least \$8.7 million a year in new revenue to the City at hotel stabilization.<sup>2</sup>

One Beverly Hills will help satisfy this pent-up hotel demand and will generate vital new revenue for our City.

This new revenue will support our vital city services including Police, Fire and Paramedics.

<sup>1</sup>Analysis of the Fiscal Impact of the Proposed One Beverly Hills (Formerly 9900 Wilshire Boulevard Development to the City of Beverly Hills) – Page 3 and Page 19

<sup>2</sup>CBRE Hotels Hotel Market Analysis - Beverly Hills, California, pg. 2

## One Beverly Hills

[www.OneBeverlyHills.com](http://www.OneBeverlyHills.com)

For more information or to join us for a presentation, please call  
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