

# Beverly Hills Weekly

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SERVING BEVERLY HILLS • BEVERLYWOOD • LOS ANGELES

Issue 906 • February 9, 2017 - February 15, 2017

## Landlords Fight Back



Renters and property owners at odds over  
new changes to tenant/ landlord code

## Lago Vista Showdown



Neighbors mobilize against Hillside  
construction of proposed mansion

briefs • Council approves urgency ordinance to regulate rent increases Page 3  
 briefs • Rec & Parks Commission seeks feed-back on new community dog park Page 5  
 sports • BHHS boys' basketball team dedicates Hawthorne O'Neil City Page 7

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# Beverly Hills Weekly

ISSUE 906 • February 2, 2017 - February 8, 2017

## Protecting the Homeland



The Weekly's exclusive interview with former Deputy Secretary of Homeland Security Alejandro Mayorkas

cover story • page 6

## 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](mailto:editor@bhweekly.com)



## SNAPSHOT



### NORMAN ALL-STARS NORTH CLARK DRIVE

Buster Mann '59, Phil Swartz '67, Wendy Goldberg '57, John Mirisch '81, Bob Ward '47 (posthumous), Peter Micelli '90 and Keith Farrell '72 (not pictured) were inducted into the Beverly High Alumni Hall of Fame at the annual dinner held last Thursday, Feb. 2 in the Greer Social Hall. Ward's daughter Carolyn Baum, second from right, accepted the honor on her father's behalf.



BEVERLY HILLS TELEVISION

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

- Beverly Hills Municipal League Candidate Forum: February 8 at 7:00 p.m.
- Public Works Commission Meeting: February 9 at 8:00 a.m.
- Planning Commission Meeting: February 9 at 1:30 p.m.
- Beverly Hills View, Alejandro Mayorkas: February 12 at 4:30 p.m. <https://vimeo.com/201332948>
- Architectural Commission Meeting: February 15 at 1:30 p.m.
- Southwest HOA Candidate Forum: February 15 at 7:00 p.m.

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# letters & email

## An Open Letter to the BHUSD Board of Education

Like each of you I served on the School Board, for two terms, and was elected twice as President of the Board. Along with my colleagues, I made the difficult decisions that actualized our common district goals. Each of you has deliberated and made decisions as well, BUT I feel very strongly that the decision to extend your duly elected terms is NOT in your purview. An exception to the normal elected terms should be determined by the residents of the school district which you serve, not by the five individuals whose terms are affected.

I understand that Senate Bill 415 requires that city and school board elections be moved to even numbered years which align with statewide election dates to encourage voter participation. There is no pressing urgency since a plan for re-scheduling these elections must be presented to the state by January 2018 and in place by 2022.

Each of you, our current school board members, was elected to a four year term. When members take it into their

own hands to re-define the length of duly elected terms of service of office, it compromises the structure and accountability of our electoral process, establishing a questionable and self-serving precedent.

The appropriate course of action is to let each board member compete his/her term and hold an election as scheduled in November 2017 and 2019. The new terms of new board members would be for five years each. That would satisfy the law and allow the school district's residents to make that decision.

*Myra Demeter, Ph.D.*  
 Beverly Hills

## “Board of Education divided over extending their terms” [Issue #904]

Yesterday the Beverly Hills School Board passed a motion extending their own terms by a year without a vote by its constituency. The good graces of its constituents was violated without so much as a week or so of semi-public notice and virtually no public discussion.

In an email supporting voting themselves an extra year, members of the board claimed their self-extension was an important way of supporting voter turnout, continuity for the arrival of a new superintendent and saving the District money. Of course, in reality, certain school board members were saving them-

*letters cont. on page 3*

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OUR DATA SPEAKS VOLUMES



selves money in avoiding to have to fund their own campaigns, and, in what must be a terrible inconvenience: of having to engage the community for re-election to their posts. All those signs that have to be printed. Coffee that has to be shared with the parents of school children. And the debates about issues!

And as for the incoming superintendent, one can only assume he's far less happy about leading a school district that disregards true involvement with its constituency, limits important engagement with the community over important issues to less time than it takes to walk the family dog, and would rather continually crisis-manage the coming school years than lead a unified district with vision and dedication, hand in hand with stake-holders from around the city.

Last night, the school board majority's decision robbed this community of its honest, fair and planned elections that we the electorate expected this year and in 2019.

True leadership and voluntarism should never be self serving.

**Andrew Sipes  
Beverly Hills**

It was extremely painful and troubling to participate in last night's School Board session to witness our Board in action.

Howard Goldstein stated his decision to extend his term by an additional year was based on his belief it would create higher voter turn-out and ensure residents a greater voice in voting.

How ironic and totally hypocritical of Mr. Goldstein. The residents, the voters did turn out last week to voice opposition to closing Hawthorne and turned out again in person and by email to voice strong opposition to extend the term an additional year. Clearly Mr. Goldstein was not listening and had his own personal agenda to deliver.

Looks like Mr. Goldstein is so enamored with his own pomposity that he is not able to hear what the voters are saying.

The decision of THREE members, Howard Goldstein, Lisa Korbatov and Noah Margo to extend their term one year, was clearly self-serving.

All three are responsible for the financial mess the district is in and the MILLIONS OF DOLLARS LOST FIGHTING METRO.

Do we really want their lack of transparency and accountability for another year?

To the Board triplets, who dismissed us and would not acknowledge our voices, please remember the next election we will have a voice and a VOTE. And it will not be for any of you.

**Ilona Sherman  
Beverly Hills**

### “City Council approves urgency ordinance to regulate rent increases and no-

### cause evictions” [Issue #905]

I have two buildings in Beverly Hills, a seven unit and a 21 unit building.

The emergency law is very harmful to my being able to manage the buildings properly. I am a “good” landlord. I maintain the properties and don't raise rents too fast. Most of my tenants are long term and the average annual increase in their rent is between 2-4%. I've had tenants move out and then ask to come back when they find out that what I provide in housing and service and price is much better than anything else they could find. However, I need to be able to raise the rents more than 3% when necessary for two reasons:

1. The rental market moves in waves. It will allow small to no increases in some years and catch up to a steady increase in others. Right now we are in a time where rents are catching up to the market. I have tried to be kind and raise long term tenants only moderately and am trying to catch up to somewhere near market now but will not be able to do so for years under this new ceiling.

2. You put into the legislation a relocation fee for eviction without cause. However, you have not added protections for landlords for evictions with cause. Eviction of a bad tenant is very difficult. Tenants are now opting for jury trials which can raise the cost of removing a tenant to \$15,000. You can't always get a tenant out who, for example, refuses to clean their apartment and attracts roaches and spreads them to other apartments, hoards furniture and items in their apartments, is a chronic complainer sucking up 95% of the manager's time, is noisy and disruptive to other tenants, [and/ or] does not obey common courtesy to other tenants and drive's quiet tenants away.

To date, the most effective tool we've had has been patience and raising the rent according to the amount of attention a problem tenant requires. This either quells the problem or motivates the problem tenant to move. This law will make it nearly impossible for me to deal with problems in our buildings.

Please do not make these changes to the law.

**Michael Vilkin  
Beverly Hills**

### “City finalizes candidates running for City Council on March 7” [Issue #899]

Janice Parente in the *Weekly's* Letters & Email section [Issue #905] sings the praises of Nancy Krasne.

Anyone following the discussions about renters in the City would have read some more like-stories about Krasne. Like Krasne, other members of the Beverly Hills City Council are typically accessible, approachable and responsive.

Except, it is not Krasne's role to offer to pay out of the Krasne's good-will-onto-others trust fund. It might be admirable, but it is absurd for many reasons (her husband Jim surely thinks so), and defi-

nately in a properly functioning City like Beverly Hills.

We should have a one-point-of-contact for residents' and business owners' needs. This point of contact should be able to activate the various resources of the City to provide real time solutions, preventing small problems from escalating and becoming costly and long-term ones. There must be a record and aggregation of all such incidents, all available to the public, as these will evidence trends and areas that require a closer look by staff.

In short, we need to be proactive rather than reactive when it is usually too late and the landscape has already become radioactive and contaminated.

Parente's song-of-praises highlights the absence of such an “Ombudsman.” Our Councilmembers are not the permanent substitutes for a perfect Ombudsman, for one is still needed if they fail to act in the manner expected.

Our City Manager, present and past, has often fulfilled this role. Mahdi Aluzri, for instance, is always reachable, and has a practice of responding to e-mails the very same day, not a small task given the volume of such e-mails, breadth of issues and range of complexities.

But this is also not enough. The City Manager is the boss of all but two City employees (the City Clerk and City Attorney are the other two employees of the City Council). By nature of his job, he, too, should not be the acting Ombudsman or point-of-contact for residents' and busi-

ness owners' inquiries, grievances, complaints and other concerns.

There has to be a person whose job responsibilities and powers are to address external issues, brining commonsense to a government bureaucracy. This person must be working with the Council and the various commissions and side-by-side with the City Manager. That person should be both a problem solver and trouble-maker all in one.

In a city like ours, it may even be an appointed position rather than yet another “deputy city manager” highly paid position. We have an extraordinary pool of exceptional people in the City who fit the bill and can serve in such a role. Three names that immediately come to mind are Robbie Anderson, AJ Miller and Dr. Pablo Nankin, and together we can construct a respectable list of at least another dozen dedicated pillars of the community.

Until we have the right person filling this role, we will have to continue relying on the City Manager's practices or Councilmembers' random acts of kindness and hope for the best. In a properly functioning city, one that strives for excellence in all its doings and to be a shining example to others, this is insufficient.

After all, if these substitutes were optimal, utopia would reign and we will not have as many candidates for Council, wanting to change and improve things.

**Ari Bussel  
Beverly Hills**

City of Beverly Hills Community Services Department  
**SUMMER CAMPS**  
2017  
BEVERLY HILLS

Information: 310.285.6810    www.beverlyhills.org    Registration: 310.285.6850

**ONE DAY ONLY!**  
Sunday, February 26, 2017 from 9am-1pm  
Beverly Hills Farmers' Market (9300 Block of Civic Center Dr.)  
**REGISTER** and pay for any **Summer Camp** and receive a  
**\$20 discount per camp!**  
Discount only applicable for camps registered for at the event on Sunday, February 26, 2017 between 9am to 1pm. No exceptions. (Not applicable to Tennis Camp.)

# briefs

## Goldstein, Korbato and Margo vote to extend their terms

At a contentious meeting on Tuesday night, the Board of Education decided to extend their terms.

A 3-2 vote will allow the current Board members to serve an additional year, extending their terms from four years to five years. Board President Mel Spitz and Board member Isabel Hacker dissented.

The vote was in response to a new state law mandating the consolidation of local elections with statewide general elections.

Senate Bill 415, approved on Sept. 1, 2015, requires city councils and school districts to change their election dates to either the statewide primary or general election date, if the agency's voter turnout is at least 25 percent lower than its average turnout for the last four general elections.

BHUSD currently does not meet this voter threshold, according to attorney Jabari Willis who presented about SB415 at the previous meeting. Therefore, the Board was required to take action by Jan. 1, 2018. The Board was tasked with creating a resolution detailing how they plan to change their current election cycle from odd numbered years to even years before November 2022.



***“You [Lisa Korbato] do this consistently. You come in late, you’re chewing gum. Mr. Spitz, you have got to control this. And the same is true of Goldstein. He had a whole year where he could’ve done something. Why are you fellas afraid of her?”***

**–Herb Young**

Board members Howard Goldstein and Noah Margo voted for the term extension.

“Increased voter turnout and substantial savings to the district [are] the reasons that I will respectfully disagree with the opposition on this matter and hope that we can move forward amicably,” Margo said. “It’s really not going to matter, considering what’s going on in the rest of the country.”

Hacker and Spitz agreed that fiscal

responsibility should be the priority. Spitz noted that extending the terms would save an estimated \$90,000 in election costs.

“ I n December, our Chief Administrative Officer [La Tanya Kirk-Carter]

informed us that we need to cut \$5 million out of our expenditures to maintain a healthy financial condition,” Spitz said. “[This \$90,000] is less than one fifth of one percent of our budget. If it were five times bigger than this it would be one percent of our budget. If we decide to extend our terms by a year, what we will be doing is denying the voters the right to determine who will serve on this school board next year and in 2020.”

The two Board members in opposition



Howard Goldstein, Noah Margo, Isabel Hacker, Lisa Korbato, Mel Spitz, Michael Bregy, Jennifer Tedford, La Tanya Kirk-Carter

argued that all current terms should remain the same. Instead, they recommended that the board members up for election in 2017 and 2019 run with a commitment to five year terms, ending in 2022 and 2024 respectively.

Hacker also offered a second option. She suggested a friendly amendment to have an election in 2017, as planned, and reduce the newest board member’s terms by a year in order to still save money. This alternative

*briefs cont. on page 5*



**N. SANTA MONICA BLVD.  
RECONSTRUCTION**



**WEEKLY UPDATE (Subject to weather delays)**

**Advance Utility Work - Intermittent Lane Closures**  
**Work hours: Mon.-Fri., 8am-6pm and 8pm-6am. Between Rexford and Crescent drives. Pavement cutting will occur in the day and pipe/conduit installation will occur at night.**

**Construction Activity – Four Lanes Open**  
**Work hours: Mon.-Fri., 8am-6pm. Between Wilshire Blvd. and Rodeo Dr. Removal of existing curbs, sidewalks and gutters; installation of new utilities and construction of a bioswale.**

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Fund	Law Firm	Payment	Date Board Approved
Measure E	Murphy & Evertz	\$121,658.03	3-Jan.
Measure E	Murphy & Evertz	\$118,342.52	3-Jan.
Measure E	Kasowitz & Benson	\$154,044.77	30-Jan.
General Fund	Atkinson, Andelson, Loya	\$10,871.43	13-Jan.
General Fund	Atkinson, Andelson, Loya	\$203.44	19-Jan.
Measure E	Atkinson, Andelson, Loya	\$26,797.32	13-Jan.
General Fund	Atkinson, Andelson, Loya	\$6,365.63	19-Jan.
General Fund	Atkinson, Andelson, Loya	\$4,000.00	19-Jan.
General Fund	Atkinson, Andelson, Loya	\$29,375.93	19-Jan.
General Fund	Greenberg Glusker	\$19,733.40	19-Jan.
General Fund	Greenberg Glusker	\$28,260.40	3-Jan.
General Fund	Horvitz & Levy	\$75,396.65	13-Jan.
Measure E	Horvitz & Levy	\$11,554.29	13-Jan.

**Total: \$606,603.80**

Source: Feb. 7 Board of Education warrant report available on [bhUSD.org](http://bhUSD.org), click on “Board agenda online”

\*May not include all expenses, information not provided by BHUSD

### BHUSD legal fees surpass \$600,000 in less than a month\*

Beverly Hills Weekly assembled legal fees from the Feb. 7 Board of Education warrant report which indicates that the Board has spent over \$600,000 since the fees were last reported on Jan. 10.

In less than a month, the Board has spent over \$430,000 of bond monies from Measure E and upwards of \$174,000 from the General Fund.

Murphy & Evertz represented the district in the CEQA case against Metro in opposition to the Purple Line Extension project. Atkinson, Andelson, Loya, Ruud & Romo is retained for human resource and general counsel matters. Horvitz & Levy is an appellate firm retained for the Metro appeal.

During a discussion about Senate Bill 415 at Tuesday’s meeting, Board member Isabel Hacker suggested the Board focus more on cutting costs from its legal expenditures.

“It is commonly known that BHUSD spends more on legal [fees] than most districts [of its size] in the state of California,” Hacker said. “If we are to seriously have a discussion about taking control of our finances, we should begin by looking at our legal expenses and trying to find ways to reduce these.”

See SB415 story above.

briefs cont. from page 4

would have shortened the terms of Hacker, Margo and Spitz.

At the Feb. 24 meeting, Willis stated the Education Code does not permit Board members to reduce the length of their terms. However in an email obtained by the *Weekly*, County Registrar Division Manager Alex Olvera confirmed that school board members can vote to shorten their terms by one year.

“The majority of the Board is allowed, by law, to either extend or decrease the terms of those who serve by not more than 12 months per elections code 10404.5(F),” Olvera wrote. “It’s possible that your attorney interpreted this differently because it doesn’t explicitly talk about terms of office. However, all school districts, their legal counsel, LACOE and my office share the same interpretation.”

The Board received over 30 letters from residents and district stakeholders written in opposition to the term extension, two were in favor of the resolution and one was considered to be neutral. All letters were entered into the public record.

Community members such as Alma Ordaz and former Board president Myra Demeter also urged the Board to vote against a one-year term extension. BHEA President Telly Tse spoke on behalf of the union in support of the resolution.

Separate from the issue at hand, Vice President Lisa Korbatov arrived to the meeting about 20 minutes late and appeared to be texting on her cell phone.



(Left to right, top row): Michael Huang, Brian Yoon, Kinsey Hogan, Alexander Andrews, Spencer Edelman, Sydney Fogelman, Meltem Su, Mia Grossman, Charlene Kay, Rebecca Newman, Hila Gelfer Seth Pizzurro; (bottom row) Mateo Decamargo-Hanley, Sierra Moe, Emma Sirota, Lana Schwartz, Jessica Moghaddam, Ryan Dubin, Carrina Massana, Camilla Wolff, Avrami Hacker

### Beverly High students earn recognition at DECA SoCal Career Development Conference

Fifty-five ninth through 12th graders from the Beverly High DECA chapter traveled to Anaheim, California to participate in the DECA SoCal Career Development Conference. DECA Development Conferences offer students the opportunity to take information learned in a classroom setting and apply it to an objective exam as well as a variety of face to face, simulated business situations.

The students pictured earned top three recognition in their respective categories. Beverly High had a total of 17 students earn recognition as top three in all aspects of events.

Former Board member Herb Young took the opportunity during public comment to admonish Korbatov’s behavior.

“You do this consistently,” Young said. “You come in late, you’re chewing gum.

Mr. Spitz, you have got to control this. And the same is true of Goldstein. He had a whole year where he could’ve done something. Why are you fellas afraid of her?”

Korbavtov claimed she was reading the

agenda from her phone, and later had Superintendent Michael Bregy confirm she previously informed him she would be late to the meeting due to a family matter.

### Three more Council candidate forums scheduled to take place

The Southwest Beverly Hills Homeowners Association will use the Council Chamber to host a City Council candidate forum next Wednesday, Feb. 15 from 7:00 p.m. to 10:00 p.m.

The forum will be live-streamed and rebroadcast on local Beverly Hills Television, BHTV 10.

Students will host a public candidate forum on Wednesday, Feb. 22 at 5:00 p.m. in the Jon Cherney Hall at Beverly High.

The Beverly Hills Active Adult Club forum will be in the Roxbury Park Auditorium on Feb. 27 at 1:00 p.m.

### 30 Years After to celebrate 10th anniversary with pre-election mixer at Greystone Mansion

30 Years After will celebrate its 10th anniversary with its annual pre-election mixer at the Greystone Mansion on Thursday, Feb. 23 from 6:30 p.m. to 9:00 p.m.

Attendees will have the opportunity to mingle with and hear from the candidates running for City Council on March 7.

briefs cont. on page 6

## Please Join Us

### City Council Candidates Forum & Debate

**Wednesday, February 15<sup>th</sup> at 7 pm**  
**City Hall – Council Chamber**  
HOSTED BY THE  
**Southwest Beverly Hills Homeowners Association**

This may be your only opportunity to hear the differences among the candidates on important issues like traffic, new proposed developments in and around our City, the City Budget, exceptions to the City’s General Plan and lots more.

There will be some questions from the audience.

**Be there! Be Informed! Participate!!**  
The election is March 7th

The Forum will be broadcast live on Spectrum Cable Channel 10 (the City’s cable channel) and streamed live to the City’s website: [beverlyhills.org/live/](http://beverlyhills.org/live/). Replays are scheduled for Thursday, February 16 @ 1:00PM and Friday, February 24 @ 8:00PM

## Human Relations Commission Meeting to Address the New Limits on Rent Increases and the New Relocation Fees

Tenants and landlords are invited to come together to share ideas and concerns regarding the recently enacted Urgency Ordinance amending the Beverly Hills Rent Stabilization Municipal Code limiting rent increases, and the addition of relocation fees.

**WHAT:** Human Relations Commission Meeting

**DATE:** Thursday, February 16, 2017

**TIME:** 9:00 a.m.

**LOCATION:** Beverly Hills City Hall  
Room 280-A  
455 North Rexford Drive



The organization recently issued a statement on its Facebook page denouncing President Donald Trump's Executive Order temporarily banning people from seven Muslim majority countries from entering the United States:

"30 Years After joins other leading American Jewish and Iranian-American organizations in expressing deep concerns about the executive order that restricts entry for refugees from predominantly Muslim countries.

As Jews, we embrace our tradition's mandate to 'welcome the stranger for we were strangers in Egypt' and know firsthand the consequences of turning away those fleeing persecution. As Iranian-Americans, we experienced firsthand the upheaval, fear, and peril that every refugee faces. As refugees and immigrants, Iranian-American Jews have worked tirelessly to become productive, responsible citizens of this great country.

Today, 30 Years After remains committed to the belief that there is a better path forward that balances the imperative to keep Americans safe from terrorism with America's honorable tradition of welcoming those 'tired, poor, huddled masses yearning to breathe free.'"

30 Years After is a civic organization dedicated to promoting the participation of the Iranian-American Jews in American civic, political and Jewish life. For more information visit: [www.30yearsafter.org](http://www.30yearsafter.org).

### Dance Sundays with Debbie Allen & Friends offers free Flamenco Dance class

Dance Sundays with Debbie Allen & Friends returns this Sunday, Feb. 12 from 12:00 p.m. to 2:00 p.m. with a free Flamenco Dance session led by instructor Briseyda Zárate.

This introductory class welcomes all ages and levels to join in and learn the basics.

Dance Sundays are open to the public and occur every second Sunday of the month. Each session focuses on a different genre of dance.

RSVP is not required. Shoes with hard soles are recommended. For more information visit: [TheWallis.org/DebbieSundays](http://TheWallis.org/DebbieSundays).

### Beverly Hills begins restoration on Cactus Garden in Beverly Gardens Park

As part of an ongoing effort to revitalize Beverly Gardens Park, the City began restoration work on the Cactus Garden on Jan. 30.

The Cactus Garden in Beverly Gardens

Park is located on Santa Monica Boulevard between Camden Drive and Bedford Drive.

A \$750,000 donation earmarked for the Cactus Garden has enabled the City and its fundraising partner, Friends of Beverly Gardens Park, to transform the once pristine collection of cactus and succulents into a renewed, sustainable garden.

Work on the other three blocks of the Beverly Gardens Park is scheduled to coincide with the improvements to North Santa Monica Boulevard.

The Beverly Gardens Park Restoration Project is an ongoing effort intended to enhance the 1.9 miles of green space along the 23 blocks of Santa Monica Boulevard.



### Beverly Hills artSHOW accepting application until Feb. 14

The Beverly Hills artSHOW announces a call to artists to be part of its fun, festive, and prominent fair held on May 20 and 21 from 10:00 a.m. to 6:00 p.m. Artists are recruited nationally and encouraged to apply for a juried spot. The application deadline is Feb. 14 and late deadline for an additional fee is Feb. 21.

The event draws nearly 40,000 visitors throughout the weekend. For the upcoming show, staff is also seeking artists for a special feature tentatively titled "Vexed yet Vital," which will highlight art addressing the topic of thriving in difficult times or circumstances, and the means that are used. Within this topic, artists should submit visual art with a verbal component.

For general information about the show visit: [www.beverlyhills.org/artSHOW](http://www.beverlyhills.org/artSHOW). For application information visit: [www.beverlyhills.org/artSHOWapp](http://www.beverlyhills.org/artSHOWapp) or call (310) 285-6836.

### Senator Ben Allen invites graduates to apply for Senate Fellows program

Senator Ben Allen (D - Santa Monica) announced applications are being accepted for the California Senate Fellows program.

Local college graduates accepted into the Fellowship program become Senate staff members for 11 months beginning in October 2017. They receive a monthly stipend and earn graduate credit from the Sacramento State Government Department.

After a five-week orientation, Fellows assist and serve as legislative aides and

committee consultants with a diverse range of responsibilities in the State Capitol. The program is open to anyone who will be at

least 20 years of age and a graduate from a university or four-year college by Sept. 1. No previous political or legislative experience is required; however, applicants should have a strong interest in public policy.

The deadline to submit an application is Feb. 13. For more information about the Senate Fellows program, visit [www.csus.edu/calst/senate/](http://www.csus.edu/calst/senate/) or contact the program director David Pacheco at (916) 651-4160, or [david.pacheco@sen.ca.gov](mailto:david.pacheco@sen.ca.gov).



Ben Allen

### The Wallis premieres "946: The Amazing Story of Adolphus Tips" on Thursday, Feb. 9

The brilliant theatricality of Kneehigh, the innovative United Kingdom-based theater company, will be on display at the Wallis Annenberg Center for the Performing Arts when "946: The Amazing Story of Adolphus Tips" has its Los Angeles premiere.

Based on the beloved book *War Horse* by Michael Morpurgo, "946" explores everything about the D-Day landings in this tender musical tale of love and war. Adapted by Morpurgo and Emma Rice, who also directs, "946" is a Kneehigh production presented in association with Birmingham Repertory and Berkeley Repertory Theatres.

Performances begin Feb. 9 with the opening on Feb. 10 and run through March 5.

Single tickets for "946" are now available for \$29 to \$129. For more information or to purchase tickets, visit [TheWallis.org](http://TheWallis.org), call (310) 746-4000, or visit the Wallis Annenberg Center for the Performing Arts Ticket Services located at 9390 N. Santa Monica Blvd. Ticket prices subject to change.

### Beverly Hills Bar Association to honor Laurie Zelon and William Shernoff at seventh annual Litigation Awards Dinner

The Beverly Hills Bar Association will honor Justice Laurie D. Zelon of the California Court of Appeal, Second

District, Division Seven, and leading trial lawyer William M. Shernoff, a longtime consumer advocate who is the pioneer of bad faith insurance law, at the Seventh Annual BHBA Litigation Awards Dinner on Wednesday, Feb. 22 at 5:30 p.m. at Montage, Beverly Hills.

Justice Zelon, noted for her exemplary pro bono service, receives the "Ronald M. George Award for Judicial Excellence," named for the former California Supreme Court Chief Justice who retired in 2011 and was its first recipient.

Shernoff, founding partner of Shernoff Bidart Echeverria LLP, a law firm specializing in insurance bad faith litigation, receives the "Excellence in Advocacy Award," which honors a trial lawyer whose case successes have resulted from expert legal skills, unique trial strategy and courtroom teamwork, and who also gives back to the community.

Noted consumer advocate Ralph Nader, cited by *The Atlantic* as one of the 100 most influential figures in American history, is the honorary chair and key speaker.

The BHBA, founded in 1931, is the fifth largest bar association in California with nearly 6,000 members. Its mission is to serve its members, to lead the legal profession and to advocate for justice in the community.

Previous BHBA Litigation Dinner honorees include Former Chief Justice of California Ronald M. George; Presiding Justice Norman Epstein; The Hon. Christina A. Snyder; Judge Michael Nash; The Hon. Arthur Gilbert; The Hon. Stephen Reinhardt; Roman Silberfeld; Tom Girardi; Marshall B. Grossman; Browne Greene; Thomas J. Nolan; and Morgan Chu.

Tickets for the Litigation Awards Dinner are \$300 per person and \$325 after Feb. 10. Montage Beverly Hills is located at 225 North Canon Drive. For tickets and information call (310) 601-2422 or visit [www.bhba.org](http://www.bhba.org).



Laurie D. Zelon



William M. Shernoff

-Briefs compiled by Madelyn Pariser

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## BHHS boys' basketball team edges Lawndale Norman girls' basketball team to seek second victory over Culver City

By Steven Herbert

Jeron Artest scored 20 points, Daniel Zahabian 16, Kevin Cho 15 and Ron Artest III 12 as Beverly High defeated Lawndale, 78-74, in an Ocean League boys' basketball game at Lawndale Tuesday night.

The Normans led 32-30 at halftime, then outscored the Cardinals 19-13 in the third quarter to increase their lead to 51-43 entering the fourth quarter.

Jeron Artest made eight of 10 2-point shots while Zahabian made all five of his 2-point shots and six of nine free throws.

Ron Artest III led Beverly Hills with 12 rebounds.

Xander Beinstock added six points, Chandler Sooferan five and Grant Gaon four for the Normans (15-10, 7-2 in league play).

Jeron Artest made Beverly Hills' lone 3-point basket.

### Santa Monica 50, Beverly Hills 47

The Normans led 45-44, but the Vikings responded with back-to-back baskets to take the lead for good in an Ocean League at the Swim-Gym Friday night.

Beverly Hills cut the deficit to 48-47, but Santa Monica scored the game's final points on two free throws.

The Normans trailed 19-16 at halftime and 31-30 entering the fourth quarter. Beverly Hills outscored the Vikings, 6-4, in the first quarter.

Gaon led the Normans with 15 points, making four 3-point baskets. Ron Artest III had 14 points, 12 blocked shots and 11 rebounds. Sam Cohen added seven points, Jeron Artest six on two 3-point baskets and Zahabian five.

Santa Monica was ranked 16th in the Southern Section Division 1AA poll released Jan. 30.

### Beverly Hills 56, El Segundo 27

Ron Artest III led the Normans with 19 points and eight rebounds in an Ocean League at the Swim-Gym Feb. 1.

Beverly Hills led 14-5 at the end of the first quarter, 30-14 at halftime and 42-19 entering the fourth quarter.

Jason Meraban added eight, Cho, Gaon and Zahabian six each, Jeron Artest five, Nick Andrews three, Cohen two and Sooferan one.

Cho, Gaon and Meraban each made two 3-point baskets and Andrews one.

### What's Next?

The Normans are scheduled to conclude the regular season by playing at Culver City tonight at 7:30 p.m.

Beverly Hills defeated the Centaurs, 50-39, on Jan. 25 at the Swim-Gym.

### Girls' Basketball

#### Beverly Hills 49, Culver City 45

Freshman point guard Arbri Gillis scored 15 points and junior forward Dominique Petrie 14 for the Normans in an Ocean League game at the Swim-Gym Jan. 25.

The scored was tied, 31-31 entering the fourth quarter. Beverly Hills led 24-23 at halftime and trailed 13-11 at the end of the first quarter.

Freshman forward Chantel Moawad added eight, Isabel Rund seven and Megan Saghian five for the Normans.

Moawad led Beverly Hills with 17 rebounds.

Gillis, Rund and Saghian each made one 3-point basket.

### What's Next?

The Normans are scheduled to conclude the regular season by playing at Culver City tonight at 6 p.m.

### Girls' Soccer

#### Santa Monica 2, Beverly Hills 1

Tess Reinhardt scored for the Normans off Lauren Stein's assist in the first half of an Ocean League game at Nickoll Field Jan. 18.

Beverly Hills goalkeeper Maytal Sarafian made 10 saves.

#### Beverly Hills 3, Hawthorne 1

Kayla Shadgoo had a goal and an assist and Dani Elitzur and Lauren Stein also scored for the Normans in an Ocean League game at Nickoll Field Jan. 23.

Sarafian made six saves.

Beverly Hills led 2-0 at halftime.

#### Culver City 2, Beverly Hills 1

Lauren Aviram scored for the Normans in the second half of an Ocean League

game at Culver City Jan. 25.

Sarafian made eight saves.

The game was scoreless at halftime.

#### Beverly Hills 1, Hawthorne 0

Reinhardt scored off Camilla Wolff assist in the second half of an Ocean League game at Nickoll Field Jan. 27.

Sarafian made six saves for her 10th shutout of the season.

### What's Next?

The Normans are scheduled to conclude the regular season by playing host to Culver City today at 3 p.m. at Nickoll Field.

### Boys' Soccer

#### Lawndale 3, Beverly Hills 1

Jonah Okum scored off Morgan Benmoshe's assist for the Normans in an Ocean League game at Nickoll Field Jan. 23.

"This was probably our worst game of the season where we lost our organization as a unit," Beverly Hills coach Rick Minars said.

"We are currently struggling with high pressure teams. We are not comfortable with that. The goals were created by high pressure from Lawndale and technically we struggle with efficiency on our distribution of the ball."

Center back Andres Dollero, Benmoshe and Okum drew praise from Minars for their play for the Normans.

*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.*

## detention&arrest summary

*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.*

PROVENCE, JEREMY CLAY, 45, arrested on 1/16/2017 for outside infraction warrant, outside misdemeanor warrant, outside misdemeanor warrant, outside misdemeanor warrant, public intoxication.

MEYER, GLENN ERNEST, 35, of Beverly Hills arrested on 1/17/2017 for outside misdemeanor warrant.

DECKER, JEFFREY ERIK, 30, of North Hollywood arrested on 1/18/2017 for driving under the influence of alcohol.

JOHNSON, ANTONETTE, 32, of Gardena arrested on 1/17/2017 for burglary - commercial, acquiring access

*arrests cont. on page 8*

PRUITT, SHAWN JOHNNY, 21, of Compton arrested on 1/16/2017 for outside misdemeanor warrant, outside misdemeanor warrant, drive while license suspended.

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# coverstory

## LANDLORDS FIGHT BACK

### Renters and property owners at odds over new changes to tenant/ landlord code

By Madelyn Pariser

An ongoing conflict between Beverly Hills property owners and renters has materialized over a new ordinance, which made changes to the tenant/ landlord code.

The City Council unanimously approved a Rent Stabilization Urgency Ordinance to restrict no-cause tenant evictions and rent increases at the regular meeting on Tuesday, Jan. 24.

The urgency ordinance limits tenant

to receive community feedback on the urgency ordinance. Beverly Hills' landlords and renters attended the meeting to publically express how they will be impacted by the changes.

Many renters were in favor of the ordinance. Prior to the urgency ordinance, tenant rent increases were at a maximum of 10 percent annually. In addition, Chapter 6 tenants previously did not receive any relocation location fees with the issuance of a no-cause termination. Now, relocation fees for Chapter 6 and Chapter 5 tenants range from \$9,050 to \$21,650.

"We have a social problem and that demands policy solutions not a negotiation," said Beverly Hills renter Mark Elliot. "There is no tenant here that is represented by a professional association. Every landlord is a professional landlord. Until the last few weeks, the tenants had no voice."

A group of renters are in the early stages of organizing the Beverly Hills Renters Alliance. Their webpage is available at [www.bhrentersalliance.org](http://www.bhrentersalliance.org).

Several landlords felt the changes were made without enough public notice. Beverly Hills property owners such as Michael Vilkin were unable to appear at the Commission meeting, but have voiced concerns about how the Rent Stabilization ordinance will impact their business.

"I don't raise people's rates every year," Vilkin told the *Weekly*. "My raises are not very high on average. However, it doesn't flow smoothly. There are some years where the market doesn't allow you to raise very much at all and some years where, to catch up to market, you have to raise a lot larger. I don't think the landlords are being well represented."

Vilkin also explained that the parameters of Government Affairs, did not return the *Weekly's* call in time for comment. Leading up to the decision to approve the urgency ordinance, the Human Relations Commission made four recommendations to the Council:

1. Create a database for the approximately 8,600 multi-family units with descriptions of their current conditions.

2. Utilize the database to establish a Rental Registry Program in the City.

3. Change the current no-cause termination ordinance in Beverly Hills to include a relocation fee.

4. Develop methods to limit annual 10 percent rent increases.

The Council followed up by directing city staff to draft the urgency ordinance. "I thought the meeting was helpful," said Commissioner Ori Blumenfeld. "It was even in terms of representation [for the landlords and the renters]. These are people's lives and people's homes so I can't imagine any less of a reaction, [but] we appreciated the civility that was exhibited at the meeting. At the next Commission meeting, I'd love to hear more solutions."

An urgency ordinance remains in effect for 30 days from the time it is approved by the Council. The Council then has the option to extend the ordinance. Three new Councilmembers will be elected on March 7 and could potentially overturn any decisions of the previous Council.

Fred Sutton, who is the Apartment Association Greater Los Angeles Director

***"We have a social problem and that demands policy solutions not a negotiation. There is no tenant here that is represented by a professional association. Every landlord is a professional landlord. Until the last few weeks, the tenants had no voice."***  
-Mark Elliot

***"There are some years where the market doesn't allow you to raise very much at all and some years where, to catch up to market, you have to raise a lot larger. I don't think the landlords are being well represented."***  
-Michael Vilkin

#### Amount of relocation fee payable to a tenant

Apartment Size	Relocation Fee
Bachelor	\$9,050
Single	\$9,050
One bedroom	\$13,900
Two or more bedrooms	\$18,850

Source: Ordinance No. 17-O-2725, available on [beverlyhills.org](http://beverlyhills.org)

#### Amount of relocation fee payable to household that includes senior, disabled person or a minor

Apartment Size	Relocation Fee
Bachelor	\$10,350
Single	\$10,350
One Bedroom	\$16,000
Two Bedroom	\$21,650

Source: Ordinance No. 17-O-2725, available on [beverlyhills.org](http://beverlyhills.org)

rent increases to three percent per year and, as of Jan. 25, a 60-day non-just cause termination notice issued to tenants requires increased payment of relocation fees.

The Human Relations Commission hosted a town hall in the Council Chambers last Friday, Feb. 3 in order

arrests cont. from page 7

cards without cardholders or issuers consent.

GRAY, DAVONNA LARNAE, 22, of Los Angeles arrested on 1/17/2017 for burglary – commercial, acquiring access cards without cardholders or issuers consent.

JOHNSON, CYRONN EARL, 23, of Los Angeles arrested on 1/17/2017 for burglary – commercial, acquiring access cards without cardholders or issuers consent.

MARTINEZ, DAVID GUADALUPE, 47, of North Hollywood arrested on

1/17/2017 for parole violation-remain under legal custody to return to prison, possession of burglary tools, possession of drug paraphernalia, commit mail theft.

LAVEY, MICHAEL CHAIM, 37, of Beverly Hills arrested on 1/18/2017 for drawing or exhibiting weapon in a rude

or threatening manner.

HATCH, DOMINIQUE TOVAR, 27, of Los Angeles arrested on 1/19/2017 for burglary – residential.

MARTINEZ, DEBRA LYNN, 27, of Van Nuys arrested on 1/19/2017 for

arrests cont. on page 9



# coverstory

## LAGO VISTA SHOWDOWN

### Neighbors mobilize against Hillside construction of proposed mansion

By Madelyn Pariser

The Planning Commission was expected to review a proposed project at 1260 Lago Vista Dr. for the construction of a new two-story single family residence during its meeting today at 1:30 p.m. However, the applicant was advised by the City to postpone the hearing.

A movement of over 20 neighboring homeowners in opposition of the project reached out to the Council to highlight a flaw in the City's noticing process.

The homepage of the Planning Commission's website states "in order to have written material included in the Planning

Commissioner's mailed Agenda Packet, 10 copies of the material must be delivered to the Planning office no later than 11 calendar days before the date of the Planning

Commission Hearing." Attorney and Lago Vista resident Ronald

Richards explained to the *Weekly* that the rules prohibit written materials from the public to appear in the agenda packages because the minimum notice of 10 days is shorter than the posted cut off of 11 days.

The notice of public hearing was mailed to neighboring residents of the project site on Jan. 30 or Jan. 31, depending on the source.

In a letter to the members of the Planning Commission, Richards explained that adequate notice was not given to the homeowners.

"The urgency ordinance requires meaningful notice," Richards wrote. "The ten day mailing notice in this case diluted the notice protections. People are upset about the process, which needs to be

addressed. [The] staff report deprived [the Commissioners] of the most important part, it suggested there was no known opposition which could not be further from the truth."



**"[Woodbridge Investments has] done a number of high end projects around L.A. and they have a great reputation. There is nothing being hidden about who the owner is. This is not a project I shy away from sharing anything on."**  
**—Jason Somers**

The opposition movement led by Richards began to form last Friday. In an additional letter addressed to Mayor John Mirisch and Vice Mayor Nancy Krasne, Richards asks that the two Councilmembers attend the Planning Commission meeting because the "project is the exact reason why [they] supported the [Hillside] Ordinance."

The staff report stated that at the time of its writing, no public comment had been received about the project.

The project at 1260 Lago Vista Dr. was originally submitted for approval to the Development Services Division last May.

At the time of submittal, the project did not require discretionary review by the Planning Commission because it was designed to meet the development standards of the Municipal Code and it could be reviewed as a "by-right" project, according to the staff report.

However, in August the City Council adopted the Hillside Ordinance modifying the previously existing regulations regarding the earth material export threshold for properties located on streets less than 24 feet wide.

It was determined that the proposed project, which involves a request to export 2,498 cubic yards of earth material, will require a Hillside R-1 permit because the total import and export of earth material from the site will exceed 1,500 cubic yards and Lago Vista Drive has a street width of 22 feet.

Richards also alleges the property owner of the proposed project site attempted to conceal his identity.

"The real property owner is Robert H. Shapiro of Woodbridge Investments. This company, when they were registered to do



**"[The] staff report deprived [the Commissioners] of the most important part, it suggested there was no known opposition which could not be further from the truth."**  
**—Ronald Richards**

business here had their company forfeited by the Franchise Tax Board. [Neither] the owner or any of his lending vehicles have qualified to do business in California; even though, they purport to have offices in Sherman Oaks, California."

President of Crest Real Estate Jason Somers, representing the project applicant, confirmed to the *Weekly* that the property owner is Shapiro, not to be confused with the prominent defense attorney of the same name.

"Woodbridge Investments is the developer," Somers said. "They've done a number of high end projects around L.A. and they have a great reputation. There is nothing being hidden about who the owner is. This is not a project I shy away from sharing anything on."

He also indicated that the next-door neighbors have not expressed any concerns about the construction of the home.

"We reached out to our adjacent neighbor, who shares the property line, and they're in support of the project. Any safety measure that can be put in place, this client will accept. We were deep through plan check when the [Hillside Ordinance] was passed. [Our client] didn't fight with the City about this review even though it has delayed [the project] six months."

Somers declined to provide the names of the adjacent neighbor.

A Construction Traffic Management Plan was included as an attachment of the staff report to address the traffic activity specifically related to the removal of excavated earth material. It was noted in the staff report that the "narrow street and tight turns on Lago Vista Drive present a unique challenge for site development and a greater potential for conflicts."

The proposed soil hauling, scheduled as phase one, is anticipated to occur during a two week timeframe. One hauling trip is estimated to occur every seven and a half minutes, according to the staff report.

The meeting will still be held today Thursday, Feb. 9 at 1:30 p.m., but the project is expected to appear before the Commission at a later date.

### Estimated average daily construction traffic-related vehicle trips for phase one

Day	Time	Activity	Vehicle Trips per Day	
			Inbound	Outbound
Mon. – Fri.	7:00 a.m. to 8:00 a.m.	Workers Arrive on Construction Site	1	1
Mon.	9:30 a.m. to 10:30 a.m.	Large Equipment Delivery to Site	2	2
Mon. – Fri.	9:30 a.m. to 1:30 p.m.	Dump Truck Hauling	32	32
Fri.	1:30 p.m. to 3:30 p.m.	Large Equipment Removal from Site	2	2
Mon. – Fri.	5:00 p.m. to 6:00 p.m.	Workers Depart from Construction Site	1	1

Source: Planning Commission Feb. 9 staff report, available on [beverlyhills.org](http://beverlyhills.org)

arrests cont. from page 8

parole violation – remain under legal custody to return to prison, receiving stolen property, theft or driving of vehicle, outside felony warrant.

LOPEZ, RUSSELL ANTHONY,

23, of Panorama City arrested on 1/19/2017 for parole violation – remain under legal custody to return to prison, receiving stolen property, theft or driving of vehicle.

HARPER, ANTONIO LAMOUNT,

18, of Washington D.C. arrested on 1/19/2017 for petty theft.

JACKSON, DEORO LAMONE, 28, of Los Angeles arrested on 1/20/2017.

LYNN, NATHAN KEITH, 29, of

Beverly Hills arrested on 1/20/2017 for false ID to police officer, resist, delays or obstructs any public officer, peace officer or emergency officer.

SORENSEN, STEVEN DOUGLAS,

arrests cont. on page 10

arrests cont. from page 9

37, of North Hollywood arrested on 1/21/2017 for grand theft, receiving stolen property, possession of burglary tools.

AVILA, ISAAC RALPH, 32, of Los Angeles arrested on 1/21/2017 for grand theft auto, possession of burglary tools.

SOTO, AXEL, 21, of Los Angeles arrested on 1/21/2017 for expired registration, driver unlicensed upon highway.

GRANDON, MICHAEL SCOTT, 24, of Los Angeles arrested on 1/22/2017 for shoplift – burglary, outside misdemeanor warrant, outside misdemeanor warrant, possession of a controlled substance, possession of meth/ etc.

HAGSTROM, LEROY WILLIAM, 50, of San Pedro arrested on 1/23/2017 for public intoxication.

PACHECO, JANE LYNETTE, 26, of Los Angeles arrested on 1/23/2017 for driving while license suspended.

LAWSON, LAWRENCE ANTHONY, 25, of Beverly Hills arrested on 1/24/2017 for outside misdemeanor warrant, trespass of real property.

HOFFMAN, JOURNEY, 21, of West Hollywood arrested on 1/25/2017 for public intoxication.

MITCHELL, BRANDON LEE, 35, of Hollywood arrested on 1/24/2017 for outside misdemeanor warrant, outside misdemeanor warrant, public intoxication.

MIQUEAS, ARISTA, 42, of Los Angeles arrested on 1/24/2017 for driver unlicensed upon highway.

FELIX, ALBERT JAMES, 43, of Beverly Hills arrested on 1/25/2017 for BHPD bench warrant – misdemeanor.

CRUZ-HERNANDEZ, ANGEL EDUARDO, 21, of Los Angeles arrested on 1/25/2017 for public intoxication.

LI, HUIZI, 26, of Los Angeles arrested on 1/25/2017 for grand theft.

ASSOULINE, ELIYAHU, 22, of Woodland Hills arrested on 1/26/2017 for driving under the influence blood alcohol over .08, driving under influence of alcohol.

KAHEN, ABRAHAM, 30, of Los Angeles arrested on 1/25/2017 for defrauding innkeeper, etc-obtains food, fuel, services, accommodations.

GALLEGOS, BRYAN JOSHEPH. 27, of Los Angeles arrested on 1/26/2017 for amount of defacement, damage or destruction is \$400 or more, resist, delays or obstructs any public officer, peace officer or emergency officer.

MARTINEZ, DAVID GUADALUPE, 47, of North Hollywood arrested on 1/27/2017 for possession of meth/ etc, possession of drug paraphernalia.

RAFT, LAUREN ELIZABETH, 32, of Los Angeles arrested on 1/26/2017 for driving under the influence blood alcohol over .08, child abuse or endangerment, driving under influence of alcohol.

JACCHIA, ARIANNA, 21, of Los Angeles arrested on 1/27/2017 for driving under the influence blood alcohol over .08, driving under influence of alcohol.

PARGA, ABELARDO, 53, of Northridge arrested on 1/27/2017 driving under influence of alcohol.

FINNERAN - GEILIM, MARGUERITE, 50, of Beverly Hills arrested on 1/28/2017 for BHPD arrest

warrant – misdemeanor.

MONTELLANO, GUADALUPE, 38, of Los Angeles arrested on 1/29/2017 for outside misdemeanor warrant, possession of meth/ etc, possession of drug paraphernalia, commit mail theft.

MADRID, ELIEEN RUBY, 34, of Ontario, Canada arrested on 1/29/2017 for drive while license suspended, theft or driving of vehicle, possession of drug paraphernalia.

MORAN, ESTEVE ROYNALDO, 28, of Beverly Hills arrested on 1/29/2017 for possession of drug paraphernalia.

MCDANIEL, NORMA RENAE, 49, of Covina arrested on 1/29/2017 for burglary – shoplift, outside misdemeanor warrant, possession of drug paraphernalia.

BOYER, VINCENT SAMUEL, 27, of Hollywood arrested on 1/28/2017 for possession of meth/ etc.

BROIDY, ELIZABETH, 58, of East Aurora, New York arrested on 1/29/2017 for public intoxication.

## crimeblotter

1/21/2017

Source: BHPD

Address indicated are block numbers

ASSAULT at 200 S Elm Dr. on 1/19/2017

ASSAULT at 400 N Beverly Dr. on

BURGLARY at 9900 S Santa Monica Blvd. on 1/16/2017; Loss: \$1,000.00

BURGLARY at 9900 S Santa Monica Blvd. on 1/16/2017

BURGLARY at 400 S Roxbury Dr. on 1/16/2017; Loss \$290.00

BURGLARY at 100 S Bedford Dr. on 1/18/2017; Loss: \$200.00

BURGLARY at 300 N Beverly Dr. on 1/18/2017; Loss: \$10,000.00

BURGLARY at 600 Alpine Dr. on 1/19/2017

BURGLARY at 9100 Charleville Blvd. on 1/19/2017

BURGLARY at 9500 Brighton Way on 1/21/2017; Loss: \$580.00

BURGLARY at 9500 Brighton Way on 1/21/2017

BURGLARY at 9500 Brighton Way on 1/21/2017; Loss \$10,123.00

BURGLARY at

blotter cont. on page 11

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blotter cont. from page 10

1900 Loma Vista Dr. on 1/21/2017; \$176,000.00

BURGLARY at 9600 Wilshire Blvd., on 1/22/2017; Loss: \$840.00

IDENTITY THEFT at 400 S Bedford Dr. on 12/01/2016

IDENTITY THEFT at 500 N Bedford Dr. on 1/16/2017

IDENTITY THEFT at 1000 Summit Dr. on 1/18/2017

IDENTITY THEFT at 600 N Beverly Dr. on 1/19/2017

IDENTITY THEFT at 400 N Bedford Dr. on 12/29/2016

IDENTITY THEFT at 8900 Olympic Blvd. on 12/31/2016

THEFT/GRAND at 200 S Linden Dr. on 1/11/2017; Loss: \$16.00

THEFT/GRAND at 9600 Wilshire Blvd. on 1/19/2017; Loss: \$7,000.00

THEFT/GRAND at 9600 Wilshire Blvd. on 1/19/2017; Loss: \$9,270.00

THEFT/GRAND at 200 S Maple Dr. on 1/20/2017; Loss: \$1,000.00

THEFT/GRAND at 400 N Palm Dr. on 1/21/2017

THEFT/GRAND at 300 N Rodeo Dr. on 1/21/2017; Loss: \$5,930.00

ASSAULT at N Santa Monica Blvd. on 1/28/2017

BURGLARY at 500 Foothill Rd. on 1/23/2017; Loss: \$10,350.00

BURGLARY at 8600 Wilshire Blvd. on 1/20/2017; Loss: \$300.00

BURGLARY at 8600 Wilshire Blvd. on 1/14/2017; Loss: \$100.00

BURGLARY at 1220 Beverly Green Dr. on 1/24/2017; Loss: \$600.00

BURGLARY at 200 Moreno Dr. on 1/24/2017; Loss: \$3,458.00

BURGLARY at 200 S Crescent Dr. on 1/25/2017

BURGLARY at 700 N Beverly Dr. on 1/25/2017

BURGLARY at 500 Chalette Dr. on 1/25/2017

BURGLARY at 1500 Loma Vista Dr. on 1/26/2017

BURGLARY at 8600 Wilshire Blvd. on 1/26/2017

BURGLARY at 400 S Swall Dr. on 1/27/2017; Loss: \$55,000.00

BURGLARY at 100 S Elm Dr. on 1/24/2017

BURGLARY at 500 N Beverly Dr. on 1/28/2017; Loss: \$12,520.00

BURGLARY at 200 S Hamel Dr. on 1/28/2017; Loss: \$207,385.00

BURGLARY at 300 N Canon Dr. on 1/29/2017; Loss: \$464.00

IDENTITY THEFT at 8300 Wilshire Blvd. on 1/21/2017

IDENTITY THEFT at 1000 Schuyler Rd. on 12/02/2016

IDENTITY THEFT at 700 N Roxbury Dr. on 12/22/2016

IDENTITY THEFT at 300 N Rodeo Dr. on 12/26/2016

IDENTITY THEFT at 200 S Roxbury Dr. on 1/10/2017

IDENTITY THEFT at 9800 Wilshire Blvd. on 1/26/2017

IDENTITY THEFT at 100 S Palm Dr. on 12/30/2016

IDENTITY THEFT at 9200 Whitworth Dr. on 1/26/2017

IDENTITY THEFT at 9600 Olympic Blvd. on 1/26/2017

IDENTITY THEFT at 100 S Linden Dr. 1/27/2017

IDENTITY THEFT at 200 S Hamilton Dr. on 1/16/2017

ROBBERY at 300 N Maple Dr. on 1/23/2017; Loss: \$41,250.00

ROBBERY at 300 S Maple Dr. on 1/28/2017; Loss: \$410.00

THEFT/GRAND at 9600 Wilshire Blvd. on 1/19/2017; Loss: \$8,650.00

THEFT/GRAND at 8300 Wilshire Blvd. on 1/24/2017; Loss: \$1,200.00

THEFT/GRAND at 400 N Beverly Dr. on 1/25/2017; Loss: \$2,375.00

THEFT/GRAND at Wilshire Blvd. on 1/25/2017; Loss: \$7,630.00

THEFT/GRAND at 400 N Doheny Dr. on 1/21/2017; Loss: \$1,199.00

THEFT/GRAND at 9100 Wilshire Blvd. on 1/26/2017; Loss: \$12,200.00

THEFT/GRAND at 100 S Elm Dr. on 1/16/2017; Loss: \$42,900.00

THEFT/GRAND at 900 N Rexford Dr. on 1/17/2017; Loss: \$700.00

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FICTITIOUS BUSINESS NAME STATEMENT: 2017007940. The following person(s) is/are doing business as: PIERRE APARTMENTS; SUNSET LANAI APARTMENTS, 269 S. Beverly Drive #482 Beverly Hills, CA 90212. SILVER FAMILY TRUST, 241 El Camino Dr. Beverly Hills, CA 90212. This business is conducted by: a Trust. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/13/1996. Signed: Edwin Silver, Trustee of Silver Family Trust, Trustee. This statement is filed with the County Clerk of Los Angeles County on: 1/11/2017. 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) 01/19/17, 1/26/17, 02/02/17, 02/09/17 88

FICTITIOUS BUSINESS NAME STATEMENT: 2016305825. The following person(s) is/are doing business as: REYES WINERY, 10262 Sierra Highway, Agua Dulce, CA 91390. ROBERT REYES TRUSTEE, CONTINENTAL VENTURES GROUP TRUST, 1227 Buena Vista, unit C Duarte CA 91010. This business is conducted by: a Trust. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Robert Reyes, Trustee. This statement is filed with the County Clerk of Los Angeles County on: 12/16/2016. 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) 01/19/17, 1/26/17, 02/02/17, 02/09/17 89

FICTITIOUS BUSINESS NAME STATEMENT: 2016299083. The following person(s) is/are doing business as: ISLAND PACIFIC SUPERMARKET; ISLAND PACIFIC SEAFOOD MARKET, 19385 Soledad Canyon Rd., Santa Clarita, CA 91351. GLOBAL CITY INTERNATIONAL MARKET INC., 19385 Soledad Canyon Rd., Santa Clarita, CA 91351. 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: Global City International Market Inc. President. This statement is filed with the County Clerk of Los Angeles County on: 12/09/2016. 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

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mediately 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. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Date: Quality Loan Service Corporation 411 Ivy Street San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 O r Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-11-436347-RM IDSPub #0121989 2/2/2017 2/9/2017 2/16/2017

APN: 5529-025-053 TS No: CA08001600-16-1 TO No: 95310172 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED June 22, 2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On March 9, 2017 at 09:00 AM, Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on June 30, 2004 as Instrument No. 04 1667701, of official records in the Office of the Recorder of Los Angeles County, California, executed by MAURICIO RIBEIRO, A MARRIED MAN, as Trustor(s), in favor of WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 950 NORTH KINGS ROAD, NO. 118, 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 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 thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated 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 obligations secured by the property to be sold

and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$254,289.60 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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. 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 Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Web site address [www.Auction.com](http://www.Auction.com) for information regarding the sale of this property, using the file number assigned to this case, CA08001600-16-1. 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. Date: January 24, 2017 MTC Financial Inc. dba Trustee Corps TS No. CA08001600-16-1 17100 Gillette Ave Irvine, CA 92614 Phone:949-252-8300 TDD: 866-660-4288 Miguel Ochoa, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.Auction.com](http://www.Auction.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 Trustee Corps may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose.ISL Number 27533, Pub Dates: 02/02/2017, 02/09/2017, 02/16/2017, BEVERLY HILLS WEEKLY

FILE NO. 2017 020373  
FICTITIOUS BUSINESS NAME  
STATEMENT  
TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: RUBY'S LIQUOR, 443 S. PACIFIC COAST HWY, REDONDO BEACH, CA 90277 county of: LOS ANGELES.

Registered Owner(s): RAKANABDULNOUR, 1148 CARY AVE, WILMINGTON CA 90744. 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/ RAKANABDULNOUR, OWNER  
This statement was filed with the County Clerk of LOS ANGELES County on JAN 25 2017 expires on JAN 25 2022.

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). LA1757372 BEVERLY HILLS WEEKLY 2/2,9,16,23 2017

APN: 4340-023-064  
Title No.: 5928136  
T.S. No.: 16-16034  
Reference: GE-00036977  
[PURSUANT TO CIVIL CODE § 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED NOTICE OF TRUSTEE'S SALE UNDER DELINQUENT ASSESSMENT LIEN

YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 3/28/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 3/2/2017 at 10:30 AM,

Best Alliance Foreclosure and Lien Services, Corp. as the duly appointed Trustee under and pursuant to Delinquent Assessment Lien, recorded on 4/1/2016 as Document No. 20160363783, of Official Records in the Office of the Recorder of Los Angeles County, California,

property owned by: Robert West

WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state.) At: AT THE FRONT STEPS OF BUILDING LOCATED AT 17305 GILMORE STREET, VAN NUYS, CA

all right, title and interest under said Delinquent Assessment Lien in the property situated in said County, describing the land therein: As more fully described on the above mentioned Notice Of Delinquent Assessment.

The street address and other common designation, if any, of the real property described above is purported to be: 9005 Cynthia St #209 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, "AS-IS" and "WITH ALL FAULTS" and that no representations or warranties are made as to the legal title, possession, legal condition, location, dimensions of land, boundary lines, legality of boundary line adjustments, compliance with or violations of the subdivision map act, or any other law, rules or regulations concerning the legality of the property or as described, or encumbrances existing or regarding the physical condition of the property, to pay the remaining principal sum due under said Notice of Delinquent Assessment and Claim of Lien, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges and expenses of the Trustee, to-wit:

\$13,802.49 Estimated

Accrued interest and additional advances, if any, will increase this figure prior to 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. This sale shall be subject to a right of redemption. The redemption period within which this property interest may be redeemed ends 90 days after the date of the sale.

The claimant under said Delinquent Assessment Lien heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation.

Best Alliance Foreclosure and Lien Services, as Trustee or Agent to Trustee is a debt collector and is attempting to collect a debt. Any information received will be used for that purpose.

DATE: 2/2/2017

Best Alliance Foreclosure and Lien Services, Corp., as Trustee

By: Priscilla Quemuel

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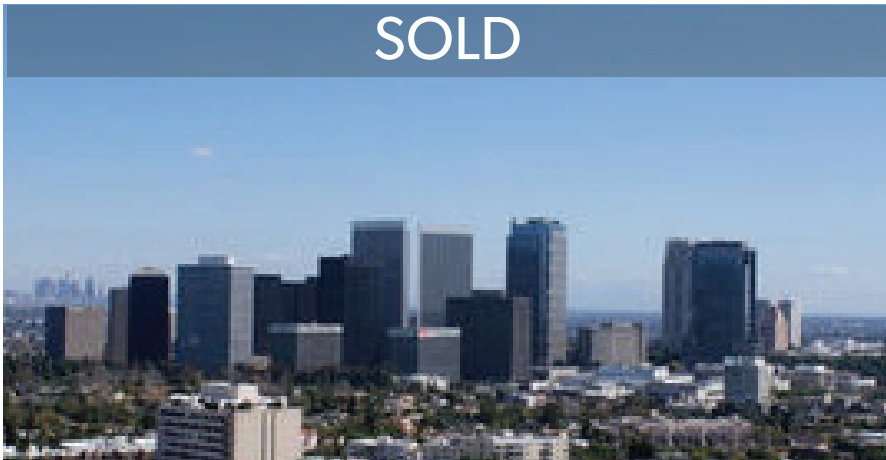
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