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# Beverly Hills Weekly

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Issue 1000 • November 29 - December 5, 2018

**SPECIAL  
COMMEMORATIVE  
ISSUE**







# letters & email

Congratulations to Beverly Hills Weekly for this milestone issue number 1000.

Since 1999, the *Weekly* has provided us with in-depth news that has always come right from the source.

Over the years, we have relied on it for the important issues facing Beverly Hills and sometimes the not so important. The *Weekly* has covered it all.

May your next 1000 issues be as good. Thank you, Josh, for all you have done.

**George Vreeland Hill**  
Beverly Hills

Regular news coverage will resume next week.

Beverly Hills  
**Weekly**

# The Weekly Turns 1000

Our Readers Discuss Why They Can't Miss The Weekly Every Thursday

**ALAN BLOCK**  
**PLANNING COMMISSIONER**

"Over the past 20 years Beverly Hills Weekly has reported the news in our beloved city in a balanced, reasonable, and unbiased basis manner providing the residents of Beverly Hills with not only the current issues and events that have taken place during the past week, but moreover, introducing its readers to the individuals of our community, whether residents or city employees, who work to keep it the garden showplace it is. I know I like most



of us, read it religiously and enthusiastically every Thursday morning, if not on-line, every Wednesday evening. Josh and his team are to be commended and congratulated for celebrating its 1,000th issue and making the Weekly the proud institution it has grown to be."

of us, read it religiously and enthusiastically every Thursday morning, if not on-line, every Wednesday evening. Josh and his team are to be commended and congratulated for celebrating its 1,000th issue and making the Weekly the proud institution it has grown to be."



**LINDA BRISKMAN**  
**FORMER MAYOR**

"1000 issues is a BIG deal! BIG huge congratulations for a BIG huge achievement and continued success."

achievement and continued success."

*cont. on page 4*

## WHAT'S ON YOUR MIND?

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

You can fax us at:  
310.887.0789

email us at:  
editor@bhweekly.com

## SNAPSHOT



Former Weekly staff Jenny Okhovat, Tiffany Majdipour, Mina Riaz, Chloe Majdipour, Weekly reporter Kelcey Caulder and Publisher Josh Gross appear with Mayor Julian Gold, Councilmember Lili Bosse, Vice Mayor John Mirisch, Councilmember Lester Friedman, and Councilmember Robert Wunderlich after receiving a proclamation from the City Council on November 20 in honor of the newspaper's 1000th issue.

# Beverly Hills Weekly

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Beverly Hills Weekly Inc.

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**Publisher & CEO**  
Josh E. Gross

**Reporter**  
Kelcey Caulder

**Sports Srwr**  
Steven Herbert

**Contributing Editor**  
Rudy Cole  
(1925-2013)

**Advertising Representatives**  
Allison Abrishami

**Legal Advertising**  
Mike Saghian  
Eiman Matian

140 South Beverly Drive #201  
Beverly Hills, CA 90212  
310.887.0788 phone  
310.887.0789 fax  
CNPA Member

editor@bhweekly.com  
All staff can be reached at:  
first name @bhweekly.com  
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OUR DATA SPEAKS VOLUMES





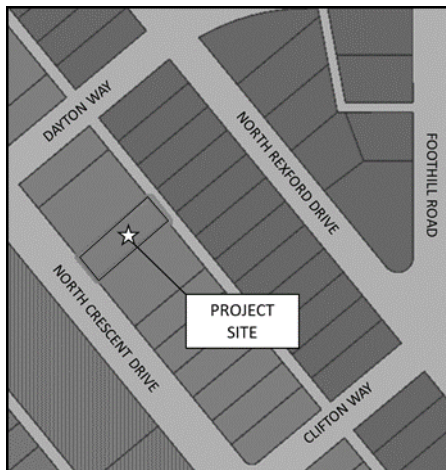


# NOTICE OF PUBLIC HEARING

**DATE:** December 13, 2018  
**TIME:** 1:30 PM, or as soon thereafter as the matter may be heard  
**LOCATION:** Commission Meeting Room 280A  
 Beverly Hills City Hall  
 455 North Rexford Drive  
 Beverly Hills, CA 90210  
**PROJECT:** 250 North Crescent Drive  
 (Between Dayton Way and Clifton Way)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, December 13, 2018, will hold a public hearing beginning at **1:30 PM** to consider:

A request for a two-year time extension of the Vesting Tentative Tract Map for an 8-unit condominium project on the property located at **250 North Crescent Drive**. The project entitlements (Development Plan Review, Density Bonus Permit and Vesting Tentative Tract Map) were originally approved by the City Council on October 4, 2016. The current two-year extension request would extend the Vesting Tentative Tract Map until October 4, 2020. The request is being made pursuant to §10-3-207 of the Beverly Hills Municipal Code.



This project was previously assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City, and a Class 32 Categorical Exemption (In-Fill Development Projects) was adopted. There have been no substantial changes to the project and no substantial changes to the environment that would cause the project to significantly impact the environment. Therefore, there is no substantial evidence that the approval of the requested extension may have any significant environmental impact. The original Class 32 Categorical Exemption continues to represent the independent judgment of the City, and no additional environmental review is required under CEQA.

Any interested person may attend the meeting and be heard or present written comments to the Commission. Written comments also may be submitted prior to the public hearing to the Planning Division, via mail: attn. Edgar Arroyo, 455 N. Rexford Drive, 1st Floor, Beverly Hills, CA 90210. Written comments may also be submitted via email to earroyo@beverlyhills.org. Any written comments received by end of day on Tuesday, December 4, 2018 will be attached to the agenda report regarding this item. Any comments received after Tuesday, December 4, 2018, but prior to the public hearing, will be distributed to the Commission under separate cover.

According to Government Code Section 65009, if you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact **Edgar Arroyo, Associate Planner** in the Planning Division at **(310) 285-1138**, or by email at earroyo@beverlyhills.org. Copies of the applications, plans, and Categorical Exemption document are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely,  
 Edgar Arroyo, Associate Planner

In accordance with the Americans with Disabilities Act, Commission Meeting Room 280A is wheelchair accessible and is equipped with audio equipment for the hearing impaired. If you need special assistance to attend this meeting, please call the Planning Division at (310) 285-1122 or TTY (310) 285-6881. Please notify the Planning Division at least forty-eight (48) hours prior to the meeting if you require captioning service so that reasonable arrangements can be made.



# NOTICE OF PUBLIC HEARING

**DATE:** December 13, 2018  
**TIME:** 1:30 PM, or as soon thereafter as the matter may be heard  
**LOCATION:** Commission Meeting Room 280A  
 Beverly Hills City Hall  
 455 North Rexford Drive  
 Beverly Hills, CA 90210  
**PROJECT ADDRESS:** 9701 Wilshire Boulevard  
 (Northwest corner of Wilshire Boulevard and N. Roxbury Drive)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, December 13, 2018, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

A request for a Conditional Use Permit ("CUP") to allow a vehicle sales use (the proposed "Project") at **9701 Wilshire Boulevard** (the "Project Site"). The Applicant, Jim Falk Lexus Automotive Group, proposes the use of the ground floor of an existing multi-tenant building on the Project Site during the renovation of the existing Lexus vehicle showroom and dealership at 9230 Wilshire Boulevard.



This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the state CEQA Guidelines. This exemption is applicable to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. Accordingly, the Planning Commission will consider a recommendation to find the project exempt from the environmental review requirements of CEQA pursuant to Section 15301 (Existing Facilities).

Any interested person may attend the meeting and be heard or present written comments to the Commission. Written comments also may be submitted prior to the public hearing to the Planning Division, via mail: attn. Chloe Chen, 455 N. Rexford Drive, 1st Floor, Beverly Hills, CA 90210, or via email to cchen@beverlyhills.org. Any written comments received by Tuesday, December 4, 2018 will be attached to the agenda report regarding this item. Any comments received after Tuesday, December 4, 2018, but prior to the public hearing, will be distributed to the Commission under separate cover.

According to Government Code Section 65009, if you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact **Chloe Chen, Assistant Planner** in the Planning Division at **(310) 285-1194**, or by email at cchen@beverlyhills.org. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely,  
 Chloe Chen, Assistant Planner

In accordance with the Americans with Disabilities Act, Commission Meeting Room 280A is wheelchair accessible and is equipped with audio equipment for the hearing impaired. If you need special assistance to attend this meeting, please call the Planning Division at (310) 285-1194 or TTY (310) 285-6881. Please notify the Planning Division at least forty-eight (48) hours prior to the meeting if you require captioning service so that reasonable arrangements can be made.



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**Weekly**

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**LES BRONTE  
FORMER  
MAYOR**

"Congratulations on your one thousandth edition. You've built a paper that presents Beverly Hills news

with honesty, integrity and responsibility. We all thank you."



**JIMMY DELSHAD  
FORMER  
MAYOR**

"Congratulations to the Weekly on its 1000th issue. To me, the Weekly has provided a consistent

alternative pulse of the Beverly Hills community. It has voiced the concerns of the school families and highlighted the activities of the minorities and the non-profits of our community."



**STEVEN FENTON  
FORMER  
BOARD OF  
EDUCATION  
MEMBER**

"Beverly Hills Weekly embodies all that a hometown newspaper should be.

It has a profound respect for the past, a sincere appreciation for the present and an over abundance hope for the future."



**WENDY GOLDBERG  
PHILANTHROPIST**

"Wow, 20 years... how terrific... Bravo! I find the paper enjoyable as you learn what's going on in our

City in a mostly unbiased way."

**LORI GREENE GORDON  
PLANNING COMMISSIONER**

"It is a wonderful accomplishment to have one individual publisher put forth 1000 consecutive weekly newspaper issues over a period of 20 years. I have enjoyed reading Beverly Hills Weekly since its inception. I download the

e-edition and am always curious which

person or issue appears on the cover. If I had to pick my favorite section of the paper, it would definitely be News Briefs. I like to keep up on everything going on in our community and this section concisely encapsulates the most significant occurrences. Josh, congratulations on this special milestone for Beverly Hills Weekly and best wishes for 1000 more!"

**VICTORIA GORDON**

"I grew up with the Weekly—literally. I was barely five years old when the first issue came out! The Weekly is sim-



ple, straightforward, and one of the easiest ways to stay informed on all things Beverly Hills. I read it every week and love getting to know more about the city and its residents (especially through profiles of community members!). The Weekly is

an asset to our city, and I believe that reading it and learning from it helped make me the active young resident I am today."

an asset to our city, and I believe that reading it and learning from it helped make me the active young resident I am today."



**ANDY LICHT  
PLANNING  
COMMISSION  
CHAIR**

"Will Rogers once quipped: "All I know is what I read in the papers."

# The Weekly Turns 1000

## Former Staff Reflect on Their Time at the Weekly

**MELANIE ANDERSON  
FORMER REPORTER**

How is it possible 400 weeks have passed since I was a brand new reporter helping to put together #600? It was my fourth issue and the names and faces featured in those pages were still largely unfamiliar to me. My Weekly

adventure was just beginning but it was already clear it would be challenging and exhilarating. Ultimately, it was also incredibly empowering. I'm grateful to Josh for trusting that my 24-year-old self could handle the responsibility of being the only reporter on staff—even though I had serious doubts in the beginning. Josh coached me to be more assertive with interviews and less precious with my writing, while Rudy took me under his wing, introducing me to his favorite people and places in Beverly Hills. It was an amazing experience, which prepared me well for my career as a freelance writer. Congratulations on #1000!

**NEGIN ELAZARI  
FORMER AD STAFF**



a junior and not qualified for the job. I was crushed. One year later, I was in the

green room getting ready to go on air for The Norman News on KBEV. Josh saw me and said, "Hey, are you available to start working tomorrow?"

I started training the next day and never thought I would make it through the week. Fast-forward a year later, Josh brought me into his office for a chat. My anxiety peaked and I thought he was going to let me go because I wasn't bringing in enough ad sales. He then told me that he wanted to promote me to manager as he felt that I had what it took to manage the ad staff. His trust in me to be the youngest manager was a true honor and I am lucky to have worked with an incredible team of advertising reps.

**How Sales at the Weekly Influenced My Career:** As an advertising representative/office manager at Beverly Hills Weekly for two years, my time at the Weekly has truly shaped my work ethic and me. I learned about the immense value of persistence and patience. While I was responsible for generating ad sales by cold calling, I was constantly faced with the challenge of being rejected. While this was extremely discouraging, Josh encouraged me to follow up with prospective clients even if the answer was a no. Overtime, I learned that with the right approach and providing clients with quality service, you could turn a no into a yes. Throughout my entire career, this has allowed me to not be afraid of rejection and that persistence can go a long way.

**What I'm Doing Now:** Marketing and Events at a premier talent & literacy agency.

**SIMON ESFANDI  
FORMER AD STAFF**

Beverly Hills Weekly is truly a special place for me. Josh gave me my first job opportunity. After a short period of time, he promoted me to General Manager. While this gave me a tremendous amount of confidence, I still remember the trep-



idation that came with the prospect of supervising colleagues that were not only older and more experienced than I was, but were also my friends.

With Josh's guidance, I learned valuable lessons in leadership and managing employees that I still use today in managing my Personal Injury law firm, Compass Law Group, PC. I'm honored to have Josh as a mentor and friend and so proud to be a part of the Beverly Hills Weekly legacy.

**CHLOE MAJDIPOUR  
FORMER AD STAFF**

"One of my favorite memories from my time working at the Weekly was collaborating with Be The Match Marrow Donor Registry to collect swabs at Beverly Hills events and showing our community how they could potentially save lives threatened by cancer. This was one of the most rewarding experiences during my time as part of the Weekly

staff and is the epitome of everything the Weekly stands for: creating a strong bond throughout the Beverly Hills community and bringing awareness to important issues that effect our very own residents."

**How Sales at the Weekly Influenced by Career:** I can confidently say without a doubt that I would not be where I am today without having the Weekly as a major stepping-stone in my career path. Not only did working as an advertising manager equip me with skills like confidence and critical thinking but it also showed me the importance of integrity and teamwork. These are all attributes that I continuously use in my legal education and will continue to use in my future as a practicing lawyer.

**What I'm Doing Now:** I am currently a 2nd year law student at the UCLA School of Law.



That still holds true today. I learn so much about our community from Beverly Hills Weekly. I look forward to the



next 1000 issues. Congratulations."

**RACHELLE MARCUS  
BOARD OF  
EDUCA-  
TION MEM-  
BER-ELECT**

"I want to congratulate

you on the 1000th edition of Beverly Hills Weekly. Here's hoping that I can be there for your 2000th edition. Like



the energizer bunny that keeps ticking, I wish Josh keeps writing!"

**MARK SCOTT  
FORMER  
CITY  
MANAGER**

"I send heartiest congratulations to Josh and the Beverly Hills Weekly team on issue 1000. Y'all don't look a day over 600! Shout out to the late Rudy Cole who would be proud."

**DAVE SNOWDEN  
FORMER BHPD CHIEF**

"Congratulations on the occasion of your 1000th issue! Beverly Hills Weekly is the epitome of a true community newspaper.

I became an avid fan of the Weekly in late 2003 when I became the Police Chief in Beverly Hills. I very much



enjoyed the writing of the late Rudy Cole who addressed current issues facing the city with honesty and integrity in his editorials.

The Weekly can always be counted upon to publish local news and keep the community up to speed on issues of importance to Beverly Hills. The honest coverage without the use of yellow journalism or the use of the front page for editorials keeps the readers coming back for more.

I also admire the paper for covering all sides of an issue by seeking comments from persons involved in the news so that their positions can be shared.

Keep up the great work and I will be looking forward to your next anniversary...2000 issues."

**MEL SPITZ  
BOARD OF EDUCATION  
MEMBER**

"I look forward to Thursday's informative "briefs" and insightful cover stories. From its inception the Weekly has been a major asset to our community. Congratulations, and keep up the good work."



**ROBERT K. TANENBAUM AND  
PATTI TANENBAUM  
FORMER MAYOR AND  
PHILANTHROPIST**

"Newspapers are critical. Unfortunately, in Beverly Hills we only have The Weekly on Thursday and The Courier on Friday. It can be frustrating and difficult to get information to residents since we have no radio station or TV outlet. So most of our public remains unaware of what impacts our schools, City Hall and civic community.

For democracy to survive, we need to have an informed electorate. The

press is best when it speaks truth to power, demands government accountability and transparency, and sheds light on the activities of the unelected bureaucracy. A democracy without a vigorous, robust and apolitical press is nothing more than a farce and charade.

Josh Gross is a student of political science. Every Thursday, we trust that he understands the responsibility of a free

*cont. on page 6*

**TIFFANY MAJDIPOUR  
FORMER AD STAFF**

"In my time as a staff member and manager of the ad staff at the Weekly, I have definitely had some memorable moments. My most memorable moments have to be during the training of new ad staff. Watching new trainees and their nerves get the best of them was always



funny, especially when they would hang up on potential ad buyers by accident or stumble on their words while on the phone, prompting the potential buyer on the other end to hang up."

**How Sales at the Weekly Influenced My Career:** Although people might think sales and cold calling has nothing to do with my current career, learning about sales has actually influenced me more than I ever thought it would. Knowing how to speak to people and learning how to do so in a way where you get them to listen to you enough to get them to buy an ad is a true artform. And it definitely has helped me in my endeavors as a dental student and I am even more certain it will help me in my business as a dental professional and a business owner in the future.

**What I'm Doing Now:** I am currently a second year dental student at Herman Ostrow School of Dentistry at USC.

**ABBEY HOOD NEWELL  
FORMER REPORTER**

Congrats Josh on 1000 issues, you have been diligently reporting the news, and serving the residents of the City well. Your dedication to the City and justice is admirable!

My first day at the Weekly was one for the books and definitely my favorite! I started the day before deadline and was tasked with getting the newspaper printed. Just when I thought the impossible wasn't possible, my (soon to become) mentor and friend Rudy Cole walked into the office with his big smile, sport coat and a cigar. He introduced himself and offered to take me to lunch.

Jumping in his jeep, we hopped over to Caffe Roma on the exclusive Canon Drive. That lunch started my career in

Beverly Hills, as Rudy provided Cliff's notes of working as a reporter in the City. He pointed out the City Council members eating lunch, [then-Governor] Arnold Schwarzenegger in the corner and some of the City's leaders. He shared that while the City had international recognition, it was a small town, with most residents who had lived there with their families for decades. The foundation of the City was the schools, police and fire, and he encouraged I get involved. He said, "Don't give up. Give it time." I am so glad I did, because it was one of the greatest experiences of my life. We got the paper out and every Friday for the rest of my time in Beverly Hills, Rudy and I met at the Peninsula for apple martinis. Rudy, Josh,



and the many wonderful people I met in the City are my favorite memories, because I believe the City's magic is really created by the people who live in it.

Once you have worked for a newspaper in the BEST city in the world with the most accomplished residents and international cache, it's hard to go anywhere else! So, after leaving I had to hang my hat as a reporter.

**What I'm Doing Now:** I am a licensed marriage and family therapist in Palm Springs, and founder of The Wise Body Project. I am married, with a two-year-old daughter and a second girl due in March.

**JENNIFER OKHOVAT  
FORMER AD STAFF**

One of my best memories working at the Weekly was making friendships with other students at Beverly High. The Weekly was a great opportunity to bring kids from the four schools together that had a common interest in working. I cultivated friendships with some of my best friends that remain so, more than 10 years later. I'm now a real estate agent



in Beverly Hills. Working ad sales at the Weekly taught me to think out of the box when working with my clients today and to always follow up! It also showed me that advertising works.

**What I'm Doing Now:** Beverly Hills Realtor (and frequent back page advertiser)

**MINA RIAZI  
FORMER REPORTER**

During my nearly two years at Beverly Hills Weekly, I honed invaluable skills, from time management to problem solving



to critical thinking. I interviewed elected officials and sat through three-hour City Council meetings; I wrote about community members who

would later confront me at the Peet's on Beverly Drive, critical of my coverage. Needless to say, there is no place quite like the Weekly, and no boss quite like Josh. I appreciate that now, more than ever, as I round out my second year as an editor at Disney. I'm grateful for the growth—though painful, at times—and the memories. Congrats on 1000 issues!

**KAREN SHILYAN  
FORMER AD STAFF**

Working at the Weekly was one of the most influential experiences I have had in my life. As a first job, it gave me essential leadership experience and valuable



information about what to expect from a job, from a supervisor, and from clients. It was not just an advertising sales job, but also a crash course that encompassed

everything I would need in order to succeed. Most importantly, having Josh as a mentor throughout my life has been instrumental in shaping my career and the field I chose to enter.

**What I'm Doing Now:** I am now in my first year at USC Gould School of Law.



# FOUNDING THE WEEKLY

## Beverly Hills Weekly Publisher Josh Gross

By Kelcey Caulder

*In his first-ever on the record interview about founding the Weekly, Publisher Josh Gross discusses entrepreneurship, his favorite issues, and the people who helped make the newspaper what it is today.*

### So, tell us how you founded the Weekly.

As most of our readers know, I grew up in Beverly Hills. I attended Beverly Vista K-8 and Beverly High for 9-12, graduating in 1991. I did my undergraduate studies at UC Berkeley and UCLA, and in between, in 1993 I got involved in local politics. I worked on a number of Beverly Hills campaigns in the time period from 1993-1999.

So, the story really starts in the summer of 1999 when I graduated from Loyola Law School and started looking for a full-time job. The summer previously I had hosted a radio show in Washington, D.C. on an AM radio station, WUST. So, I thought I was going to pursue a broadcasting job in either television or radio. That was the plan. But, around the time that I graduated it became evident that we needed another newspaper in Beverly Hills. The Courier didn't cover a lot of things and the coverage they did have was very slanted. There had been another newspaper called the Beverly Hills Post, which went out of business in 1994. So, for the time period of 1994-1999 there had only been one newspaper in Beverly Hills. I was 26, young and stupid, and I thought I would start a newspaper. Now, here we are.

### Why did you feel Beverly Hills needed another paper?

As I said, there had been another paper previously and a lot of stuff was not getting covered. Because I had a background in local politics—in 1994 I worked as Robert K. Tanenbaum's

assistant when he was in his last six months on the City Council—and I was pretty well known in local politics, I felt I was the right person to do it. And I was.

### Tell us about those first few weeks.

We signed the partnership agreement with my original partners (who I later bought out) on my 26th birthday, September 10, 1999. I basically had four weeks after that to get the first paper out. So, I rented an office on South Beverly, where we still are today. The landlord was reluctant to rent to me in the beginning because I had very little credit and this was basically my first full-time job. I hired our first reporter, Shirin Danielpour [now Shirin Yadegar] and we just started. Our first issue came out on October 7, 1999. That was issue #1. A lot of the format of the paper is the same. Some things have changed, but a lot of it is somewhat the same.

### Are there any things you did then that when you look back now you would never do again or that you wish you were still doing?

It's hard to say. There've been some segments and formats of the paper that we've changed over the years. For example, we used to have a Pro/Con column and it just became too difficult to find people to write for both sides of an issue that we found it easier to just write it ourselves now. That's an example of something that's changed. I don't think it was a mistake, though. It's something we tried for a few years and then decided to do differently.

Let me also point out that even in the beginning, in 1999, there was no social media. There were websites, though, and newspapers were already starting to go online. So, we knew when we started that the outlook was not favorable for print. Saying that, we also knew that

in Beverly Hills people love their newspaper and they all read it. I would say the one thing that has always met expectations is our readership. Our readers love the paper even after all these years, and the readership has always been through the roof. That's not something I can complain about. We have very dedicated, very involved readers, and we are very fortunate for that.

### Give us an example of some things you're proud of about the paper.

First of all, it's that we've persevered. I told a story to the City Council recently that when I first started the newspaper I leased out my duplex on South Palm and moved into a smaller apartment on Reeves, where I still live today, because I needed the rental income to survive. I want to point out that if the Rent Stabilization Ordinance that's currently in effect was in effect then, I never would have started Beverly Hills Weekly, because I wouldn't have had the flexibility to move back into my duplex. Right now, I don't have that flexibility without having to pay an outrageous relocation fee. So, that's something the Council needs to correct. They actually made it much worse with their so-called amendments at the November 20 study session meeting. Luckily, I had the flexibility to move at that time and it was basically the duplex that kept me alive for many years when I wasn't generating enough of a profit to



survive. I was able to get by, but this has never been "Microsoft" in terms of its earnings. So, that's the first point.

The second point is that I'm proud of a lot of all the staff that's come through here and by that I both mean editorial staff (reporters) and ad staff. They're two

very different types of people. Many of our reporters have gone on to work for daily newspapers and other publications. Our ad staff have gone on to become entrepreneurs, work in sales, work in real estate and in law and other related professions. They've all gone on to be very successful and they learned

the fundamentals of sales here. That's something I'm very proud of. Of course, we keep in touch with a lot of them.

### What are the best and worst parts of the publisher job?

The worst part is always having to worry about money. The best part is that our readers are great and love the paper. They read it every week and we get all kinds of feedback. When I talk to other publishers in other communities they are shocked that our readers are so into it and read the paper right away, in many cases, in the e-blast that is sent out on Wednesday nights. We couldn't ask for better readers.

I never wanted to be a print journalist. I always thought I would go into broadcasting, so the one question I get asked a lot is whether I wrote for Highlights at the high school. No. I also get asked, "Did you write for your college paper?" The answer is no. I had no print back-

**"What am I most proud of?  
We persevered."**

—Josh Gross

press and consistently adheres to highest principles and obligations.

We send mighty congratulations on this impressive milestone—the 1000th edition of The Weekly! Way to go!

### ZEV YAROSLAVSKY FORMER COUNTY SUPERVISOR

"For nearly 20 years, Beverly Hills Weekly has covered this community's news with journalistic integrity. It continues to do so. The public yearns for local news about our schools, our parks, public safety and transportation. The



Weekly has covered all of these and more. Congratulations to Beverly Hills Weekly for 20 years and 1,000 issues. Here's to the next 20 years."



### SAM YEBRI 30 YEARS AFTER

"Beverly Hills Weekly reliably delivers incisive analysis in the era of shallow clickbait. It covers Beverly Hills with the

integrity, grace, and intellect that this great community deserves. Congratulations!"

Get Beverly Hills Weekly delivered to your inbox each week!

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<http://eepurl.com/zfU-L>

Beverly Hills  
**Weekly**

ground. My background was in local politics and in law. Both of those have been very helpful to this enterprise because, obviously, we cover local politics very closely.

I'll tell you another quick little story. On the day the first paper came out, I got a call from Herm Schultz, who is no longer alive, but was the leader of the tenants group at that time. He said to me: 'You're the perfect person to run this paper.' What he meant was, I was young and from Beverly Hills, and I had worked in local politics, so I knew everyone. That was a tremendous asset, and that's helped with the paper over the years.

#### What advice would you give to other entrepreneurs?

That's a great question because it's something I've lived through and dealt with personally. First of all, raise more money than you think you're going to need. Second of all, get a credit line from the bank before you need it. Once you need credit, you can't get it. If you can't get bank financing, you're going to have to turn to family and friends for financing. In my case when I couldn't a bank loan I had to turn to my parents, who were very supportive. I was fortunate they were. Banks are notoriously unhelpful to new businesses. This is not like running a dot com. This is a totally different animal.

Even in the Great Recession of 2008-2009 we couldn't get a bank credit line, even though we'd been established for over 10 years. Banks wouldn't lend to us. So I'd tell entrepreneurs to be ready to either self-finance or find some other financing. Prepare to give up a lot of your personal life. There's a lot of self-sacrifice that goes into being an entrepreneur. That was certainly the case with me. There were a lot of missed vaca-

tions and missed family events. That's the way it's going to be, but if you have a vision stick to that vision and don't let people ridicule you, tell you that you're wrong or that you're going to fail. There were a number of people that told me that [Courier founder] March Schwartz was going to destroy me and that I wasn't going to get anywhere with this. I didn't pay any attention to that. I just kept going.

#### Tell me about some of the people along the way who were helpful that are no longer with us.

Many of our readers probably remember Rudy Cole, who was a columnist here for many years. Let me tell you a couple of stories about Rudy. Rudy and I were kind of like enemies when I worked in politics. If he worked for one candidate, I worked for his opponent. So, we were not friends when I started the paper, but right at the time it got started he wanted to also start his own paper. That caused us to become friendlier. I had a personal policy when I started the paper that I would bury the hatchet with anyone I had fought with politically, if they were willing to help the paper. He was an example of that. So, he was writing columns for another paper that's no longer in existence for a while and then in 2002 he started writing a weekly column for us, which he did up until his death in 2013. He was a huge part of the paper and we haven't been able to fill that position since he has been gone. I'm not sure we ever will

be able to.

Other people who were really supportive but are no longer here include [former principals] Ben Bushman and Irene Stern, [retired faculty] Joel Pressman, Susan Stevens, Gil Chesterton, and many others. Also, I mentioned my parents [Jack and Joan Gross]. They were all very helpful and very supportive. So, those are just a few examples.

Still living, but worth a 'shout out' is our office landlord, the Hakim family (Saeed, Sam and Mike Hakim) and also my apartment landlord, Rick Marken.

#### What issues are you looking forward to covering in the next 1000 issues?

There are a number of things going in the City right now. The Board of Education recently decided to reconfigure to a middle school, which is something I've supported for a long time. We're looking forward to covering that. As I mentioned before, we're still dealing with the Rent Stabilization Ordinance. I personally don't think that's over. I think the RSO is still too strict and too punitive to property owners. We'll see what

happens there. You know, I've been reluctant to get into specific issues because we've covered so many over the years. Of those, there's so many that I'm proud of. We've exposed a lot of corruption over a thousand issues and we've highlighted people doing good things, too. We've highlighted people doing bad things. That's something I'm very proud of. It's hard to summarize a thousand issues, obviously. We're trying in this special issue that we're doing, but a lot has gone

***"[Entrepreneurs need to] prepare to give up a lot of your personal life. There's a lot of self-sacrifice that goes into being an entrepreneur. If you have a vision stick to that vision and don't let people ridicule you, tell you that you're wrong or that you're going to fail."***

—Josh Gross

on and many people have come and gone. The City is still pretty much the way I found it, though. It's still a small town and still has the pros and cons of a small town. As everyone knows, it's a wealthy town, but it's also a place with readers who really want to stay informed and know what's going on.

#### Would you do it all again?

To paraphrase Dickens, "it was the best of times; it was the worst of times." But there's not much I would do differently.

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**Beverly Hills Weekly**



# Congratulations

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COMPASS





North Canon Dr will be closed at Wilshire Bl to maintain safe pedestrian and vehicular traffic flow during Purple Line Extension construction.

### TRAFFIC ALERT

A cul-de-sac will be formed on the north side of North Canon Dr at Wilshire Bl. The closure will also include replacing stop signs with a signalized intersection at North Crescent Dr and Clifton Way to accommodate traffic. An extensive feasibility study was conducted in advance of the closure.

### START DATE

Anticipated January 2019.  
Construction is a dynamic process and is subject to change.

### CONTACT US

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# Public Notices

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FICTITIOUS BUSINESS NAME STATEMENT: 2018273224. The following person(s) is/are doing business as: VIOLINS OF HOPE – LOS ANGELES 10724 Wilshire Bl #606. LOS ANGELES, CA 90024. SUSANNE REYTO, 10724 Wilshire Bl #606. LOS ANGELES, CA 90024. GENI MORGUELAN, 10724 Wilshire Bl #1207. LOS ANGELES, CA 90024. This business is conducted by: A Joint Venture. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2018. Signed: Susanne Reyto, Partner. This statement is filed with the County Clerk of Los Angeles County on: 10/29/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 376 Geovanny Deflin 412 S Holly Ave Compton, CA 90221 Case Number: TSO21150 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES Compton Superior Court 200 W Compton Bl Compton, CA 90220 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Geovanny Deflin TO ALL INTERESTED PERSONS: Petitioner: Geovanny Deflin Present name: Geovanny Deflin Proposed name: Geovanny Barraza THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. NOTICE OF HEARING Date: 11/13/18 Time: 8:30a Dept: A Room: 904 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: Sep 18, 2018. Signed: Maurice A. Leiter, Judge of the Superior Court Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 377 FICTITIOUS BUSINESS NAME STATEMENT: 2018259561. The following person(s) is/are doing business as: MM BEAUTY & MORE, 7721 ATOLL AVENUE, NORTH HOLLYWOOD, CA 91605. MARIA MAZLUMYAN, 7721 ATOLL AVENUE, NORTH HOLLYWOOD, CA 91605. 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: MARIA MAZLUMYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/15/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 378 FICTITIOUS BUSINESS NAME STATEMENT: 2018278921. The following person(s) is/are doing business as: PHEONIX GRAPHICS, 14436 LEFFINGWELL RD, WHITTIER, CA 90604. GABRIEL NAVARRETE, 14436 LEFFINGWELL RD, WHITTIER, CA 90604. 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: GABRIEL NAVARRETE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/05/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 2,618 FICTITIOUS BUSINESS NAME STATEMENT: 2018272389. The following person(s) is/are doing business as: WILLOUGHBY INVESTMENTS, 4754 ALBURY AVE, LAKEWOOD, CA 90313. KENT A HUBER, TRUSTEE, UNDER KENT A HUBER 1988 TRUST DATED 8/2/88, 4754 ALBURY AVE, LAKEWOOD, CA 90313. This business is conducted by: A TRUST. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2018 Signed: KENT A HUBER, TRUSTEE. This statement is filed with

the County Clerk of Los Angeles County on: 10/26/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,619 FICTITIOUS BUSINESS NAME STATEMENT: 2018254923. The following person(s) is/are doing business as: 604 WALNUT AVENUE LLC, 8549 KENTWOOD AVE, LOS ANGELES, CA 90045. 604 WALNUT AVENUE LLC, 8549 KENTWOOD AVE, LOS ANGELES, CA 90045. 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: GERARDO BRAMBILA, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 10/09/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,620 FICTITIOUS BUSINESS NAME STATEMENT: 2018279060. The following person(s) is/are doing business as: LAVISTA HOME HEALTH; LAVISTA HOME HEALTH CARE; LAVISTA HOME HEALTH AGENCY, 7231 FOOTHILL BLVD, TULUNGA, CA 91402. 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: ANDRANIK AZATYAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/05/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,622 FICTITIOUS BUSINESS NAME STATEMENT: 2018279056. The following person(s) is/are doing business as: YEPRAKSIYA ALTUNYAN, 8016 HOLLYWOOD WAY, SUN VALLEY, CA 91352. YEPRAKSIYA ALTUNYAN, 8016 HOLLYWOOD WAY, SUN VALLEY, CA 91352. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2015 Signed: YEPRAKSIYA ALTUNYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/05/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,623 FICTITIOUS BUSINESS NAME STATEMENT: 2018279170. The following person(s) is/are doing business as: POLISH ADDICT BEAUTY LOUNGE, 6606 TOPANGA CANYON BVLD, #2140 WOODLAND HILLS, CA 91303. PABI, INC, 22854HARTLAND ST, WEST HILLS, CA 91307. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2018 Signed: RUBY DAVIS, CFO. This statement is filed with the County Clerk of Los Angeles County on: 11/05/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,624 FICTITIOUS BUSINESS NAME STATEMENT: 2018278025. The following person(s) is/are doing business as: WAROUJAN MARBLE & GRANITE DESIGN, 10243 HILLHAVEN AVE #12 TULUNGA, CA 91042. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2013 Signed: WAROUJAN DERHOUKASIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/02/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,625 FICTITIOUS BUSINESS NAME STATEMENT: 2018278027. The following person(s) is/are doing business as: XU OSHUN, 1628 PEPPER DR, PASADENA, CA 91104. TIGRAN SIMONYAN, 1628 PEPPER DR, PASADENA, CA 91104. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name

or names listed here on: 11/2016 Signed: TIGRAN SIMONYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/02/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,626 FICTITIOUS BUSINESS NAME STATEMENT: 2018278029. The following person(s) is/are doing business as: NOR EXPRESS, 330 E DRYDEN AVE APT 18 GLENDALE, CA 91207. NORAYR PETROSYAN, 330 E DRYDEN AVE APT 16 GLENDALE, CA 91207. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2012 Signed: NORAYR PETROSYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/02/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,627 FICTITIOUS BUSINESS NAME STATEMENT: 2018277172. The following person(s) is/are doing business as: ESC WEEKLY, VOTMIO; ALTERED EGOS; GWESTY QUESTY; TWISTED EGOS, 711 SANTA MONICA BLVD, STE B 123 WEST HOLLYWOOD, CA 90046. TWISTED EGOS LLC, 711 SANTA MONICA BLVD, STE B 123 WEST HOLLYWOOD, CA 90046. 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: SHAWN ROBERTS, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 11/01/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,628 FICTITIOUS BUSINESS NAME STATEMENT: 2018269811. The following person(s) is/are doing business as: J&J MAINTENANCE SERVICES, 18543 DEVONSHIRE ST #171 NORTHBRIDGE, CA 91324. JESSICA SIMON, 17509 TRIBUNE STREET GRANADA HILLS, CA 91344. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2018 Signed: JESSICA SIMON, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/24/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,629 FICTITIOUS BUSINESS NAME STATEMENT: 2018252030. The following person(s) is/are doing business as: ONNI, ONNI GROUP, 351 MYRTLE ST, GLENDALE, CA 91203. ARTUR EGIAZARYAN, 351 MYRTLE ST, GLENDALE, CA 91203. 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: ARTUR EGIAZARYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/03/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,630 FICTITIOUS BUSINESS NAME STATEMENT: 2018274482. The following person(s) is/are doing business as: MISS DNA CLEANING SERVICE, 5527 WEST JEFFERSON BLVD APT#1 LOS ANGELES, CA 90016. JOSE DAVID OROZCO, 5527 WEST JEFFERSON BLVD APT#1 LOS ANGELES, CA 90016. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/2018 Signed: JOSE DAVID OROZCO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/30/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,631 FICTITIOUS BUSINESS NAME STATEMENT: 2018254921. The following person(s) is/are doing business as: 2916 PALM AVE LLC, 8549 KENTWOOD AVE, LOS ANGELES, CA 90045. 2916 PALM AVE LLC, 8549 KENTWOOD AVE, LOS ANGELES, CA 90045. 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: GERARDO BRAMBILA, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 10/09/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,632 FICTITIOUS BUSINESS NAME STATEMENT: 2018254939. The following person(s) is/are doing business as: 3147 IMPERIAL HIGHWAY, 8549 KENTWOOD AVE, LOS ANGELES, CA 90045. 3147 IMPERIAL HIGHWAY, 8549 KENTWOOD AVE, LOS ANGELES, CA 90045. 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: GERARDO BRAMBILA, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 10/09/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,633 FICTITIOUS BUSINESS NAME STATEMENT: 2018278857. The following person(s) is/are doing business as: COOKIES MELROSE, 8360 MELROSE AVE #101 LOS ANGELES, CA 90069. PURPLE HEART COMPASSION, INC, A CALIFORNIA NON-PROFIT CORPORATION, 8360 MELROSE AVE #101 LOS ANGELES, CA 90069. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2018 Signed: STEVE PINEDA, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 11/01/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,636 FICTITIOUS BUSINESS NAME STATEMENT: 2018278855. The following person(s) is/are doing business as: LUMINOUS 420; LUMINOUS EDIBLES, 145 S GLENDALES BLVD SUITE 230 BURBANK, CA 91502. TOPANGA BUSINESS SOLUTIONS, INC, 145 S GLENDALES BLVD SUITE 230 BURBANK, CA 91502. 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: KEVIN KHACHATRYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 11/01/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,638 FICTITIOUS BUSINESS NAME STATEMENT: 2018278851. The following person(s) is/are doing business as: ADAR GROUP, 6844 WOODMAN AVE, LOS ANGELES, CA 91405. LIOR ADAR, 6844 WOODMAN AVE, LOS ANGELES, CA 91405. 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: LIOR ADAR, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/01/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,639

FICTITIOUS BUSINESS NAME STATEMENT: 2018275708. The following person(s) is/are doing business as: UNIK ONLINE MARKETING, 7095 HOLLYWOOD BLVD #557 HOLLYWOOD, CA 90028. AVANATURALS, 7095 HOLLYWOOD BLVD #557 HOLLYWOOD, CA 90028. 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: VASKEN KHANJIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/31/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,640 FICTITIOUS BUSINESS NAME STATEMENT: 2018275704. The following person(s) is/are doing business as: CHAMPS MOVERS, 15301 SAN JOSE ST, MISSION HILLS, CA 91345. CESAR SOTO, 15301 SAN JOSE ST, MISSION HILLS, CA 91345. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2018 Signed: CESAR SOTO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/31/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,641 FICTITIOUS BUSINESS NAME STATEMENT: 2018274432. The following person(s) is/are doing business as: MOALES CLEANERS, 7309 S HOOPER ST, LOS ANGELES, CA 90044. MERCEDES CAROLINA MORALES GAMEZ, 7309 S HOOPER ST, LOS ANGELES, CA 90044. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2018 Signed: MERCEDES CAROLINA MORALES GAMEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/30/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,643 FICTITIOUS BUSINESS NAME STATEMENT: 2018266677. The following person(s) is/are doing business as: HELPING HANDS RECOVERY, 20318 CLARK T, WOODLAND HILLS, CA 91367. ALTAMED INC, 2655 RISA DR GLENDALE, CA 91208. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2018 Signed: MHRAN STEPANYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/22/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,645 FICTITIOUS BUSINESS NAME STATEMENT: 2018276849. The following person(s) is/are doing business as: GLOBAL BUILDER IMPORTS, 5400 NESTLE AVE, TARZANA, CA 91356. RAFAEL YALANOUZIAN, 5400 NESTLE AVE, TARZANA, CA 91356. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/2006 Signed: RAFAEL YALANOUZIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/01/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,646 FICTITIOUS BUSINESS NAME STATEMENT: 2018275268. The following person(s) is/are doing business as: GOLDEN OAKS, 158 GENTRY ST, POMONA, CA 91767. HERITAGE GROUP HOMES, INC, 158 GENTRY ST, POMONA, CA 91767. 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: MARIA SERRATOS, CFO. This statement is filed with the County Clerk of Los Angeles County on: 10/30/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,646 FICTITIOUS BUSINESS NAME STATEMENT: 2018275270. The following person(s) is/are doing business as: HERITAGE YOUTH SERVICES, 158 GENTRY ST, POMONA, CA 91767. HERITAGE GROUP HOMES, INC, 158 GENTRY ST, POMONA, CA 91767. 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: MARIA SERRATOS, CFO. This statement is filed with the County Clerk of Los Angeles County on: 10/30/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,647 FICTITIOUS BUSINESS NAME STATEMENT: 2018280466. The following person(s) is/are doing business as: TRACY CROSSLEY; TLC MEDIA, 3054 HENRIETTA AVE, LA CRESCENTA, CA 91214. INTUITIVE REINVENTION INC, 3054 HENRIETTA AVE, LA CRESCENTA, CA 91214. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2008 Signed: TRACY BOSWELL, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/06/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,648 STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME File No. 2014040602 Date Filed: 02/13/2014 Name of Business: ROYAL LIMOUSINE 4 U 12153 LULL ST, NORTH HOLLYWOOD, CA 91605. Registered Owner: GEGHAM GASPARYAN. 12153 LULL ST, NORTH HOLLYWOOD, CA 91605. Current File #: 2018266527 Date: 10/22/2018 Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,649 ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case Number: 18AVCP00020 Date Filed: 11/01/2018 Name of Business: SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES NORTH DISTRICT 42011 4TH STREET WEST LANCASTER, CALIFORNIA 93534 PETITION OF: ADAM SEFFRAQUI TO ALL INTERESTED PERSONS: Petitioner: ADAM SEFFRAQUI for a decree changing names as follows: Present name: ADAM SEFFRAQUI Proposed name: ADAM SEFFRIOU THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. NOTICE OF HEARING Date: 12/12/2018 Time: 8:30 AM Dept: A-14 Room: Signed: JUDGE LISA M. CHUNG, Judge of the Superior Court Date: 10/31/2018 Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,650 FICTITIOUS BUSINESS NAME STATEMENT: 2018284631. The following person(s) is/are doing business as: SCHENBERG CONSTRUCTION 1716 Angelo Dr, Beverly Hills, CA 90210. SCHENBERG CONSTRUCTION, 1716 Angelo Dr, Beverly Hills, CA 90210. This business is conducted by: An Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2018. Signed: Stephen Joseph SchenberG, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/9/2018. 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) Published: 11/15/18, 11/22/2018, 11/29/2018, 12/6/2018 378 FICTITIOUS BUSINESS NAME STATEMENT: 2018276206. The following person(s) is/are doing business as: JIMMZ JUNK REMOVAL 521 N 1st St, Montebello, CA 90640. JOSE MANUEL MARTINEZ, 521 N 1st St, Montebello, CA 90640. 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: Jose Manuel Martinez, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/31/2018. 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) Published: 11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018 TBS 2,651 FICTITIOUS BUSINESS NAME STATEMENT: 2018272255. The following person(s) is/are doing business as: QUANTUM GEMS; QUANTUM NATURALS 14918 Freeman Ave, Lawndale, CA 90260. SHIENNA RENEE JOHNSON, 14918 Freeman Ave, Lawndale, CA 90260.



This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 4/2018. Signed: Shienna Renee Johnson, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/28/18. 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) Published: 11/15/18, 11/22/18, 11/29/18, 12/6/18 380

FICTITIOUS BUSINESS NAME STATEMENT: 2018275297. The following person(s) is/are doing business as: ADVANCE BUILDING MAINTENANCE 9601 Wilshire Bl #GL-25, Beverly Hills, CA 90210. XL HOG INC. 9601 Wilshire Bl #GL-25, Beverly Hills, CA 90210. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2008. Signed: Perla Miosieznicki, President, XL Hog Inc. This statement is filed with the County Clerk of Los Angeles County on: 10/30/18. 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) Published: 11/15/18, 11/22/18, 11/29/18, 12/6/18 381

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME: 2018264563 Original file # 2016122420 The following person(s) has/have) abandoned the use of the fictitious business name: EF-FREY'S CUSTOM DRY CLEANERS. 8917 Melrose Ave. West Hollywood, CA 90069. The fictitious business name referred to above was filed on: 10/15/16, in the County of Los Angeles. The business was conducted by: A CORPORATION. The full name and residence of the registrant(s) abandoning the name: DEUX AMIS INC. 8917 Melrose Ave. West Hollywood, CA 90069. The registrant declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 10/18/18. Signed: 11/15/18, 11/22/18, 11/29/18, 12/6/18 382

Ngozi Emodi/Christopher Emodi 14135 Cerise Ave #421 Hawthorne, CA 90250 Case Number: 18TRCP00034 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES Superior Court House 625 Maple Ave 90503

ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Emodi Anastasia Angel Ofunneka aka Anastasia Angel Ofunneka Emodi by her mother Ngozi Emodi and Christopher Emodi

TO ALL INTERESTED PERSONS Petitioner: Emodi Anastasia Ofunneka aka Anastasia Angel Ofunneka Emodi by her mother Ngozi Emodi and Christopher Emodi Present name: Emodi Anastasia Ofunneka aka Anastasia Angel Ofunneka Emodi Proposed name: Angel Ofunneka Emodi THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

NOTICE OF HEARING Date: 12/21/18 Time: 8:30a Dept: B Room: 340 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: Nov 8, 2018. Signed: Eric C. Taylor, Judge of the Superior Court Published: 11/15/18, 11/22/18, 11/29/18, 12/6/18 383

FICTITIOUS BUSINESS NAME STATEMENT: 2018280629. The following person(s) is/are doing business as: THE ONLINE ACADEMY ONLINE HIGH SCHOOL, CASTLETON COMPANY GLOBAL CAMPUS, 17800 CASTLETON STREET SUITE 685 CITY OF INDUSTRY, CA 91748. CASTLETON EDUCATION GROUP, INC. 17800 CASTLETON STREET SUITE 685 CITY OF INDUSTRY, CA 91748. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/2018 Signed: BO (BETSY) LEE LI, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/06/2018. 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) Published: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,650

FICTITIOUS BUSINESS NAME STATEMENT: 2018271872. The following person(s) is/are doing business as: THE LUCKY PIG, 2510 W SUNSET BLVD, LOS ANGELES, CA 90026. SHANNON TONSFELDT, 1630 LOMA CREST ST UNIT D GLENDALE, CA 90026. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2018 Signed: SHANNON TONSFELDT, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/26/2018. 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) Published: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,651

FICTITIOUS BUSINESS NAME STATEMENT: 2018279190. The following person(s) is/are doing business as: GARY'S AUTO COLLISION CENTER, 24247 RAILROAD AVE, SANTA CLARITA, CA 91321. GKGI, INC. 24247 RAILROAD AVE, SANTA CLARITA, CA 91321. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2018 Signed: GARY K GEVOJANYAN, CFO. This statement is filed with the County Clerk of Los Angeles County on: 11/05/2018. 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) Published: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,653

FICTITIOUS BUSINESS NAME STATEMENT: 2018282547. The following person(s) is/are doing business as: DS EXPRESS INT'L, 115 E MAIN STREET, SAN GABRIEL, CA 91776. DIS TRUCKING INC. 115 E MAIN STREET, SAN GABRIEL, CA 91776. 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: NELSON LAI, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/07/2018. 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) Published: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,654

FICTITIOUS BUSINESS NAME STATEMENT: 2018281484. The following person(s) is/are doing business as: FLO VIRTUAL RESERVATION TAX SERVICES, 46 PENINSULA CTR DR SUITE 247 ROLLING HILLS, CA 90274. KAMAL RAMCHANDANI, 46 E PENINSULA CTR DR SUITE 247 ROLLING HILLS, CA 90274. 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: KAMAL RAMCHANDANI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/07/2018. 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) Published: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,655

FICTITIOUS BUSINESS NAME STATEMENT: 2018282927. The following person(s) is/are doing business as: FLO VIRTUAL RESERVATIONST 4550 FULTON AVE SUITE 120 SHERMAN OAKS, CA 91423. JOSHUA ANTHONY KOPPEL, 4550 FULTON AVE SUITE 120 SHERMAN OAKS, CA 91423. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2018 Signed: JOSHUA ANTHONY KOPPEL, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/09/2018. 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) Published: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,657

FICTITIOUS BUSINESS NAME STATEMENT: 2018278324. The following person(s) is/are doing business as: STRAYE, 413 S FAIRFAX AVENUE, LOS ANGELES, CA 90063. ACX, LLC, 413 S FAIRFAX AVENUE, LOS ANGELES, CA 90063. 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: 10/2018 Signed: ANGEL CABRADO, PRESIDENT. This statement is filed on the County Clerk of Los Angeles County on: 11/02/2018. 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) Published: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,658

FICTITIOUS BUSINESS NAME STATEMENT: 2018284266. The following person(s) is/are doing business as: RSC CONSTRUCTION, 19528 VENTURA BLVD UNIT 533 TARZANA, CA 91356. ROTEM FAIGEL, 19528 VENTURA BLVD UNIT 533 TARZANA, CA 91356. 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: ROTEM FAIGEL, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/09/2018. 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) Published: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,659

FICTITIOUS BUSINESS NAME STATEMENT: 2018281741. The following person(s) is/are doing business as: KAR TRUCKING, 334 N MARYLAND AVE #4 GLENDALE, CA 91206. KARAPET TERHOVHANNISYAN, 334 N MARYLAND AVE #4 GLENDALE, CA 91206. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2012 Signed: KARAPET TERHOVHANNISYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/07/2018. 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) Published: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,660

FICTITIOUS BUSINESS NAME STATEMENT: 2018281743. The following person(s) is/are doing business as: LAW OFFICES OF JOVI G USUDE, 14602 VICTORY BLVD SUITE 220 VAN NUYS, CA 91411. JOVI G USUDE, 14602 VICTORY BLVD SUITE 220 VAN NUYS, CA 91411. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2001 Signed: JOVI G USUDE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/07/2018. 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) Published: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,661

FICTITIOUS BUSINESS NAME STATEMENT: 2018282818. The following person(s) is/are doing business as: EXCLUSIVE DESIGN AND REMODELING, 15437 KESWICK ST, VAN NUYS, CA 91406. HAKUOHJI KESHISHYAN, 15437 KESWICK ST, 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: 09/2009 Signed: HAKUOHJI KESHISHYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/06/2018. 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) Published: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,662

FICTITIOUS BUSINESS NAME STATEMENT: 2018280472. The following person(s) is/are doing business as: MARINA MARTIROSIAN CHHA, 1456 TIARA ST, #3 VAN NUYS, CA 91401. MARINA MARTIROSIAN, 1456 TIARA ST, #3 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: 01/2017 Signed: MARINA MARTIROSIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/06/2018. 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) Published: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,663

FICTITIOUS BUSINESS NAME STATEMENT: 2018280468. The following person(s) is/are doing business as: MARATHON COMMUNICATIONS, 5900 WILSHIRE BLVD SUITE 1550 LOS ANGELES, CA 90036. LICHTENSTEIN & ASSOCIATES, INC. 5900 WILSHIRE BLVD SUITE 1550 LOS ANGELES, CA 90036. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/1986 Signed: RICHARD LICHTENSTEIN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 11/06/2018. 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) Published: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,664

FICTITIOUS BUSINESS NAME STATEMENT: 2018285510. The following person(s) is/are doing business as: TITAN TRERMITE, 3306 DEER CREEK LANE, GLENDALE, CA 91208. PO-LIPARK, LLC, 3306 DEER CREEK LANE, GLENDALE, CA 91208. 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: PAUL S POLI, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 11/13/2018. 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) Published: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,665

FICTITIOUS BUSINESS NAME STATEMENT: 2018285150. The following person(s) is/are doing business as: TITAN TRERMITE, 3306 DEER CREEK LANE, GLENDALE, CA 91208. PO-LIPARK, LLC, 3306 DEER CREEK LANE, GLENDALE, CA 91208. 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: PAUL S POLI, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 11/13/2018. 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) Published: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,666

FICTITIOUS BUSINESS NAME STATEMENT: 2018285150. The following person(s) is/are doing business as: TITAN TRERMITE, 3306 DEER CREEK LANE, GLENDALE, CA 91208. PO-LIPARK, LLC, 3306 DEER CREEK LANE, GLENDALE, CA 91208. 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: 1/1980 Signed: Roger B. Fox, General Partner. This statement is filed with the County Clerk of Los Angeles County on: 11/2/18. 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) Published: 11/22/18, 11/29/18, 12/6/18, 12/13/18 384

Jose Alfredo Evangelista Alonso and Luz Maria Herrera 2223 101st St #408 Los Angeles, CA 90002 Case Number: 18COP00014 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES Compton Superior Court 200 W Compton Bld 620

ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Larry Evangelista Herrera by his mother Luz Maria Herrera and his father Jose Alfredo Evangelista Alonso

TO ALL INTERESTED PERSONS Petitioner: Larry Evangelista Herrera by his mother Luz Maria Herrera and his father Jose Alfredo Evangelista Alonso Present name: Larry Evangelista Herrera Proposed name: Larry Alfredo Evangelista Herrera THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

NOTICE OF HEARING Date: 1/3/2019 Time: 8:30a Dept: A Room: 904 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: Oct 26, 2018. Signed: Maurice A. Leiter, Judge of the Superior Court Published: 11/22/18, 11/29/18, 12/6/18, 12/13/18 385

Maksim Dmitriyevich Tsybrivskiy 6300 Slynar Ave 6230 Woodland Hills, CA 91367 Case Number: 18VECP00059 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 6230 Slynar Ave Van Nuys, CA 91401

ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Maksim Dmitriyevich Tsybrivskiy TO ALL INTERESTED PERSONS

Petitioner: Maksim Dmitriyevich Tsybrivskiy Present name: Maksim Dmitriyevich Tsybrivskiy Proposed name: Maxim Pelman THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

NOTICE OF HEARING Date: 12/31/2018 Time: 8:30a Dept: O Room: 620 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: Nov 16, 2018. Signed: Huey P. Cotton, Judge of the Superior Court Published: 11/22/18, 11/29/18, 12/6/18, 12/13/18 386

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME: 2018291230

Original file # 2017027295

The following person(s) has/have) abandoned the use of the fictitious business name: MOCHE ZIV TRUSTEE, THE MOCHE AND ZIV LIVING TRUST DATED MAY 13, 1995, 207 N Palm Dr. Beverly Hills, CA 90210. The fictitious business name referred to above was filed on: 2/1/17, in the County of Los Angeles. The business was conducted by: A TRUST. The full name and residence of the registrant(s) abandoning the name: MOCHE ZIV, 324 W. Carcelon Ave. Monterey Park, CA 91754. The registrant declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/20/18. Signed: Moché Ziv, Trustee. Published: 11/22/18, 11/29/18, 12/6/18, 12/13/18 387

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME: 2018291231

Original file # 2017243656

The following person(s) has/have) abandoned the use of the fictitious business name: BEVERLY ZIV TRUSTEE, THE MOCHE AND BEVERLY ZIV LIVING TRUST, 207 N Palm Dr. Beverly Hills, CA 90210. The fictitious business name referred to above was filed on: 8/30/17, in the County of Los Angeles. The business was conducted by: A GENERAL PARTNERSHIP. The full name and residence of the registrant(s) abandoning the name: MOCHE ZIV, 401 S LaSalle St STE 16000, Chicago, IL 60605. GILMORE HARTIGAN 401 S LaSalle St STE 16000, Chicago, IL 60605. The registrant declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/20/18. Signed: Moché Ziv, Trustee. Published: 11/22/18, 11/29/18, 12/6/18, 12/13/18 388

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME: 2018291232

Original file # 2017102903

The following person(s) has/have) abandoned the use of the fictitious business name: THE MOCHE AND BEVERLY ZIV LIVING TRUST, MOCHE ZIV ESTATE, 450 S. Crescent Dr. Beverly Hills, CA 90212. The fictitious business name referred to above was filed on: 4/21/17, in the County of Los Angeles. The business was conducted by: A TRUST. The full name and residence of the registrant(s) abandoning the name: MOCHE ZIV, 324 W. Carcelon Ave. Monterey Park, CA 91754. The registrant declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/20/18. Signed: Moché Ziv, Trustee. Published: 11/22/18, 11/29/18, 12/6/18, 12/13/18 389

FICTITIOUS BUSINESS NAME STATEMENT: 2018286759. The following person(s) is/are doing business as: POLO S PAINTING, 3324 DREW ST UNIT 3, LOS ANGELES, CA 90065. HIPOLITO CARDONA, 3324 DREW ST UNIT 3, LOS ANGELES, CA 90065. 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: HIPOLITO CARDONA, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 11/14/2018. 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) Published: 11/22/2018, 12/13/2018 TBS 2,651

FICTITIOUS BUSINESS NAME STATEMENT: 2018286830. The following person(s) is/are doing business as: A-1 MID CENTURY TREASURES, 1929 BROWNING BLVD LOS ANGELES, CA 90062. FRANCISCO RAFAEL MORA, 1929 BROWNING BLVD LOS ANGELES, CA 90062. 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: FRANCISCO RAFAEL MORA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/14/2018. 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) Published: 11/22/2018, 11/29/2018, 12/13/2018 TBS 2,652

FICTITIOUS BUSINESS NAME STATEMENT: 2018286791. The following person(s) is/are doing business as: NEW VISION HYPOThERAPY, 1807 VENTURA BOULEVARD SUITE 103 EL SEGUNDO, CA 90245. 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: ROSEMARY CHURNS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/14/2018. 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) Published: 11/22/2018, 11/29/2018, 12/13/2018 TBS 2,653

FICTITIOUS BUSINESS NAME STATEMENT: 2018289330. The following person(s) is/are doing business as: UPRISE IMAGING, 121 ELM STREET ALHAMBRA, CA 91801. MICHAEL ANTHONY CRUZ, 121 ELM STREET ALHAMBRA, CA 91801. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2018 Signed: MICHAEL ANTHONY CRUZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/16/2018. 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) Published: 11/22/2018, 11/29/2018, 12/13/2018 TBS 2,654

FICTITIOUS BUSINESS NAME STATEMENT: 2018285980. The following person(s) is/are doing business as: SILVER STARS CONSTRUCTION, 8341 DE SOTO AVE UNIT 22 CANOGA PARK, CA 91304. ASHA LORKALANTARI, 8341 DE SOTO AVE UNIT 22 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: 09/2018 Signed: ASHA LORKALANTARI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/13/2018. 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) Published: 11/22/2018, 11/29/2018, 12/06/2018, 12/13/2018 TBS 2,654

FICTITIOUS BUSINESS NAME STATEMENT: 2018289330. The following person(s) is/are doing business as: UPRISE IMAGING, 121 ELM STREET ALHAMBRA, CA 91801. MICHAEL ANTHONY CRUZ, 121 ELM STREET ALHAMBRA, CA 91801. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2018 Signed: MICHAEL ANTHONY CRUZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/16/2018. 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) Published: 11/22/2018, 11/29/2018, 12/13/2018 TBS 2,655

FICTITIOUS BUSINESS NAME STATEMENT: 2018290059. The following person(s) is/are doing business as: I DID SOMETHING GOOD TODAY FOUNDATION; IDSGT FOUNDATION, 1621 S. GRAND AVENUE SUITE 210 LOS ANGELES, CA 90015. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2018 Signed: KIMBERLY J LEWIS, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 11/19/2018. 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) Published: 11/22/2018, 11/29/2018, 12/06/2018, 12/13/2018 TBS 2,654

FICTITIOUS BUSINESS NAME STATEMENT: 2018289457. The following person(s) is/are doing business as: SHEEP IN WOLF, 3052 W 7TH ST, APT 2 LOS ANGELES, CA 90005. LUIS ALVARO ROBLE, 3052 W 7TH ST, APT 2 LOS ANGELES, CA 90005. ALEXIS AUDRIENNE WILSON RADLEY, 3052 W 7TH ST, APT 2 LOS ANGELES, CA 90005. ALVARO ROBLE, 3052 W 7TH ST, APT 2 LOS ANGELES, CA 90005. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: ALEXIS AUDRIENNE WILSON RADLEY, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/9/2018. 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) Published: 11/22/2018, 11/29/2018, 12/06/2018, 12/13/2018 TBS 2,657

FICTITIOUS BUSINESS NAME STATEMENT: 2018279035. The following person(s) is/are doing business as: NEXT GEN INSTITUTE, 4001 INGLEWOOD AVE, STE 101 REDONDO BEACH, CA 90278. MIKE HONG, 14508 ROXTON AVE, GARDENA, CA 90249. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2018 Signed: MIKE HONG, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/5/2018. 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) Published: 11/22/2018, 11/29/2018, 12



FILE NO. 2018 277543  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: RED DIAMOND YOGA, 3500 OVERLAND AVENUE, SUITE 210 LOS ANGELES CA 90034 county of: LA COUNTY.  
AI #ON: 201819410349

Registered Owner(s): VAGABOND NATURE LLC (CA) 10630 WILKINS AVENUE #301 LOS ANGELES CA 90024. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

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

/s/ VAGABOND NATURE LLC BY: KEVIN MONTGOMERY, MEMBER

This statement was filed with the County Clerk of LOS ANGELES County on NOV 01 2018 expires on NOV 01 2023.

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).

LA2135902 BEVERLY HILLS WEEKLY 11,8,15,22,29 2018

FILE NO. 2018 279594  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: OISHI TERIYAKI 1830 W 8TH ST UNIT C LOS ANGELES CA 90057 county of: LA COUNTY.

Registered Owner(s): JUNG TAE JUNG AND KYUING HEE SIN, 1830 W 8TH ST UNIT C LOS ANGELES CA 90057. This Business is being conducted by a/an: MARRIED COUPLE. 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/ JUNG TAE JUNG, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on NOV 05 2018 expires on NOV 05 2023.

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).

LA2137491 BEVERLY HILLS WEEKLY 11/8,15,22,29 2018

FILE NO. 2018 282846  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: WINE COUNTRY OFFICES, 9665 WILSHIRE BLVD., SUITE 400, BEVERLY HILLS CA 90212 county of: LA COUNTY.  
Registered Owner(s): SOUTHBYS INTERNA-

TIONAL REALTY, INC. (MI) 9665 WILSHIRE BLVD., SUITE 400 BEVERLY HILLS CA 90212. 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/ SOTHEBY'S INTERNATIONAL REALTY, INC. BY: SETH I. TRUWIT, SECRETARY  
This statement was filed with the County Clerk of LOS ANGELES County on NOV 07 2018 expires on NOV 07 2023.

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).

LA2139905 BEVERLY HILLS WEEKLY 11/15,22,29 12/6 2018

NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
LUCIAN LEO SEIFERT  
CASE NO. 18STPB10161

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

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

THE PETITION FOR PROBATE requests that SUSAN SEIFERT 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 with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 12/04/18 at 8:30AM in Dept. 29 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  
MARK H. BOYKIN - SBN 107295

6355 TOPANGA CANYON BLVD. #420  
WOODLAND HILLS CA 91367  
11/15, 11/22, 11/29/18  
CNS-3194264#

NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
FRANKLIN JONE-ON HUNG  
CASE NO. 18STPB10455

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of FRANKLIN JONE-ON HUNG.

A PETITION FOR PROBATE has been filed by DANA KYUNG A HUNG in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that DANA KYUNG A HUNG be appointed as personal representative to administer the estate of the decedent.

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

A HEARING on the petition will be held in this court as follows: 12/13/18 at 8:30AM in Dept. 4 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  
LEANNE E. MAILLIAN - SBN 80360  
MEGAN I. BRAUN - SBN 305335  
LAW OFFICES OF LEANNE E. MAILLIAN  
16530 VENTURA BLVD. SUITE 404  
ENCINO CA 91436  
11/22, 11/29, 12/6/18  
CNS-3194800#

#### ORDINANCE NO. 18-O-2766

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO ELIMINATE NO CAUSE EVICTIONS FROM CHAPTER 6 OF TITLE 4 OF THE MUNICIPAL CODE AND ADDING A NEW GROUND FOR A JUST-CAUSE EVICTION OF A DISRUPTIVE TENANT AND A NEW PROCEDURE PERTAINING TO THE TERMINATION OF A TENANCY OF A DISRUPTIVE TENANT TO CHAPTERS 5 AND 6 AND REPEALING URGENCY ORDINANCE NO. 18-O-2762

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

Section 1. The City Council hereby amends Article 5 of Chapter 5 of Title 4 of the Beverly Hills Municipal Code by adding new Section 4-5-514 thereto regarding Disruptive Tenants to read as follows:

4-5-514: DISRUPTIVE TENANT  
A. A landlord may bring an action to recover possession of an apartment unit if: (1) the tenant

repeatedly or continually disturbs the peaceful and quiet enjoyment of one or more tenants who occupy other rental units in the apartment building where the tenant resides or (2) antagonizes, intimidates or bullies one or more tenants who reside at that apartment building ("disruptive tenant") and the disruptive tenant does not cease the behavior when requested to do so by the other tenant(s) or by the property owner or manager of the premises.

B. The landlord or the landlord's representative may, at the sole option of the landlord, file an application with the City and request that a subcommittee of the City Council make a determination that a tenant is a disruptive tenant, as defined in paragraph A of this section 4-5-514. If the subcommittee determines that the tenant is a disruptive tenant, then the landlord or the landlord's representative may serve the tenant with a written notice to terminate the tenancy in accordance with state law.

1. The subcommittee of the City Council shall be composed of two members of the City Council. Council Members shall be appointed by the Mayor and serve on the subcommittee for a two month term. At the end of the term and Mayor may reappoint one or both Council Members or may appoint new Council Members to the subcommittee.

2. If a landlord or the landlord's representative files an application with the City's rent stabilization program for the subcommittee to make a determination whether a tenant is a disruptive tenant whose tenancy can be terminated with notice, the landlord first shall have given the disruptive tenant at least one written notice describing the disruptive conduct and requiring the tenant to discontinue the conduct. The landlord either shall deliver the notice to the tenant personally, send it by certified mail, or shall post it on the door of the tenant's unit. Prior to filing the application with the city's rent stabilization program, the landlord also shall have served the tenant with a copy of the application either by personally delivering the application to the tenant or by posting the application on the door of the tenant's unit. Proof of service of the application on the tenant shall be filed with the City concurrently with the application. The application shall be submitted either on a form supplied by the City or shall substantially comply with the requirements of the City's form.

3. The application shall set forth the name, address and unit number of the tenant and shall describe specifically the tenant's conduct that the landlord contends is disruptive, the dates when the conduct described in the application occurred, and the dates when the landlord requested that the tenant cease the disruptive conduct, including the written notice described in paragraph B.2 above. The application also may include the names of any individuals who observed the tenant's conduct and may include written statements by the witnesses describing the conduct.

4. The City shall schedule a hearing (but need not hold the hearing) within ten days of the filing of a complete application with the City. If one or both members of the subcommittee is/are not available to attend a hearing on an application filed pursuant to this section, the rent stabilization program shall contact other Members of the City Council to determine if another Council Member is available to attend the hearing. The rent stabilization program shall send written notice of the hearing to the landlord and the affected tenant by certified mail at least fifteen days prior to the date of the hearing.

5. The subcommittee shall control the conduct of the hearing and rule on procedural requests. The hearing shall be conducted in the manner deemed by the subcommittee to be most suitable to secure the information and documentation that is necessary to render an informed decision, and to result in a fair decision without unnecessary delay.

a. At the hearing, the parties may offer any documents, testimony, written declarations, or other evidence that is relevant to the application. Formal rules of evidence shall not be applicable to such proceedings.

b. There shall be no oral communication outside the hearing between the members of the subcommittee and any party or witness, or the substance of such communication shall be disclosed at the beginning of the hearing. All dis-



cussion during the hearing shall be recorded.

c. The hearing shall ordinarily proceed in the following manner, unless the subcommittee determines that some other order of proceedings would better facilitate the hearing:

i. A brief presentation by or on behalf of landlord, including testimony by any other affected parties and witnesses in support of the application.

ii. A brief presentation by or on behalf of the tenant, including testimony by any other affected parties and witnesses in opposition to the application.

iii. A brief rebuttal by the landlord.

d. The subcommittee shall establish equitable time limits for presentations at a hearing, with a minimum length of ten minutes each for the landlord and the tenant, subject to adjustments for translation and reasonable accommodation.

e. City staff shall maintain an official hearing record, which shall constitute the exclusive record of the decision.

f. All parties to a hearing shall have the right to seek assistance in developing their positions, preparing their statements, and presenting evidence from an attorney, tenant organization representative, landlord association representative, translator, or any other person. If the representative will be speaking on behalf of the party at the hearing, the party shall so advise the subcommittee.

g. To prevail on the application, the landlord must carry the burden of demonstrating that the tenant has been a disruptive tenant, as defined in paragraph A of this section.

h. Two votes are required to approve an application. The vote shall be taken after the conclusion of the presentations by the landlord and the tenant and any deliberations by the members of the subcommittee. If two votes are not cast in favor of approving the application, the application is deemed to be denied.

i. Within five (5) business days after the hearing record is closed, the subcommittee shall reconvene and issue a written determination setting forth its decision approving or denying the application, with written findings in support thereof.

6. A written notice of the decision shall be mailed by the City to the applicant and the affected tenant within two days of the issuance of the decision by the subcommittee. Such notice shall be accompanied by a copy of the hearing decision.

7. If the subcommittee determines that the tenant is a disruptive tenant, the landlord may serve the tenant with written notice provided in accordance with state law to terminate the tenancy. The landlord is not required to pay relocation fees to the tenant. When the disruptive tenant vacates the unit in response to the notice, the landlord may not increase the rent that will be charged for the unit above the amount that was being charged to the disruptive tenant, other than any adjustments otherwise available under this chapter.

8. Any final decision of the subcommittee is subject to judicial review pursuant to California Code Of Civil Procedure section 1094.5 and must be filed in accordance with the time periods specified therein.

**Section 2.** The City Council hereby amends Section 4-6-5 of Chapter 6 of Title 4 of the Beverly Hills Municipal Code regarding vacancies by amending paragraph A thereof to read as follows:

A. Any dwelling unit regulated by this chapter that is: 1) "voluntarily vacated" by all tenants of that unit, as defined in section 4-6-0 of this chapter, or 2) vacated because the tenants are evicted for the reasons specified under paragraphs A, B, C, D, F, or G of section 4-6-6 of this chapter, may be subsequently rented at any amount mutually agreed upon by the landlord and the new tenant. The monthly amount agreed upon for the commencement of the tenancy shall be the base rental, and any subsequent rental increases shall be subject to the provisions of

section 4-6-3 of this chapter.

**Section 3.** The City Council hereby amends Chapter 6 of Title 4 of the Beverly Hills Municipal Code regarding evictions by amending Section 4-6-6 thereof to read as follows:

**4-6-6: EVICTIONS:**  
It is unlawful for a landlord to bring an action to recover the possession of an apartment unit except upon a ground specified in this section.

**A. FAILURE TO PAY RENT:**  
A landlord may bring an action to recover the possession of an apartment unit if the tenant has failed to pay the rent to which the landlord is entitled or any surcharge which has been lawfully imposed.

**B. VIOLATIONS OF OBLIGATIONS:**  
A landlord may bring an action to recover the possession of an apartment unit if the tenant has violated an obligation or covenant of the tenancy, including, but not limited to, any obligation in a written apartment rental agreement, other than the obligation to render possession upon proper notice, and has failed to cure such violation after having received written notice thereof from the landlord.

**C. MAINTENANCE OF NUISANCES:**  
A landlord may bring an action to recover the possession of an apartment unit if the tenant is committing or permitting to exist a nuisance in, or is causing damage to, the apartment unit or to the appurtenances thereof, or to the common areas of the complex containing the apartment unit, or is creating an unreasonable interference with the comfort, safety, or enjoyment of any of the other residents of the same or any adjacent building.

**D. ILLEGAL USES**  
1. A landlord may bring any action to recover the possession of an apartment unit if the tenant is using or permitting an apartment unit to be used for an illegal purpose.

2. For the purposes of this section, "illegal purpose" shall mean and include, but not be limited to, the occupancy of the apartment unit by a number of persons in excess of the following numbers:

|   |           |
|---|-----------|
| Bachelor/single                                   | 3 persons |
| 1 bedroom of 1,200 square feet or less            | 4 persons |
| 1 bedroom in excess of 1,200 square feet          | 5 persons |
| 2 bedrooms of 1,500 square feet or less           | 5 persons |
| 2 bedrooms in excess of 1,500 square feet         | 6 persons |
| 3 bedrooms of 2,100 square feet or less           | 7 persons |
| 3 or more bedrooms in excess of 2,100 square feet | 8 persons |

**E. REFUSAL TO EXECUTE LEASES:**  
A landlord may bring an action to recover the possession of an apartment unit following the expiration of a written apartment rental agreement, or any written renewal or extension thereof, if a tenant who had such an agreement has refused to execute a written renewal or extension thereof provided all of the following conditions are met:

1. The landlord made a written request or demand for such renewal or extension at least thirty (30) days prior to the date such agreement expired;

2. The proposed renewal or extension was for a term of the same duration as the agreement which expired; and

3. The proposed renewal or extension contained the same terms and conditions as the agreement which expired provided the rent level in such proposed renewal or extension has been determined in accordance with the requirements of Section 4-6-3 of this chapter.

**F. REFUSAL TO PROVIDE ACCESS:**  
A landlord may bring an action to recover the possession of an apartment unit if the tenant has refused the landlord reasonable access to the unit for the purpose of making repairs or improvements, or for the purpose of inspection as permitted or required by an apartment rental agreement or by law, or for the purpose of showing the apartment unit to any prospective purchaser or mortgagee.

**G. UNAPPROVED SUBTENANTS:**

A landlord may bring an action to recover the possession of an apartment unit if the person in possession of the apartment unit at the end of the term of any apartment rental agreement is a subtenant who was not approved by the landlord. This section shall not be deemed to invalidate any provision in any written apartment rental agreement pertaining to the assignment or subleasing of an apartment unit.

**H. USE BY LANDLORDS:**

1. A landlord may recover the possession of an apartment unit if the landlord seeks in good faith to recover such possession for use and occupancy by the landlord or the landlord's spouse, children, or parents provided all of the following conditions are met:

a. The landlord has provided not less than ninety (90) days' written notice of tenancy termination to the tenant, which notice specifies the name and then current address of the proposed occupant, and has filed a copy of such notice with the city's rent stabilization program prior to serving such notice upon the tenant;

b. The tenant is paid a relocation fee in accordance with the provisions of Section 4-6-9 of this chapter; and

c. At no time during the ninety (90) day notice period is there a vacant apartment unit in the building comparable to the one sought by the landlord; and

d. The unit to be recovered by the landlord is occupied by the most recent tenant(s) to occupy a unit comparable to the type of unit sought by the landlord or relative described in subsection of this section. Notwithstanding the foregoing, no senior citizen or handicapped tenant shall be evicted unless there is no other unit on the parcel of land comparable to the type of unit sought by the landlord or relative. If there are one or more comparable units in such case, the landlord shall recover the comparable unit occupied by the most recent tenant who is not a senior citizen or handicapped person. For the purposes of this section, "senior citizen" shall mean a person sixty five (65) years of age or older.

Whether a unit is comparable to the type of unit sought by the landlord or relative shall be determined by the city.

2. A landlord may recover the possession of only one apartment unit located on the same parcel of land for the purposes set forth in this section, regardless of the number of buildings on such parcel.

3. If the landlord or the landlord's relative, as defined in subsection 1 of this section, occupies an apartment unit obtained pursuant to the provisions of this section for at least one year, such apartment unit shall be deemed to be exempt from the provisions of this chapter; provided, however, if such apartment unit is subsequently re-rented to a person who is not the landlord or such relative of the landlord, such apartment unit shall again be subject to the provisions of this chapter.

4. For the purposes of this section only, "landlord" shall mean only such natural persons as have the largest ownership interest in the building or in the entity owning the building.

5. There shall be a rebuttable presumption that the landlord has not acted in good faith if the owner or relative for whom the tenant was evicted does not move into the apartment unit within thirty (30) days and occupy said unit for a minimum of twelve (12) continuous months thereafter. In situations when the apartment unit is being remodeled pursuant to a building permit issued by the city, the thirty (30) day period shall commence when the final inspection of the remodeling work is performed and approved by the city's department of building and safety.

**I. CHANGE OF BUILDING MANAGERS:**  
A landlord may bring an action to recover the possession of an apartment unit if the landlord seeks in good faith to recover the possession

of an apartment unit then occupied by an apartment building manager whose employment as such has been, or is to be, terminated, and such possession is needed for the sole purpose of occupancy by a new manager.

**J. DEMOLITION OR CONDOMINIUM CONVERSIONS:**

A landlord may bring an action to recover possession of an apartment unit if the landlord seeks in good faith to recover possession so as to demolish or move the building or to convert apartment units into condominiums, stock cooperatives, or community apartments provided there is compliance with all of the following conditions:

1. The landlord has given the tenant not less than ninety (90) days' written notice, which has been approved by the city's rent stabilization program, that such tenancy shall terminate on a date after October 18, 2018. The notice shall state the specific reason for giving such notice and shall be deemed to include a representation and agreement by the landlord that the recovery of possession of the apartment unit is solely for a reason within the scope of this section and for no other reason. If payment of the relocation fees required by Section 4-6-9 of this chapter does not accompany such notice, such notice shall also specify the amount of the relocation fees so required and that the tenant may collect such fees at the time the tenant vacates the unit. Such notice shall not be required if:

a. The demolition of the building has been mandated by law to be performed at an earlier date; or

b. Such notice has been given to a tenant who has vacated the apartment unit, the apartment unit has been re-rented to a new tenant, and the new tenant has been advised by the landlord in writing that the notice of termination of tenancy had been given to the prior tenant. This exemption shall apply only if a copy of the written notice provided to such new tenant is filed with the city's rent stabilization program within one week after such new tenant begins the occupancy of the apartment unit; or

c. A prior written notice which specified less than one year's notice has been given, and the tenant has been notified in writing, within thirty (30) days after October 18, 2018, that prior written notice shall be considered an effective one year notice under this section.

2. The notice required by subsection 1 of this section shall not be given or served until such time as the landlord has:

a. Filed all necessary applications for the proposed project or development including, but not limited to, application for a demolition permit, moving permit or tentative map and paid all of the fees required by the city in connection with such applications;

b. Notified the city's rent stabilization program that an application to convert apartment units to condominiums or to move or demolish the building has been filed with any other department of the city so that notice of such filing may be given to the tenants at the property; and

c. That all permits or approvals necessary to commence demolition, removal or conversion have been issued.

3. No notice of tenancy termination given pursuant to this section after October 18, 2018, shall be effective unless all the applicable provisions of this chapter have been complied with, and a copy of such notice has been placed on file with the city's rent stabilization program prior to such notice being served on the tenant. A minimum fee of one hundred dollars (\$100.00) for each building for which notices of tenancy termination are to be filed with the city's rent stabilization program shall be paid to the city for processing the notices prior to the filing of a notice with the rent stabilization program. Where there are more than ten (10) apartment units in a building which are subject to this provision of this chapter, and for which notices of tenancy termination have been given, an additional fee of ten dollars (\$10.00) shall be paid to the city for each unit in excess of ten (10) units for which a notice of tenancy termination is given.

4. A relocation fee shall have been paid or deposited into escrow in accordance with the



provisions of Section 4-6-9 of this chapter. If an apartment unit vacated pursuant to this section has been re-rented, the new tenant shall not be entitled to any relocation fee or other relocation benefit if he or she received the notices required by subsections 1.b and 5 of this section.

5. Any apartment unit vacated pursuant to this section, if re-rented, shall remain subject to the provisions of this chapter, and it shall be the responsibility of the landlord to notify any new tenant in writing of the controlled rents and the duration of the notice of termination. A copy of such notice shall be filed with the rent stabilization program within one week after the new tenant begins occupancy of the apartment unit.

6. No writ or judgment restoring possession to the landlord shall be issued or entered unless and until the complaint for such writ or judgment filed by the landlord contains the landlord's declaration under penalty of perjury of the giving of notice to the tenant as required by this section, the expiration of any required notice period, the payment or deposit into escrow of the relocation fee specified in section 4-6-9 of this chapter, and that demolition or moving or the work of conversion into condominiums will commence within sixty (60) days after the filing of such complaint.

7. The provisions of this section shall not apply to a building manager who is entitled to the occupancy of an apartment unit solely because of his or her position as building manager.

#### K. MAJOR REMODELING:

1. A landlord may bring an action to recover possession of an apartment unit if the landlord seeks in good faith to recover possession so as to do alteration work on the building for the purposes of major remodeling provided that there is compliance with all of the following conditions:

a. The landlord has given the tenant not less than one year's written notice that such tenancy shall terminate. The notice shall state the specific reason for giving such notice and shall be deemed to include a representation and agreement by the landlord that the recovery of possession of the apartment unit is solely for a reason within the scope of this section and for no other reason. Such notice shall contain a statement of the rights of the tenants pursuant to this section and section 4-6-9 of this chapter and shall be approved by the city's rent stabilization program. Such notice shall not be required if:

i. Major remodeling of the building has been mandated by law to be performed at an earlier date; or

ii. Such notice has been given to a tenant who has vacated the apartment unit, the apartment unit has been re-rented to a new tenant, and the new tenant has been advised by the landlord in writing that the notice of termination of tenancy had been given to the prior tenant. This exemption shall apply only if a copy of the written notice provided to such new tenant is filed with the city rent stabilization program within one week after such new tenant begins the occupancy of the apartment unit.

b. The notice required by subsection 1.a of this section shall not be given or served until such time as the landlord has received approval for the giving of such notice by the hearing officer. Such approval shall be given upon a showing by the landlord that written notice was received from the building official that the landlord has complied with all requirements, except for approval of final plans, for the issuance of a building permit for the purpose of major remodeling. The landlord shall file with the application for giving notice a copy of the final plans and specifications for the proposed remodeling. A hearing officer designated by the city manager ("hearing officer") shall establish the estimated new rent for the remodeled unit which shall not exceed one hundred fifty percent (150%) of the previous base rent. The notice required by subsection 1.a of this section shall include such estimated new rent.

c. No notice of tenancy termination given pursuant to this section after October 18, 2018, shall be effective unless all the applicable provisions of this chapter have been complied with and a copy of such notice has been placed on file with the rent stabilization program prior to such notice being served on the tenant. A minimum fee of one hundred dollars (\$100.00) for each building for which notices of tenancy termination

are to be filed with the rent stabilization program shall be paid to the city for processing the notices prior to the filing of a notice with the rent stabilization program. Where there are more than ten (10) apartment units in a building which are subject to this provision of this chapter, and for which notices of tenancy termination have been given, an additional minimum fee of ten dollars (\$10.00) shall be paid to the city for each unit in excess of ten (10) units for which a notice of tenancy termination is given.

d. A relocation fee shall have been paid or deposited into escrow in accordance with the provisions of section 4-6-9 of this chapter. If an apartment unit vacated pursuant to this section has been re-rented the new tenant shall not be entitled to any relocation fee or other relocation benefit if he or she received the notices required by subsections 1.a, and 1.a.ii of this section.

2. Any apartment unit vacated pursuant to this section if re-rented after eviction but prior to remodeling, shall remain subject to the provisions of this chapter, and it shall be the responsibility of the landlord to notify any new tenant in writing of the controlled rents and the duration of the notice of termination. A copy of such notice shall be filed with the rent stabilization program within one week after the new tenant begins occupancy of the apartment unit.

3. Any provision of this chapter notwithstanding, in lieu of receiving a relocation fee or being relocated to a comparable unit, a tenant, within sixty (60) days after the service of the one year notice of tenancy termination required by subsection 1 of this section, may elect to relocate to a comparable unit in the building to be remodeled. The comparability of the replacement unit shall be determined by the rent stabilization program. For the purposes of this subsection, "comparability" shall mean a unit with the same number of bedrooms as the unit vacated, and which is in a clean, functional, and secure state.

4. Should a tenant elect to be relocated to a comparable unit in the building to be remodeled, he or she shall serve written notice of such election on the landlord and file a copy thereof with the rent stabilization program. Such notice shall be served and filed within sixty (60) days after service of the one year notice of tenancy termination required by subsection 1 of this section. Upon the service and filing of the required notice of election within the time set forth herein, the notice of tenancy termination shall become null and void as to that tenant for the purposes of eviction. Upon the receipt of multiple notices required hereby, the landlord shall make an application to the hearing officer for a determination of the order of relocation. The hearing officer shall determine the order of relocation, taking into consideration the relative hardships relocation will place on the tenants electing to relocate hereunder.

5. Upon the approval of the order of relocation as provided for in subsection 4 of this section, or if only one notice of election is received by the landlord, the landlord shall serve upon the tenant(s) and shall file a copy thereof with the rent stabilization program notice of availability of the replacement unit. The tenant shall have thirty (30) days after the service and filing of the notice of availability to relocate to the replacement unit. The landlord shall pay the reasonable cost of such relocation. Any disagreement between the landlord and tenant regarding the reasonableness of the cost of relocation shall be submitted to the hearing officer for resolution. Should a tenant fail to relocate to the replacement unit within said thirty (30) days, the tenant shall vacate the unit within ninety (90) days after the date the notice of availability of the replacement unit was served and filed, and the landlord shall be relieved of the obligation of paying any further fees or costs provided for in this chapter.

6. Upon the completion of the remodeling, the landlord shall serve upon tenant(s) and shall file a copy thereof with the rent stabilization program notice of availability of the remodeled unit. The tenant shall have thirty (30) days after the service and filing of the notice of availability of the remodeled unit to relocate. The landlord shall pay the reasonable cost of such relocation. Any disagreement between the landlord and tenant regarding the reasonableness of the cost of relocation shall be submitted to the hearing officer for resolution. Should a tenant fail to relocate to the remodeled unit within said thirty (30) days, the tenant shall vacate the replacement unit within ninety (90) days after the date the

notice of availability of the remodeled unit was served and filed, and the landlord shall be relieved of the obligation of paying any further fees or costs provided for in this chapter; provided, however, the landlord shall not be relieved of the obligation of paying fees or costs provided for in this chapter if the new base rent is in excess of the estimated base rent.

7. If an apartment unit has been vacated for major remodeling, upon the completion of such remodeling the new allowable base rent for the apartment unit shall not exceed an amount equal to the previous base rent increased by the actual amount expended on such remodeling, including such items as interest or the value of capital up to eighteen percent (18%) per annum, and any fees or costs required to be paid to or on behalf of tenants pursuant to the provisions of this chapter, amortized in accordance with the straight line depreciation schedules allowed under the federal income tax law, but in no case less than five (5) years. The tenant evicted for the purpose of such remodeling shall have a right of first refusal to rent the remodeled apartment unit provided such right is exercised within thirty (30) days after the landlord notifies the tenant when the apartment unit will be ready to be rented. If such tenant re-rents the remodeled apartment unit, the landlord may increase the actual rent chargeable to such tenant at the time he or she actually occupies the unit to the new base rent allowed by this subsection or twenty percent (20%) above the estimated rent, whichever is less; provided, however, if a tenant elects to relocate as provided for in subsection 3 of this section, the new base rent shall not be applicable until one year after the notice of eviction required by subsection A of this section. The new base rent shall be established by the hearing officer within ninety (90) days after the tenant has reoccupied the unit or, if the tenant decides not to reoccupy the unit, within ninety (90) days after the unit is ready for occupancy, and the tenant has requested to be notified of the new base rent. The hearing officer shall be provided copies of documents by the landlord to be used to establish the new allowable base rent. If a tenant who was evicted pursuant to this section re-rents the remodeled apartment unit, such tenant shall return the relocation fee to the landlord, less actual direct moving expenses and the amount by which such tenant's rent during the period when the tenant was out of the apartment exceeded the tenant's rent prior to such move, but not more than one hundred fifty dollars (\$150.00) per month.

8. No writ or judgment restoring possession to the landlord shall be issued or entered unless and until the complaint for such writ or judgment filed by the landlord contains the landlord's declaration under penalty of perjury of the giving of notice to the tenant as required by this section, the expiration of the one year notice period, the payment or deposit into escrow of the relocation fee specified in section 4-6-9 of this chapter, and that the major remodeling work will commence within sixty (60) days after the filing of such complaint.

9. The landlord shall file true copies of rental agreements for the re-rented apartment units after major remodeling has been completed with the rent stabilization program within one week after the new tenant begins occupancy of the apartment unit.

10. The city manager or his designee shall issue guidelines for the implementation of the foregoing requirements, and all applicants for major remodeling pursuant to this section shall comply therewith.

11. The provisions of this section shall not apply to a building manager who is entitled to occupancy of an apartment unit solely because of his or her position as building manager.

12. For the purposes of this section, "major remodeling" shall mean the remodeling or reconstruction of more than one apartment unit subject to the provisions of this chapter in an existing building and a minimum amount per remodeled unit is expended on such work as follows:

|  |              |
|--|--------------|
| Bachelor/single                          | \$7,000.00   |
| 1 bedroom                                | \$10,000.00  |
| 2 bedrooms                               | \$15,000.00  |
| 3 or more bedrooms or 2 bedrooms and den | \$ 20,000.00 |

13. The landlord shall obtain the building

permit to perform the major remodeling within ninety (90) days after the date when the affected unit becomes vacant. The major remodeling shall be completed within one year of the date of issuance of the building permit. However, the building and safety department may extend the one year completion period upon a showing by the landlord of good cause for the failure to complete the repairs within the one year period and diligent efforts to complete the work timely. If the major remodeling work is not completed within the time period established by this subsection, including any extensions thereof approved by the city, the landlord shall be liable in a civil action, if commenced within two (2) years of the displacement, to any tenant who is evicted from an apartment unit as a result of a notice issued pursuant to subsection a of this section for the actual damages that were the proximate result of the displacement.

#### L. WITHDRAWAL OF RESIDENTIAL RENTAL STRUCTURE FROM THE RENTAL MARKET:

A landlord may bring an action to recover possession of an apartment unit if the landlord intends to withdraw all apartment units in a building or structure on a parcel of land from the rental market, subject to the following conditions and requirements:

1. This section shall only apply to and shall only be exercised for the concurrent withdrawal of all apartment units in all buildings or structures on a parcel of land from the rental market, except where there is more than one building on a parcel and all buildings contain four (4) or more apartment units, in which case the landlord may withdraw all of the units in one or more of the buildings.

2. Not less than one hundred twenty (120) days from the date the landlord intends to withdraw the apartment units in a building or structure from the rental market, the landlord shall:

a. Provide written notice under penalty of perjury to the city's rent stabilization program of such intent, which notice shall contain the following information: address and legal description of the subject property, number of rental units being removed, the names of all tenants residing in the units being removed, the year the tenant(s) moved into the unit, the base rent for the unit and the current lawful rent applicable to each such unit.

b. Record with the Los Angeles County registrar-recorder a written notice prepared by and containing such information as is prescribed by the city summarizing the landlord's notice of intent and certifying that evictions have been commenced or will commence in accordance with applicable law.

c. Provide to the city's rent stabilization program copies of the notice recorded with the county and the notice(s) which were provided to the affected tenants.

d. If the tenant or lessee is at least sixty two (62) years of age or is disabled, and has lived in his or her apartment unit for at least one year prior to the date of delivery to the city of the notice required by subsection 2.a of this section, then the date of withdrawal of that apartment unit shall be extended to one year from the date of delivery of the notice to the city, provided that the tenant or lessee has given the landlord written notice of his or her entitlement to the extension within sixty (60) days of delivery to the public entity of the notice of intent to withdraw the apartment unit from the rental market. In this situation, the following provisions shall apply:

i. The tenancy shall be continued on the same terms and conditions as existed on the date of delivery to the city of the notice of intent to withdraw, subject to any adjustments otherwise available under this title;

ii. No party shall be relieved of the duty to perform any obligation under the lease or rental agreement;

iii. The landlord may elect to extend the date of withdrawal on any other accommodation within the same building up to one year after the date of delivery to the city of the notice of intent to withdraw, subject to subsections 2.d.i and 2.d.ii of this section;

iv. Within thirty (30) days of the notification by the tenant or lessee to the landlord of his



or her entitlement to an extension, the landlord shall give written notice to the city's rent stabilization program of the claim that the tenant or lessee is entitled to stay in his or her apartment unit for one year after the date of delivery to the city of the notice of intent to withdraw;

v. Within ninety (90) days of the date of delivery to the city of the notice of intent to withdraw, the landlord shall give written notice to the city's rent stabilization program and the affected tenant(s) or lessee(s) of the landlord's election to extend the date of withdrawal and the new date of withdrawal under subsection 2.d.iii of this section.

3. The landlord shall provide written notice of termination of tenancy to all affected tenants at least thirty (30) days prior to the service of and recordation of the notices in subsection 2 of this section which has been approved by the city's rent stabilization program and filed therewith and which notice shall contain the following information:

a. That the landlord is evicting the tenant pursuant to this section and will provide the city with written notice required in subsection 2 of this section;

b. A summary of the specific information to be provided to the city in that notice regarding the tenant's unit;

c. That within thirty (30) days of receipt of notice to terminate, the tenant may notify the landlord in writing that the tenant would be interested in re-renting the unit if it is reoffered for rent at a future time and advising the tenant to notify the landlord and rent stabilization program of all future address changes;

d. A description of the tenant's rights as set forth in subsections 5, 6 and 7 of this section;

e. That the landlord will provide a relocation fee in accordance with the provisions of section 4-6-9 of this chapter and that such fee may not be waived by the tenant, except as specifically provided in section 4-6-9.G of this chapter; and

f. That if the tenant or lessee is at least sixty two (62) years of age or is disabled, and has lived in his or her apartment unit for at least one year prior to the date of delivery to the city of the notice required by subsection 2.a of this section, then the tenancy shall be extended to one year after the delivery of the notice to the city, provided that the tenant gives written notice of his or her entitlement to the extension to the landlord within sixty (60) days of the date of delivery to the city of the notice of intent to withdraw. The notice shall further state that if these circumstances exist, the extended tenancy shall be continued on the same terms and conditions that existed on the date of delivery of the notice of withdrawal to the city, subject to any rent increases that are allowed by this chapter, and that no party shall be relieved of the duty to perform any obligation under the lease or rental agreement during the extended tenancy.

4. At the time when the tenant(s) vacate the unit, the landlord shall pay a relocation fee in accordance with the provisions of section 4-6-9 of this chapter.

5. In the event the withdrawn units are reoffered for rent by the landlord within two (2) years from the effective date of withdrawal, the landlord shall:

a. Provide written notice of such action to the city's rent stabilization program not less than thirty (30) days prior to re-renting the units;

b. Offer the units at the same rent level as of the date of withdrawal plus any annual rent increases permitted by this chapter that would have applied had the units not been withdrawn;

c. Provide those tenants who provided a notice of interest in re-renting pursuant to subsection 3.c of this section the right of first refusal to re-rent the unit by certified or registered mail, postage prepaid, to the last address provided by the tenant, in which case the tenant shall have no less than thirty (30) days within which to accept the offer, by personal service or certified or registered mail. Copies of these notices and the mail receipts shall be filed with the city's rent stabilization program within one week of mailing;

d. Be liable in a civil action if commenced

within three (3) years of displacement to any tenant evicted due to withdrawal of a unit pursuant to this section for actual damages which were the proximate result of the displacement, in accordance with the principles enunciated in sections 7262 and 7264 of the California Government Code, and punitive damages;

e. Be liable in a civil action if commenced within three (3) years of displacement to the city for exemplary damages for displacement of tenants or lessees.

6. In the event the withdrawn units are reoffered for rent by the landlord within five (5) years after any notice of intent to withdraw the apartment unit is filed with the city, or within five (5) years after the effective date of the withdrawal of the apartment unit, whichever is later, the landlord shall provide not less than thirty (30) days' prior written notice of such action to the city's rent stabilization program prior to re-renting the units and shall offer the units at the same rent level as of the date of withdrawal, plus annual rent increases permitted by this chapter that would have applied had the units not been withdrawn.

7. Moreover, if the units are reoffered for rent within ten (10) years from the effective date of removal, the landlord shall provide those tenants who provided notice of interest in re-renting pursuant to subsection 3.c of this section the right of first refusal to re-rent the unit, by certified or registered mail, postage prepaid, to the last address provided by the tenant, in which case the tenant shall have no less than thirty (30) days within which to accept the offer by personal service or certified or registered mail. Copies of these notices and the mail receipts shall be filed with the city's rent stabilization program within one week of mailing. Failure of the landlord to provide the tenant with this right of first refusal shall render the landlord liable in a civil action to the tenant in punitive damages in an amount not to exceed six (6) months' rent.

8. This section shall in no respect relieve a landlord from complying with the requirements of any applicable state law or of any lease or rental agreement.

9. The remedies provided for in this section shall not be exclusive and shall not preclude a tenant from pursuing any alternative remedy available under law. Failure by any landlord to comply with the requirements of this section shall constitute a defense in any unlawful detainer action brought to evict a tenant under this section.

10. For the purpose of this section, the term "landlord" shall be interpreted to include any and all successors in interest of any landlord, and the term "disabled" shall mean a person with a disability, as defined in section 12955.3 of the California Government Code.

11. The notice to the city provided for in this section shall be accompanied by a processing fee in an amount determined by resolution of the city council.

12. This section is intended to implement the requirements of sections 7060 through 7060.7 of the California Government Code, and shall be interpreted so as to provide the city with the broadest range of authority permitted under these provisions and to intrude the least into the city's authority in all other applications of its power.

13. This section shall apply to any apartment units that are being removed from the rental market, if the notice of termination of tenancy required by state law or by a lease agreement has not been given at the time of adoption hereof or if such notice has been given, the notice period has not expired at the time of adoption hereof.

#### M. DISRUPTIVE TENANT

1. A landlord may bring an action to recover possession of an apartment unit if: (1) the tenant repeatedly or continually disturbs the peaceful and quiet enjoyment of one or more tenants who occupy other rental units in the apartment building where the tenant resides or (2) antagonizes, intimidates or bullies one or more tenants who reside at that apartment building ("disruptive tenant") and the disruptive tenant does not cease the behavior when requested to do so by the other tenant(s) or by the property owner or manager of the premises.

2. The landlord or the landlord's representative may, at the sole option of the landlord, file an application with the City and request that a subcommittee of the City Council make a determination that a tenant is a disruptive tenant, as defined in subparagraph 1 of this paragraph M. If the subcommittee determines that the tenant is a disruptive tenant, then the landlord or the landlord's representative may serve the tenant with a written notice to terminate the tenancy in accordance with state law.

a. The subcommittee of the City Council shall be composed of two members of the City Council. Council Members shall be appointed by the Mayor and serve on the subcommittee for a two month term. At the end of the term and Mayor may reappoint one or both Council Members or may appoint new Council Members to the subcommittee.

b. If a landlord or the landlord's representative files an application with the City's rent stabilization program for the subcommittee to make a determination whether a tenant is a disruptive tenant whose tenancy can be terminated with notice, the landlord first shall have given the disruptive tenant at least one written notice describing the disruptive conduct and requiring the tenant to discontinue the conduct. The landlord either shall deliver the notice to the tenant personally, send it by certified mail, or shall post it on the door of the tenant's unit. Prior to filing the application with the city's rent stabilization program, the landlord also shall have served the tenant with a copy of the application either by personally delivering the application to the tenant or by posting the application on the door of the tenant's unit. Proof of service of the application on the tenant shall be filed with the City concurrently with the application. The application shall be submitted either on a form supplied by the City or shall substantially comply with the requirements of the City's form.

c. The application shall set forth the name, address and unit number of the tenant and shall describe specifically the tenant's conduct that the landlord contends is disruptive, the dates when the conduct described in the application occurred, and the dates when the landlord requested that the tenant cease the disruptive conduct, including the written notice described in subparagraph 2.b above. The application also may include the names of any individuals who observed the tenant's conduct and may include written statements by the witnesses describing the conduct.

d. The City shall schedule a hearing (but need not hold the hearing) within ten days of the filing of a complete application with the City. If one or both members of the subcommittee is/are not available to attend a hearing on an application filed pursuant to this section, the City rent stabilization program shall contact other Members of the City Council to determine if another Council Member is available to attend the hearing. The City rent stabilization program shall send written notice of the hearing to the landlord and the affected tenant by certified mail at least fifteen days prior to the date of the hearing.

e. The subcommittee shall control the conduct of the hearing and rule on procedural requests. The hearing shall be conducted in the manner deemed by the subcommittee to be most suitable to secure the information and documentation that is necessary to render an informed decision, and to result in a fair decision without unnecessary delay.

i. At the hearing, the parties may offer any documents, testimony, written declarations, or other evidence that is relevant to the application. Formal rules of evidence shall not be applicable to such proceedings.

ii. There shall be no oral communication outside the hearing between the members of the subcommittee and any party or witness, or the substance of such communication shall be disclosed at the beginning of the hearing. All discussion during the hearing shall be recorded.

iii. The hearing shall ordinarily proceed in the following manner, unless the subcommittee determines that some other order of proceedings would better facilitate the hearing:

a. A brief presentation by or on behalf of landlord, including testimony by any other affected parties and witnesses in support of the

application.

b. A brief presentation by or on behalf of the tenant, including testimony by any other affected parties and witnesses in opposition to the application.

c. A brief rebuttal by the landlord.

iv. The subcommittee shall establish equitable time limits for presentations at a hearing, with a minimum length of ten minutes each for the landlord and the tenant, subject to adjustments for translation and reasonable accommodation.

v. City staff shall maintain an official hearing record, which shall constitute the exclusive record of the decision.

vi. All parties to a hearing shall have the right to seek assistance in developing their positions, preparing their statements, and presenting evidence from an attorney, tenant organization representative, landlord association representative, translator, or any other person. If the representative will be speaking on behalf of the party at the hearing, the party shall so advise the subcommittee.

vii. To prevail on the application, the landlord must carry the burden of demonstrating that the tenant has been a disruptive tenant, as defined in subparagraph 1 of this paragraph M.

viii. Two votes are required to approve an application. The vote shall be taken after the conclusion of the presentations by the landlord and the tenant and any deliberations by the members of the subcommittee. If two votes are not cast in favor of approving the application, the application is deemed to be denied.

ix. Within five (5) business days after the hearing record is closed, the subcommittee shall reconvene and issue a written determination setting forth its decision approving or denying the application, with written findings in support thereof.

f. A written notice of the decision shall be mailed by the City to the applicant and the affected tenant within two days of the issuance of the decision by the subcommittee. Such notice shall be accompanied by a copy of the hearing decision.

g. If the subcommittee determines that the tenant is a disruptive tenant, the landlord may serve the tenant with written notice provided in accordance with state law to terminate the tenancy. The landlord is not required to pay relocation fees to the tenant. When the disruptive tenant vacates the unit in response to the notice, the landlord may not increase the rent that will be charged for the unit above the amount that was being charged to the disruptive tenant, other than any adjustments otherwise available under this chapter.

h. Any final decision of the subcommittee is subject to judicial review pursuant to California Code Of Civil Procedure section 1094.5 and must be filed in accordance with the time periods specified therein.

Section 4. The City Council hereby amends Section 4-6-9 of Chapter 6 of Title 4 of the Beverly Hills Municipal Code regarding relocation fees by amending paragraph A thereof to read as follows:

A. When Fee Is Required: If a landlord brings an action to recover the possession of an apartment unit that is subject to the provisions of this chapter for any of the reasons set forth in paragraphs A, B, C, D, F, G or M of section 4-6-6 of this chapter, the landlord is not required to pay a relocation fee to the tenant residing in the unit. However, if a landlord serves a notice of eviction on a tenant for any other reason, the landlord shall pay to such tenant a relocation fee in accordance with the provisions of this section. The relocation fee shall be due and payable to the tenant, regardless of whether the landlord actually utilizes the apartment unit for the purposes stated in the notice of eviction, unless the landlord notifies the tenant in writing of the withdrawal of the notice of eviction prior to such time as the tenant has given the landlord notice of his or her last date of occupancy, or has vacated the unit, if a notice of the last date of occupancy is not given by the tenant. The landlord also shall file a copy of the notice of eviction with the rent



stabilization program within one week after serving the notice on the tenant.

**Section 5.** Ordinance No. 18-O-2762 is hereby repealed and replaced by the provisions of this Ordinance.

**Section 6. Applicability.** This ordinance shall apply to any tenant including, without limitation, any tenant who has been given a notice of eviction but does not wish to vacate his or her existing rental unit in response to this notice of eviction.

**Section 7. CEQA.** This ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15061(b)(3), which is the general rule that CEQA

applies only to projects that have the potential for causing a significant effect on the environment, and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. It can be seen with certainty that the amendments to the City's rent stabilization regulations to prevent tenants from being evicted from Chapter 6 units without cause will not cause a significant effect on the environment. In addition, the amendments to Chapter 6 of Title 4 of the Beverly Hills Municipal Code are not a project that is subject to the provisions of CEQA, pursuant to CEQA Guidelines section 15378(b)(2) and (b)(5).

**Section 8. Severability.** If any provision of this ordinance is held invalid by a court of competent

jurisdiction, such provision shall be considered a separate, distinct and independent provision and such holding shall not affect the validity and enforceability of the other provisions of this ordinance.

**Section 9. Duration.** This Ordinance shall remain in effect until it is superseded by another Ordinance adopted by the City Council.

**Section 10. Certification.** The City Clerk shall certify to the adoption of this Ordinance.

Adopted: November 20, 2018  
Effective: December 21, 2018

JULIAN A. GOLD, M.D.  
Mayor of the City of Beverly Hills, California

ATTEST:  
LOURDES SY-RODRIGUEZ  
Assistant City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT  
MAHDI ALUZRI  
City Manager

VOTE:  
AYES: Councilmembers Wunderlich, Friedman, Bosse, Mirisch and Mayor Gold  
NOES: None  
CARRIED

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