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Issue 1003 • December 20 - December 26, 2018



Council Presses Pause on Rent Stabilization Ordinance Updated Version to Return in New Year

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BEVERLY HILLS TELEVISION

BHTV City Council and Commission Schedule

- Human Relations Commission: December 20 at 9:00 a.m.
- Fine Arts Commission: December 20 at 4:00 p.m.
- Strategic Planning: December 21 at 6:30 p.m.

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A Propostion 65 Public Notice

The California Safe Drinking Water and Toxic Enforcement Act requires California businesses to advise employees and neighbors of any potential exposure to chemicals considered by the state to cause cancer, birth defects, or other reproductive harm.

Enwave Los Angeles, Inc. wants you to know that detectable amounts of some of these substances may be found in and around its facility located at 2052 Century Park East, Los Angeles, CA. Potential sources of these substances can include common products such as gasoline, oil, natural gas, paint.

Beverly Hills
Weekly

letters & email

“Draft RSO Outlines Potential Changes” [Issue #999]

AN OPEN LETTER TO THE BEVERLY HILLS CITY COUNCIL:

Just the other day, I received the City’s notice that property owners can look forward to higher water costs. This notice just adds “insult to injury” to rental housing providers in the City of Beverly Hills.

As property owners, we will soon see our property insurance increase by 10% or more due to the recent, devastating California fires. Our costs of maintenance and construction, and other costs of building operations are increasing far faster than the Consumer Price Index (CPI), which does not account for costs of operating housing. Yet, you have proposed to “cap” our rental income and give us no flexibility to respond to constantly rising costs. In addition, you are adding to our costs though increased fees, that you propose to nearly quadruple from \$54 to \$197 per unit.

You are forcing us to consistently raise rent each year because you won’t allow us the flexibility to “bank” rent increases.



SNAPSHOT



**‘STEP’ UP FOR COIN TOSS
LOS ANGELES COLISEUM**

Former Beverly High principal and Las Virgenes Unified School District Superintendent Dan Stepenosky and Lupin Hill Elementary School student Nathan Abrahamski, whose family lost their home in the Woolsey Fire, served as the coin toss captains during Sunday’s Los Angeles Rams vs. Philadelphia Eagles game.



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OUR DATA SPEAKS
VOLUMES



Year after year, owners will have no other choice, but to increase rent whether needed or not. This alone makes your rent stabilization ordinance divisive. All you are doing is creating a rift between owners and renters. With this ordinance, you are pitting property owners against renters. If that was your goal, you've definitely succeeded.

In the face of your drastic price controls, you have left property owners with no ability to evict problem tenants without waging expensive court battles. We cannot even move-in a relative such as a child or sibling into our properties, our properties that we own, without first being forced to pay thousands of dollars in relocation fees.

I ask you, would you want to be in this business? None of you would ever wish to operate or make an investment where revenue cannot react to costs or where revenue is subject to strict price controls. Give us banking and more flexibility on increases.

Perhaps there was a very small group of owners that, for business or other reasons, increased their rent by 10% one year, or one owner that did not adequately maintain his or her building. But, to solve problems caused by a couple of bad actors, rather than making a surgical strike through code enforcement, you've dropped a nuclear bomb on all of us property owners. On top of that, the costs of your regulation will easily exceed \$2.5 million or more per year as you continue to add staffing to an already bloated work-

force. This is a complicated ordinance that will take an army of employees to administer, and that will certainly invite a great deal of litigation.

To make matters worse, you've hurt my property value and the property values of other owners by imposing this mountain of bureaucracy and red tape you call a "Rent Stabilization Ordinance." You've robbed me of my investment and what I hoped would someday contribute to my retirement. I have not asked any of you to contribute your IRAs, 401(k) plans or your property to subsidize members of your community! My only hope for some limited relief is to apply for a reduction in my property taxes. But, when I and other owners in the City do so, that will only hurt our schools and important City services such as our police and fire departments. Your only recourse for falling property values and property tax revenues will then be to tax all of us more.

When the property owners in our City see what you've done, they will surely revolt. And each of you, hopefully, won't ever be re-elected. I predict that this ordinance will go down in history and be forever known as "Julian's Folly."

Worse of all, you have lied to all of us. Meeting up meeting, call after call, many of you have assured us that you do not agree with rent control or that as "mom and pop" owners we will have exemptions and have nothing to worry about. You just flat out lied to our faces!

**Dan Yukelson
Beverly Hills**



A Taste of Broadway Performs "Hopes & Dreams"

A Taste of Broadway performed "Hopes & Dreams," a show written, directed and choreographed by Jenny Gordon, on December 17 and 18 at the Salter Theater. The ensemble cast included: Alexandra Abramov, Mia Abramov, Melody Afgham, Cora Azevedo, Hailey Benmoshe, Scarlett Basile, Jaidynn Bickler, Georgia Carlson, Ava Choi, Asher Combs, Rebekah Combs, Barbara Cotliar, Gracie Cotliar, Alyla Crow, Mason Duncan-Book, Theophile Duteil, Madison Fair, Yoni Ferd, Mandeiya Flory, Chloe Emrani, Sydney Gasmer, Ella Giroux, Max Goldsmith, Emily Gorin, Ramona Harrington, Grace Hazelett, Sadie Hazelett, Grace Hinden, Skyler Hodes, Ava Holtzman, Gabriel Irwin, Zoe Irwin, Sarah Jacob, Maya Javaheri, Rachel Kohley, Alexa Kreshek, Dara Kreshek, Kaylee Kwok, Tandis Mehr, Isabella Michaels, Eunice Moon, Janice Moon, Mason Mower, Chloe Nejad, Madison Nejad, Edward Park, Alexis Paschke, Cleo Paul, Noah Paul, Aviv Pilipski, Talia Pinchuk, Bradyn Prisant, Hayden Radonsky, Victoire Romagna-Daude, Jake Rubel, Mia Sagie, Asher Sarraf, Sydney Sarraf, Prim Satithamajit, Noa Schindler, Shira Schindler, Davina Separzadeh, Ella Silvera, Andrew Smiler, Oona Styne, Katia Thomas, Maxwell Toohey-Bergvall, Natalia Torres, Luciana Unda, Philippa Verstegen, Weston Verstegen, Alexa Wachtel, Sofia Wachtel, Scarlett Westcott-Basile, Raju Wolfe, Teja Wolfe, and Tyler Yovino. The accompanist/rehearsal pianist for the production was Lloyd Cooper and the percussionist was BHUSD Board of Education President Noah Margo.

briefs

City Council Adopts Urgency Ordinance Regulating Sidewalk Vending

At its meeting on December 18, the Beverly Hills City Council voted to adopt an urgency ordinance establishing a program to permit and regulate sidewalk vendors in accordance with a new state law that otherwise would have limited the city's ability to do so.

Under the new program, sidewalk vendors in Beverly Hills will now be required to obtain a valid permit from the city's Finance Department. New permits will cost \$46 and the cost to renew an existing permit will be \$20. Applicants will also be required to pay the additional standard permit application fees related to the background check and ID card requirements. Hours of operation are also limited through the new program. In non-residential areas, hours will be limited to 7:00 a.m. to 10:00 p.m. daily, while in residential areas hours will be limited to 8:00 a.m. to 6:00 p.m. daily.

Other administrative requirements include providing and maintaining insurance with a minimum of \$2 million in general liability which lists the city as an additional insured and contains a 30-day

cancellation notice to the city, vehicle insurance, and workers compensation insurance in compliance with state law. Vendors must indemnify the city.

The program also outlines specific areas in Beverly Hills where sidewalk vending will be prohibited, including year-round prohibitions for areas within 200 feet of the Beverly Hills Civic Center, Greystone Mansion & Gardens: The Doheny Estate, the lily pond located on Santa Monica Boulevard between Canon and Beverly, and any public property that does not meet the definition of a sidewalk or pathway including, but not limited to, "any alley, plaza, square, street or public parking lot."

During peak months from May 15 to September 15 and between the third Thursday in November through January 7, sidewalk vending will also be prohibited on Rodeo Drive between Wilshire and North Santa Monica Boulevard and at Beverly Canon Gardens Park. Set-up is also prohibited in the business triangle during the annual Rodeo Drive Car Show and within 500 feet of the route of the LA marathon.

Other specific location restrictions are outlined in the ordinance passed on Tuesday, as are requirements for sanitary conditions.

On September 17, Governor Jerry Brown signed Senate Bill 946 into law. Under the new law, the state mandates local jurisdictions to support and facilitate sidewalk vendors in an effort to create entrepreneurial and economic development

opportunities for immigrant and low-income communities, increase access to desired goods, such as culturally significant food and merchandise, contribute to safe and dynamic public space, and promote the safety and welfare of the public.

The city's new program is consistent with the law in that it is intended to facilitate the entrepreneurial spirit of small business activities and its regulations are intended to keep the public safe.

Planning Commission Requests Ordinance Banning Accessory Structures Off the Level Pad in Trousdale Estates

At its study session on December 13,



Trousdale Estates home

the Beverly Hills Planning Commission asked staff to draft an ordinance banning the building of accessory structures off the level pad in the Trousdale Estates area of the city. This decision follows a previous

discussion of the issue on November 8.

The current Beverly Hills Municipal Code includes two main regulations related to accessory structures in Trousdale Estates, BHMC 10-3-2621 and BHMC 10-3-2603. Without the ordinance, the two codes appear to contradict one another in terms of when and if structures could be built off a level pad.

BHMC 10-3-2621 outlines the regulations for the construction of accessory buildings on estate properties located in the Trousdale Estates area of the City. It states, in part: "accessory buildings to a residence may be located on any part of the site if authorized by the Planning Commission as part of a Trousdale R-1 permit." BHMC 10-3-2603, however, states that "no portion of any building or structure in Trousdale Estates shall extend beyond the level pad, except fences and hedges as permitted by 10-3-2616..."

Exceptions to BHMC 10-3-2603 include undeveloped sites, city projects, and portions of structures which extend beyond the level pad and which were legally constructed prior to October 15, 1987 and are being rebuilt or remodeled.

Last Thursday, three different Trous-

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Council of the City of Beverly Hills, at its meeting to be held on **Tuesday, January 8, 2019, at 7:00 p.m.**, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, California, 90210, will hold a public hearing to consider:

AN APPEAL OF A DECISION OF THE PLANNING COMMISSION CONDITIONALLY APPROVING A PLANNED DEVELOPMENT AND VESTING TENTATIVE TRACT MAP TO ALLOW A FOUR-STORY, MIXED-USE PROJECT CONSISTING OF 25 CONDOMINIUM UNITS AND 13,036 SQUARE FEET OF GROUND FLOOR RETAIL IN A COMMERCIAL ZONE ON THE PROPERTY LOCATED AT 9908 SOUTH SANTA MONICA BOULEVARD; AND CONSIDERATION OF THE PLANNING COMMISSION'S RELATED RECOMMENDATION OF APPROVAL OF A GENERAL PLAN AMENDMENT, ZONING MAP AMENDMENT, AND ZONE TEXT AMENDMENT TO CREATE A MIXED USE PLANNED DEVELOPMENT OVERLAY ZONE (M-PD-5).

The proposed project involves the construction of a new mixed-use building containing a total of 25 residential condominium units and 13,036 square feet (SF) of ground floor retail on the property located at 9908 South Santa Monica Boulevard. The proposed four-story project is 47' in height when measured to the top of the finished roof deck, with a rooftop pool deck 52' above the project height datum point. The top of a rooftop amenity room is 57' above the datum point and the top of elevator enclosures is 62' above the datum point. Proposed rooftop residential uses include a 1,850 SF rooftop pool with a 3,623 SF rooftop deck and a 5,944 SF rooftop amenity garden deck area. Three levels of underground parking containing 176 parking spaces with one vehicle entrance on Charleville Boulevard and another entrance on South Santa Monica Boulevard are proposed.

The Planning Commission, at its regular meeting on September 13, 2018, voted 3-2 to conditionally approve the requested Planned Development and Vesting Tentative Tract Map and to recommend that the City Council approve a General Plan Amendment, Zoning Map Amendment and Zone Text Amendment to create a Mixed Use Planned Development Overlay Zone (M-PD-5). On September 24, 2018 an appeal of the Planning Commission's decision was filed. On November 6, 2018, the City Council scheduled the appeal hearing of the Planning Commission's decisions regarding the Planned Development and Vesting Tentative Tract Map for the project, as well as consideration of the Planning Commission's recommendation that the City Council amend the general plan, the zoning code, and zoning map to create a Mixed Use Planned Development Overlay Zone (M-PD-5), for the January 8, 2019 City Council meeting.

ENVIRONMENTAL REVIEW


This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The City of Beverly Hills has prepared a Final Environmental Impact Report (Final EIR) to analyze potential environmental impacts associated with development of the project. On September 13, 2018, the Planning Commission reviewed and certified a Final EIR for the project (Planning Commission Resolution No. 1857). The appellant has appealed the Planning Commission's certification of the Final EIR, however regardless of the appeal of the Final EIR, the City Council would consider certification of the Final EIR as part of its consideration of the requested legislative changes. Responses to the appellants CEQA related comments included in the appeal petition will be included in the Final EIR in an additional appendix (Appendix 12), which will be reviewed by the City Council at the January 8, 2019 hearing.

At the public hearing, the City Council will hear and consider all comments. All interested persons are invited to attend and speak on this matter. Written comments may also be submitted and should be addressed to the City Council, c/o City Clerk, 455 N. Rexford Drive, Beverly Hills, CA 90210. The comments should be received prior to the hearing date.

Please note that if you challenge the Council's action in regards to this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

If there are any questions regarding this notice, please contact **Masa Alkire, Principal Planner** in the Beverly Hills Community Development Department at **310.285.1135**, or by email at **malkire@beverlyhills.org**. The case file, including the project plans, environmental documentation, and associated documents, is on file in the Community Development Department and can be reviewed by any interested person at 455 N. Rexford Drive, Beverly Hills, California 90210.

LOURDES SY-RODRIGUEZ, CRM, MMC
Assistant City Clerk

 In accordance with the Americans with Disabilities Act, the Council Chamber 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 City Clerk's Office at (310) 285-2400 or TTY (310) 285-6881. Please notify the City Clerk's Office at least forty-eight (48) hours prior to the meeting if you require captioning service so that reasonable arrangements can be made. meeting, please call the Planning Division at (310) 285-1196 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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dale residents spoke on these contradictions. Frieda Berlin, who spoke as a representative from the Trousdale Estates Homeowners Association, argued that allowing off the level pad accessory structures would cause many problems for the neighborhood.

“The Trousdale ordinance was put into place because we were seeing buildings hanging off the hillsides that were ugly. They were dangerous to the houses below them. They were causing landslides and that was one of the main reasons—that and two story buildings that were blocking views—that we asked to put that ordinance in place,” Berlin said.

Karen Platt, another resident of Trousdale who assisted in drafting the original Trousdale Ordinance, agreed with Berlin and explained that the “intent of the ordinance at that time was to keep all construction on the level pad.” She also argued that allowing residents to build off the level pad depending on the size of their estate lot would be unfair.

“If we allow accessory structures for one person to do something on a bigger lot, why can’t a guy on a smaller lot cut the slope and put their pool equipment on the back hill? It just doesn’t seem equitable to allow someone to have a benefit because they have a larger lot as opposed to someone else who can’t do that because they have a smaller lot,” Platt said. “To me, that doesn’t pass any sense of fairness and the way the ordinance is now, it is applied in an equitable way. No one can build off the pad. There are no exceptions. In my personal opinion, that’s the way it should remain.”

Commissioner Joe Shooshani, who lives in Trousdale but does not have an estate lot, argued that exceptions often arise and said it was his feeling that the commission should continue to address accessory structures and where they should be built on a case-by-case basis.

“There are things and places that don’t always fit the mold. If it wasn’t so, why should we have a commission? We could do everything automatically or [City Planner] Ryan [Golich] could have done it. That’s why there are a group of us as neighbors and volunteers who sit here and look at these things and use our judgment,” Shooshani said. “Under some circumstances it should be permitted if it comes to us and we take a look at it and decide it’s good and won’t bother anybody. If to our reasonable minds we can look at it and determine it doesn’t bother anybody and is not affecting views or the neighborhood, I think why not.”

The other four commissioners disagreed and instead expressed they felt exceptions to city code would be unfair.

“I don’t live in Trousdale, but I’ve always understood development was limited to the pad and I don’t like making exceptions,” Vice Chair Alan Block said.

“It was always my understanding that these structures could only be built on the level pad in Trousdale. So, much to my

surprise, this was not in agreement with that belief of mine. I’m pleased we’re clarifying it right now because, like Vice Chair Block, I don’t believe in general exceptions if there’s a rule,” Commissioner Lori Greene Gordon said. “I also think it’s the belief of the Trousdale association, who do a truly fabulous job of monitoring their area, that this is how it should be—that it should be on the level pad, that we shouldn’t have structures hanging off edges, then that’s how it should be.”

Staff will return to the commission with an ordinance expressing that no accessory structures should be built off the level pad in Trousdale at a future meeting.

Architectural Commission Gives Feedback on Proposed Chanel Building

At its latest meeting on December 12, the Beverly Hills Architectural Commission reviewed a proposal for the construction of a new three-story Chanel retail building located at 400 North Rodeo



Chanel rendering from corner of Rodeo Drive and Brighton Way

Drive.

The three-story retail building as proposed would include large retail display areas, an interior landscaped courtyard, terrace, larger showroom, and subterranean parking area. The proposed building façade treatments will include the installation of ceramic panel systems and steel storefront systems designed with a contemporary aesthetic using white ceramic cladding panels and offset display windows. It would also include the demolition of two buildings located at 400 and 405 North Rodeo to construct the new building.

Ryan McNulty, an Executive Architect for Chanel through MBH Architects, told the commission that the idea for the design of the building was originally inspired by the shape and design of the Chanel No. 5 perfume and later shifted to focus on natural light and greenery.

“We took the idea of a Parisian courtyard and that’s where the idea for the courtyard came into play. To that end, we introduced a full curtain wall on the courtyard, so that as we pull those volumes starfire glass is introduced. That curates the view all the way through so you can see on the Rodeo side through to the courtyard an open shaft of light that brings natural light from the courtyard into the space,” McNulty said. “We wanted to create something that actually spoke to Beverly Hills and to Chanel.”

The commission questioned the placement of the windows on the building at

the start of the meeting, to which McNulty responded by saying that the idea for the placement was to “curate views” for customers.

“The idea was to capture and curate a view at all times. We didn’t just want to slap a curtain wall up and say we have transparency. We wanted every view and the journey to be special from salon to salon so that your experience would be topnotch and luxurious at all points,” McNulty said.

Commission Chair Sheri Hirschfeld questioned whether the building had enough extravagance for a Chanel building.

“I have to say, my first response was its Chanel. It should be over the top. I should look at it and gasp, and I didn’t. I’m looking at this now, particularly from the garden view and I’m going, ‘Oh, art gallery. Discipline.’ There’s still a little piece of me that wants to get a little weirder on the outside, but I get it,” Hirschfeld said. “I just think I’m looking for a little more. I think about what’s going to be across the street, which has all the bells and whistles and this has discipline. So, are you aware of what they’re doing? I just imagine what it will be like having these two corners with these stark contrasts of what’s going on. I still would like to see a little something more on the front.”

Commissioner Michelle Kaye echoed those comments, particularly in regard to the Brighton Way side of the store.

McNulty said he would discuss it with the company.

“I think we can put some strapping on the outside,” he said.

The commission also suggested that the architects explore different shapes for the building, open windows, and textures to make the outside of the building more visually interesting from a street level.



Kamala Harris

Writers Bloc to Host Senator Kamala Harris

U.S. Senator Kamala Harris (D-California) is set to visit The Wilshire Ebell Theater at 4401 West

8th Street on Sunday, January 13 at 4:00 p.m. to take part in a discussion related to and sign copies of her new book, *The Truths We Hold*.

In the book, Harris draws on her own career and the work of those who have most inspired her to offer a master class in problem solving, crisis management, and leadership in challenging times. Known for being a voice for the voiceless, Harris will explore the themes of *The Truths We Hold* and share her vision of our shared struggle, purpose, and values.

Tickets to the event are \$41 and include a copy of the book. They are available for purchase at writersblocpresents.com/main/kamala-harris.

Residents Urged to Conserve

After Water Main Break on Sunset

Following a water main break at Sunset Boulevard and Alpine Drive on Sunday, the City of Beverly Hills has requested that residents and visitors conserve water whenever possible, including through the elimination of landscape watering over the next week.

Repairing the leak, detected in the Metropolitan Water District’s (MWD) Santa Monica Feeder over the weekend, requires the pipeline to be entirely shut down, leaving the city temporarily without its primary source of water. Originally completed in 1941, the Santa Monica Feeder stretches 24 miles from Eagle Rock to Santa Monica and serves treated water to the cities of Glendale, Burbank, Los Angeles, Beverly Hills and Santa Monica.

The exact cause of the leak is not yet known, according to the MWD water system operations manager Jim Green. Crews from MWD and the Los Angeles Department of Water and Power (LADWP) are still working to finalize a repair plan.

“We are working as quickly as we can to get this safely repaired so we can restore a reliable water supply to the people and businesses of Beverly Hills,” Green said. “We appreciate their help in conserving as much as possible.”

Until repairs have been made, the city will be solely reliant on local water storage.

Mayor Julian Gold has requested that residents and visitors avoid the location of the pipeline leak, near the intersection of Sunset Boulevard and Alpine Drive, during repairs.

Workers March for \$25 Wage at Beverly Wilshire, Other Hotels Across Southern California

Last Wednesday, approximately 800 hospitality workers picketed for higher wages in front of five hotels Los Angeles and Orange counties, including Beverly Hills’ Beverly Wilshire, as part of a protest demanding a \$25 minimum wage.

The workers are associated with Unite Here Local 11, an affiliate of international labor union UNITE HERE, and also demonstrated in front of the Westin Bonaventure in downtown Los Angeles, the Fairmont Miramar in Santa Monica, the Hilton Anaheim and the Sheraton Park Hotel in Anaheim.

Andrew Cohen, a spokesman for Unite Here Local 11, told *The Los Angeles Times* the demonstration was intended to show companies the workers were prepared to strike if necessary.

Union leaders say the workers are focused on winning a \$25 per hour wage to ensure they can keep up with the rising cost of living in Southern California. The workers have also called for pension increases, the implementation of panic buttons to protect workers from sexual assaults when working in isolated locations within a hotel, and affordable health insurance.

briefs cont. on page 6

coverstory

COUNCIL PRESSES PAUSE ON RENT STABILIZATION ORDINANCE

Updated Version to Return in New Year

By Kelcey Caulder

After two years of deliberation and debate, the Beverly Hills City Council was finally presented with a draft version of its Rent Stabilization Ordinance (RSO) on Tuesday. Though the document provided some insight into what the final RSO might look like and the potential powers of its much-discussed Rent Stabilization Commission, the Council ultimately voted to hold off a formal vote on the ordinance until 2019 because they felt more time was needed to thoroughly examine the draft, which spans more than 150 pages in its entirety.

Several key changes were outlined in the draft RSO presented to Council on Tuesday, including provisions for owner occupancy evictions, the allowance of no-cause evictions during the first year of a Chapter 6 tenant's lease, relocation fees, and exemptions for owner-occupied duplexes (See 'Proposed Amendments to the RSO' Chart). The ordinance also outlined a proposed increase in the Rent Stabilization program fee from \$56 to \$197 per rental unit, though the Council did not approve the proposal and requested that staff restudy it before the RSO is brought back in 2019.

Though no-cause evictions were banned through an urgency ordinance earlier this year, the Council indicated on Tuesday that the ordinance would allow housing providers to evict a tenant in order to allow a family member (spouse, child, grandparent, or grandchild) to move into the unit with the following conditions: if at no time

during the 6 month notice period (lessened from the previously proposed 9 month period), there is a vacant apartment unit in the building comparable to the one sought by the housing provider and if the unit to be removed by the provider is occupied by the most recent tenants to occupy a unit comparable to the type of unit sought by the provider or relative. No senior citizen or handicapped tenant could be evicted unless there is no other unit on the parcel of land comparable to the type of unit sought by the housing provider or specified relative. If there were one or more comparable units in such case, the housing provider would recover the comparable unit occupied by the most recent tenant who is not a senior citizen or handicapped person.

Whether or not relocation fees should be paid in the event of an owner occupancy eviction was of particular interest to the Council.

In the draft staff dictated that relocation fees for those types of situations would be calculated based on the length of a tenant's occupancy, with the tenant becoming eligible for 10 percent of allowed relocation fees for each year of occupancy, but Councilmember Lili Bosse took a firm stance against tying the fees to any timeline.

"I will not vote for this ordinance at all if we go down this path. It's insulting. I think it's one of our darkest moments to consider going down this path at all. These are people who live in these homes. They will have to pay for moving and they will have to pay first

and last month's rent just like anyone else," Bosse said. "We all want to allow for owners to bring in family members. I think it's fair and right and just to do that for a family member, but an individual living in the unit has a family as well. There is a consequence to them being moved out of their unit. I feel it's absurd to come up with ten percent, 20 percent, or 30 percent. They deserve to have a home just like the family member does."

In "extraordinary" circumstances, Bosse suggested that a landlord could go before the Rent Stabilization Commission to request a decrease in the relocation fee amount or to make a case for why they should not pay relocation fees at all. The commission would then decide what percentage, if any percentage, of those fees were owed to the tenant.

As outlined in the draft ordinance, the Rent Stabilization Commission would be given the power to reduce rents for tenants who apply and prove that their unit does not meet statewide habitability standards. Renters would not be able to apply for a rent decrease multiple times using the same "set of facts," the Council said.

Other areas that would fall under the commission's authority include: appeals under Chapter 5 that formerly were heard by the Council, disruptive tenant applications in Chapter 5 and 6 that were previously heard by the Council subcommittee, relocation fee disputes in both Chapters 5 and 6, appeals of decisions regarding a reduction of housing services, and appeals from decisions on rent increase applications in both Chapters.

If approved as proposed, the Rent Stabilization Commission would be composed of three at large members, one tenant member, and one housing provider. All the commissioners would be required to reside in Beverly Hills. The housing provider's property must be residential property in Beverly Hills, so providers leasing property outside of the city would be ineligible for the position.

Like Bosse, Vice Mayor John Mirisch

also laid out what would have to be included in the ordinance for him to vote for it—an active and robust Mills Act program. These programs allow owners of qualifying buildings to receive a potential property tax reduction and use the savings to help rehabilitate, restore and maintain their historic buildings. Mirisch said Tuesday he felt such a program was vital to protecting the existing buildings in Beverly Hills and that he "would not vote" for any ordinance that did not outline how the City would encourage housing providers to participate in it.

Staff indicated that Mills Act program provisions would be included in the version of the draft that will be returned to Council next year.

Some of the other topics discussed by the Council at previous meetings, such as Beverly Hills-specific habitability standards, luxury rent exemptions, and the creation of a special qualified status and rent subsidy program were deferred until a future meeting as staff and the Council felt more information was necessary before they could be established.

The addition of multiple new staff positions was also discussed on Tuesday, though the Council did not ultimately approve them because more work was being done to the fee study that could affect which positions were requested or how many were requested.

As proposed, however, the Rent Stabilization program would require the hiring of at least one new code enforcement officer to conduct habitability inspections, one management analyst, one customer service representative, and one secretary. These positions would be funded through the increased annual registration fee, as will three previously authorized positions: Deputy Director of Rent Stabilization, one 1-year limited term management analyst, and one 1-year term customer service representative.

An updated version of the ordinance reflecting the Council's direction on Tuesday will be brought back for review early next year.

briefs cont. from page 5

The demonstration comes just after nearly 8,000 hospitality employees associated with other Unite Here chapters were victorious in their attempts to obtain contract improvements in hotels run by Marriot International in San Francisco, San Diego, Oakland, San Jose, Boston, Detroit, and on the Hawaiian islands of Maui and Oahu.

Beverly Hills to Co-Sponsor Art on Paper Exhibit with Mexican Consulate

An upcoming art exhibition will bring

the glory of Latinx artwork to Beverly Hills City Hall this spring.

The City Council approved a request on Tuesday to co-sponsor *Art on Paper*, an art exhibit showcasing the artwork of famed Latinx artists, with the Consulate General of Mexico. The exhibit will be coordinated by the Mixografia Gallery and DivArt in Los Angeles and will showcase the work of Casiano Garcia, Susana Sierra, Rufino Tamayo, Ignacio Salazar, Mathias Goeritz, Sebastian, Gunther Gerzo, and Teodulo Romulo.

The opening reception will take place on February 28, and the exhibit will run throughout the month of March from 11 a.m. to 1 p.m. on Monday, Tuesday, Thursday and Friday. On Saturday and Sunday the hours would be 11 a.m. to 2 p.m.

Vice Chair of the Architectural Commis-

sion Sharon Persovski, who first proposed the co-sponsorship, told the Council that she hoped it would create a "shared cultural experience" between Beverly Hills and Mexico and that she believed it would bring new visitors to the city.

As part of the co-sponsorship, the City will waive the cost of rental fees for the use of the City Hall Municipal Gallery, estimated at \$130 per hour for 66 hours for a total of \$8580. The one-time security deposit of \$258 will also be waived. Direct staffing costs in the amount of \$1368 will be paid for through the General Fund, according to Director of Community Services Nancy Hunt-Coffey.

Additional indirect staffing costs could also be incurred for setup/breakdown for the reception, assistance with promoting the exhibition and logistical support. The

Mexican Consulate will cover the cost of delivering and installing the artwork, refreshments for the reception and insurance costs.

City Announces Launch of Clean Power Alliance

Residents and businesses in Beverly Hills will soon enjoy the advantages of clean, renewable power at competitive rates. Starting in February 2019, Clean Power Alliance will be the new electricity provider for the community.

Clean Power Alliance is a public agency made up of 31 local governments across Los Angeles and Ventura counties working together to bring clean, renewable power choices to communities. Clean Power Alliance purchases clean power and SCE delivers it—nothing else chang-

Proposed Amendments to the RSO			
Exemptions for Owner-Occupied Duplexes Where One of the Rental Units was Subject to Chapter 6 (Does Not Cover Chapter 5 Units)	Owners would be required to apply annually for an owner-occupied duplex exemption and must notify the City upon the departure of the owner-occupant, at which point the duplex would no longer be exempt from the RSO. When the unit is no longer owner occupied, the base rent for the units would be the last rent rate charged to a tenant of the unit plus any increases allowed by Chapter 6. To qualify for owner occupancy, the owner would need to be a person (not a corporation, partnership or other entity), where the owner owns at least a 50% interest in the property, including a family trust, where the trustor of the family trust owned at least a 50% of the property before its transfer into a family trust. For the exemption to apply, the owner or the owner's spouse, parents, grandparents, children and grandchildren must occupy one of the units.	Pass-Throughs	As proposed in the draft ordinance, the Rent Stabilization program fees (which are the annual registration fees) and proposed water reliability fee would be passed through at the rate of 50% and a 25% pass-through for mandatory seismic retrofitting costs. The Council requested some analysis of the fee study be done, so these numbers may change in the next draft of the RSO.
Evictions for Owners and Specified Relatives	Owner occupancy evictions would be allowed if at no time during the 6 month notice period, there was a vacant apartment unit in the building comparable to the one sought by the housing provider and if the unit to be removed by the provider were occupied by the most recent tenants to occupy a unit comparable to the type of unit sought by the provider or relative. No senior citizen or handicapped tenant could be evicted unless there was no other unit on the parcel of land comparable to the type of unit sought by the housing provider or specified relative. If there were one or more comparable units in such case, the housing provider would recover the comparable unit occupied by the most recent tenant who was not a senior citizen or handicapped person. Grandparents and grandchildren would be added to the list of relatives for whom a tenant can be evicted from both Chapter 5 and 6 units. Full relocation fees would be required, except in "extraordinary" circumstances as approved by the Rent Stabilization Commission.	Annual Allowable Rent Increases	The maximum allowable annual rent increase for Chapter 6 units would be tied to the annual percentage change to the CPI, with a floor of 3.5% and a cap of 7.5%.
Relocation Fees	Relocation fees would be allowed for the following just cause reasons for both Chapter 5 and 6: use by landlords; demolition or condominium conversion; major remodeling and withdrawal of residential rental structures from the rental market. Council debated whether to tie relocation fees to the length of the tenant's occupancy for owner occupancy evictions and ultimately decided against doing so. Relocation fees will be required in full for such evictions, except in "extraordinary" circumstances as approved by the Rent Stabilization Commission. All relocation fees must be paid into an escrow account to the benefit of the tenant(s) within five days of the issuance of a notice to vacate for both Chapter 5 & 6 units.	Rent Stabilization Commission	The Commission would be composed of three at large members, one tenant member, and one housing provider member. All Commissioners must be Beverly Hills residents. The Commission would have authority to hear the following matters: appeals under Chapter 5 that formerly were heard by the City Council; disruptive tenant applications in Chapters 5 and 6 that previously were to be heard by the Council subcommittee; relocation fee disputes in both Chapters 5 and 6; appeals of decisions regarding a reduction of housing services, including those relative to habitability pursuant to a new rent decrease application process in both Chapters 5 and 6, and appeals from decisions on rent increase applications in both Chapters.
No-Cause Evictions	Urgency Ordinance eliminated no-Cause eviction provisions for Chapter 6. There was some Council debate about whether or not termination of a Chapter 6 tenancy at the end of the first year of a lease would be allowed. Mirisch, Friedman and Gold said the "probationary period" should be allowed and that relocation fees should not be required for evictions during that period. Bosse and Wunderlich disagreed, stating that the RSO would already include language that allows for the eviction of disruptive tenants and that relocation fees should be required. If permitted, the owner would be required to serve the notice prior to the end of the first year term and would provide a six-month notice. The rent for the unit would not go to market rate upon re-occupancy. The base rent would be calculated at the last rental rate allowed by Chapter 6 plus any rent increases allowed by Chapter 6.	Annual Rent Registration	Rent registration will occur annually commencing in January of each year, within 30 days after Notice is sent by the City to the housing provider. An annual registration fee would be included as part of the registration process.
		Protections for Beverly Hills Teachers and Families with School Age Children	A family with children and teachers in school within the City would not be required to vacate their unit during the school year. Evictions could only take place in the summer months when school is out for vacation. The vacation period would be determined by the school year of the specific school where the tenant attends/teaches. The Council requested that a provision protecting tenants with special needs students who may not be educated in BHUSD schools be added to the draft before it is brought back in 2019.
		Banking of Rent Increases	Banking provisions would not be included for Chapter 6.
		Habitability	The City would continue to use and enforce the state habitability standards. If standards were not met, this would be addressed through a rent decrease application process initiated by the tenant. Hearing officers would make determinations for those applications. The Rent Stabilization Commission would handle appeals of those decisions. The City plans to create a proactive rental unit inspection program. Tenants have the option of requesting a complaint-based inspection of their unit.
		Special Qualified Status and Rent Subsidy	An assessment will be conducted to establish the need for a rent subsidy program. Staff will return at a later date to determine the specific funding allocation and a pilot program for the first year to commence in fiscal year 2019-2020.

Source: City Council, December 18
** The proposed amendments listed in the above chart reflect both the City Council staff packet for December 18 and comments made by the Council at the December 18 meeting. The final ordinance may differ.*

es. SCE will continue to send just one bill and will be responsible for resolving any issues with electricity service.

"We are excited to be part of this innovative opportunity to begin a new era of clean power distribution," said Mayor Julian Gold. "Beverly Hills is committed to sustainability and this new enterprise allows our community to further champion

the environment."

Beverly Hills customers will be automatically enrolled in Clean Power Alliance's Clean Power rate option, which provides 50 percent renewable content. With this option, bills will remain approximately the same or less than SCE's current rate at 35 percent green. Customers may also select options for lean power (36

percent) or full green power (100 percent).

Customers who have enjoyed special rates or programs in the past, such as CARE, FERA, medical baseline, level pay, or summer discounts will still have access to those offerings.

Customers in Beverly Hills will receive a total of four notices via mail before and after the switch from SCE to Clean Power

Alliance for electricity generation. Service for residential customers will begin in February 2019, and customers will receive their first notice in December 2018. Clean Power Alliance service for non-residential customers is scheduled to begin in May 2019.

--Briefs compiled by Kelcey Caulder

sports & scores



BHHS boys' basketball team defeats Lawndale in league opener Normans girls' soccer team routs Chadwick, Leuzinger

By Steven Herbert

Blake Lander scored five of his seven points in the fourth quarter as the Beverly High boys' basketball team pulled away from Lawndale to win the Ocean League opener for both teams, 45-30, Dec. 12 at the Swim-Gym.

The Normans led the Cardinals, 33-25, entering the fourth quarter.

"We kind of struggled offensively moving the basketball," Beverly Hills coach Jarvis Turner said after his team was held to a season low in scoring.

"I thought we played extremely well defensively. Our conditioning kind of wore them down at the end."

The Normans outscored Lawndale, 12-4, in the first quarter with Benjamin Ramirez and Chandler Sooferan both scoring four points.

Beverly Hills led 21-12 at halftime

Ramirez scored a team-high 12 points, making 3-point baskets in the first, second and fourth quarters. Sooferan added 10, Nicholas Andrews and Lander seven each, Marcel Stevens three and Ryan Abrishami, Aaron Liberty and Sibs Malagon two each for the Normans (6-2).

Andrews made a 3-point basket in the

third quarter.

What's Next?

The Normans are scheduled to play at Harvard-Westlake Friday at 7 p.m. in a nonleague game. Beverly Hills was ranked eighth in

the Southern Section Division 2AA poll released Dec. 3. The Wolverines were ranked 12th in Division 1.

The Normans are scheduled to open play in Rancho Mirage Holiday Invitational Wednesday at 1:30 p.m. against Ingraham of Seattle in an International Division pool play game at College of the Desert.

Girls' Soccer

Beverly Hills 7, Chadwick 1

Dani Elitzur had three goals and two assists and Yasmin Kamara scored twice and had one assist for the Normans in a nonleague game at Nickoll Field Dec. 3.

Esther Goldberg and Kayla Shadgoo also scored for Beverly Hills. Ashley Heravi and Jenna Kramer each had an assist for the Normans.

Beverly Hills goalkeeper Estella Rosen made five saves.

The Normans led 3-0 at halftime.

Palos Verdes 3, Beverly Hills 0

The visiting Normans trailed 1-0 at halftime in a nonleague game Dec. 5.

Rosen made seven saves and allowed three goals in 55 minutes of play. Team-



Cardio Carolers Spread Holiday Cheer

Beverly Hills resident and parishioner at Church of the Good Shepherd in Beverly Hills Christine Redlin (center) and her fellow Cardio Carolers (left to right) Mirabel Frimbres, James Soh, Erika Henson, Activity and Volunteer Coordinator at the Sunrise Living Community Kellie Aiken and (not pictured) Lucy Vico visited with and sang carols to seniors at the Sunrise and Watermark assisted living communities last Saturday, December 15.

mate Emmerson Hayes made two saves and held the Sea Kings scoreless in 25 minutes of play.

Beverly Hills 6, Leuzinger 1

Heravi scored three goals and Kamara scored twice and had one assist in a nonleague game at Nickoll Field Dec. 6.

Shadgoo had a goal and an assist. Elitzur had three assists and sophomore teammate Eden Bechnainou one.

Hayes made three saves and allowed one goal in the first half. Rosen made two saves in the second half.

The Normans led 3-1 at halftime.

What's Next?

The Normans are scheduled to play at Carpinteria Friday at 1 p.m. and Santa Barbara Saturday at 11 a.m. at San Marcos High School in nonleague games.

Boys' Soccer

Beverly Hills 6, Army and Navy Academy 1

Norman senior Jonah Okum had two goals and an assist and freshman teammate Alex Manavi also scored twice in an intersectional game at the Army Navy Sports Complex in Carlsbad Nov. 15.

Mahdi Rahimi had a goal and an assist and Ilan Farahi also scored for Beverly Hills. Omer Cohen and Sami Yates also had assists for the Normans.

Beverly Hills 3, Preuss UCSD 0

Raffi Choukroun, Okum and Lucas Schaeffer scored and Raffi Haroutunian and Harrison Stone combined on the shut-out in an intersectional game at Preuss UCSD in La Jolla.

Ori Ben David assisted on Okum's goal. The Normans led 2-0 at halftime.

Millikan 3, Beverly Hills 0

The Normans allowed three first-half goals in a Steve Rappaport/South Bay Tournament game at Millikan Nov. 27.

The Rams were among three teams also receiving votes in the Southern Section Division 1 poll released Dec. 3.

Girls' Basketball

Brentwood Tournament

Brentwood 54, Beverly Hills 32

Natasha Melamed scored 10 points for the Normans, making 3-point baskets in the first and second quarters in a play-in game Nov. 26 at Brentwood.

Beverly Hills trailed 19-8 at the end of the first quarter, 37-15 at halftime and 49-22 entering the fourth quarter.

Sophia Ahdoot and Isabel Nugent each added six, Chorshidi-Horesh Corrine four, Arbri Gillis three, Deena Shadi and Genevieve Zar two each and Temi Olonade one for the Normans.

The Eagles, coached by Beverly Hills graduate and former assistant coach Charles Solomon, were ranked first in the Southern Section Division 3AA poll released Nov. 26.

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

Next stop: more subway.

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Wilshire/Rodeo Station Construction Update

SEASON'S GREETINGS

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No construction activities will occur in the City of Beverly Hills through January 1, 2019.

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FICTITIOUS BUSINESS NAME STATEMENT: 2018292374. The following person(s) is/are doing business as: LIVE WIRE MEDIA; GOOD CHARACTER, 1149 1/2 SOUTH WOOSTER ST, LOS ANGELES, CA 90035. ELKIND-SWEET COMMUNICATIONS, INC, 1149 1/2 SOUTH WOOSTER ST, LOS ANGELES, CA 90035. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/1987. Signed: EVAN DOBRZOWSKI, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/21/2018. 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: 11/29/2018, 12/06/2018, 12/13/2018, 12/20/2018 TBS 2,671.

FICTITIOUS BUSINESS NAME STATEMENT: 2018270989. The following person(s) is/are doing business as: STEFF STUFF DESIGN, 7435 N FIGUEROA ST UNIT 412171 LOS ANGELES, CA 90041. STEFFAMIE CHENG, 7435 N FIGUEROA ST UNIT 412171 LOS ANGELES, CA 90041. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/1987. Signed: STEFFAMIE CHENG, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/25/2018. 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 2,672.

FICTITIOUS BUSINESS NAME STATEMENT: 2018286626. The following person(s) is/are doing business as: BIGS MOBILEHOME PARK, 1461 W MISSION BLVD, POMONA, CA 91766. BIG'S MOBILEHOME PARK, LLC, 24552 VERDE ST, LAKE FOREST, CA 92630. 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: 06/1995. Signed: JULIE BURNS, 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: 11/29/2018, 12/06/2018, 12/13/2018, 12/20/2018 TBS 2,673.

FICTITIOUS BUSINESS NAME STATEMENT: 2018290975. The following person(s) is/are doing business as: META FIDE, 1014 TOLEDO ST, LOS ANGELES, CA 90042. COLLECTIVE SURFACE LLC, 1014 TOLEDO ST, LOS ANGELES, CA 90042. 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: ANDREA BOLAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 11/20/2018. 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: 11/29/2018, 12/06/2018, 12/13/2018, 12/20/2018 TBS 2,674.

FICTITIOUS BUSINESS NAME STATEMENT: 2018292880. The following person(s) is/are doing business as: COOPER AUDIO, 6304 W OLYMPIC BLVD, LOS ANGELES, CA 90048. MICHAEL RANDEL COOPER, 6304 W OLYMPIC BLVD, LOS ANGELES, CA 90048. 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: MICHAEL RANDEL COOPER, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/21/2018. 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: 11/29/2018, 12/06/2018, 12/13/2018, 12/20/2018 TBS 2,675.

Ivet Panosian
569 E. Palm Ave Apt D
Burbank, CA 91501
Case Number: 18BPP00075
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
300 Olive Ave
Burbank, CA 91502
North Central District
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Tane Panosian, a minor by and through her parents Ivet Panosian and Khachador Panosian
TO ALL INTERESTED PERSONS
Petitioner: Ivet Panosian

Proposed name: Tane Panosian
Proposed name: Tane Panosian
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: 1/1/2019 Time: 8:30a Dept: NCB-B Room:
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 27, 2018. Signed: Darrel Mavis, Judge of the Superior Court
Published: 12/6/18, 12/13/18, 12/20/18, 12/27/18 390
Christopher Anthony Escalera
5915 Fishburn Ave
Huntington Park, CA 90255
Case Number: 18MCP00047
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
12720 Norwalk Bl
Norwalk, CA 90650
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Christopher Anthony Escalera
TO ALL INTERESTED PERSONS
Petitioner: Christopher Anthony Escalera
Present name: Christopher Anthony Escalera
Proposed name: Christopher Anthony Real
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: 1/23/2019 Time: 1:30p Dept: C Room: 312
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 20, 2018. Signed: Margaret M. Bernal, Judge of the Superior Court
Published: 12/6/18, 12/13/18, 12/20/18, 12/27/18 391
Tamika A. Smith
16844 Passage Ave #200
Paramount, CA 90723
Case Number: 18MCP00010
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
Compton Court
200 W Compton Bl
Compton, CA 90220
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Tae John Coy Smith by his mother Tamika A. Smith
TO ALL INTERESTED PERSONS
Petitioner: Tae John Coy Smith by his mother Tamika A. Smith
Present name: Tae John Coy Smith
Proposed name: Tae John Coy Dunlap
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: 12/18/2018 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 19, 2018. Signed: Maurice A. Leiter, Judge of the Superior Court
Published: 12/6/18, 12/13/18, 12/20/18, 12/27/18 392
FICTITIOUS BUSINESS NAME STATEMENT: 2018297708. The following person(s) is/are doing business as: SENTINELS GLOBE 2022 Tombur Dr. Hacienda Heights, CA 91745. SENTINELS GLOBE CORPORATION, 2022 Tombur Dr. Hacienda Heights, CA 91745. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2017. Signed: Qing Du, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/28/18. 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: 12/6/18, 12/13/18, 12/20/18, 12/27/18 393
FICTITIOUS BUSINESS NAME STATEMENT: 2018300876. The following person(s) is/are doing business as: LELAND OIL COMPANY 9201 Wilshire Bl #301, Beverly Hills, CA 90212. JERROLD FELSENTHAL, 730 N Camden 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: 11/2018. Signed: Jerrold Felseenthal, President/Owner. This statement is filed with the County Clerk of Los Angeles County on: 12/3/18. 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: 12/6/18, 12/13/18, 12/20/18, 12/27/18 395
FICTITIOUS BUSINESS NAME STATEMENT: 2018300874. The following person(s) is/are doing business as: BOB'S GUITAR WORKSHOP 8770 Washington Bl Unit 339, Culver City, CA 90232. MAIN EVENT PROPS INC, 8770 Washington Bl Unit 339, Culver City, CA 90232. 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: Robert Levine, President, main event Props Inc. This statement is filed with the County Clerk of Los Angeles County on: 12/3/18. 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: 12/6/18, 12/13/18,

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12/20/18, 12/27/18 396
FICTITIOUS BUSINESS NAME STATEMENT: 2018298043. The following person(s) is/are doing business as: SAFETY MED TRANSPORT, 8374 TOPANGA CANYON BLVD, UNIT 211 CANOGA PARK, CA 91304. SAFETY MED TRANSPORT, INC, 8374 TOPANGA CANYON BLVD, UNIT 211 CANOGA PARK, CA 91304. 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: ZHIRAVY SIMONYAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/20/2018. 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: 12/06/2018, 12/13/2018, 12/20/2018, 12/27/2018 TBS 2,677

FICTITIOUS BUSINESS NAME STATEMENT: 2018273585. The following person(s) is/are doing business as: TOP PHYSICIANS INC, 720 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90033. TOP PHYSICIANS INC, 720 E CESAR E CHAVEZ AVE, SUITE 305 LOS ANGELES, CA 90033. 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: SALMAN A. KHAN, CEO. 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: 11/22/2018 11/29/2018, 12/06/2018, 12/13/2018 TBS 2,678

FICTITIOUS BUSINESS NAME STATEMENT: 2018292269. The following person(s) is/are doing business as: INDUSTRIAS GUERRERO SA DE CV, 710 SAN YSIDRO, SAN YSIDRO, CA 92173. ESPERANZA ANDRADE, 710 SAN YSIDRO, SAN YSIDRO, CA 92173. 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: ESPERANZA ANDRADE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/21/2018. 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: 12/06/2018, 12/13/2018, 12/20/2018, 12/27/2018 TBS 2,679

FICTITIOUS BUSINESS NAME STATEMENT: 2018291566. The following person(s) is/are doing business as: DIGS FOR DUDES, 8605 SANTA MONICA BLVD SUITE 45809 WEST HOLLYWOOD, CA 90069. CORBETT HOLDINGS, LLC, 8605 SANTA MONICA BLVD SUITE 45809 WEST HOLLYWOOD, CA 90069. 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: RICHARD CORBETT, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 11/20/2018. 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: 12/06/2018, 12/13/2018, 12/20/2018, 12/27/2018 TBS 2,680

FICTITIOUS BUSINESS NAME STATEMENT: 2018286896. The following person(s) is/are doing business as: PINK AND FRANK, 5441 S GARTH AVENUE, LOS ANGELES, CA 90056. MACORIAH SPELLMAN, 5441 S GARTH AVENUE, LOS ANGELES, CA 90056. 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: MACORIAH SPELLMAN, 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: 12/06/2018, 12/13/2018, 12/20/2018, 12/27/2018 TBS 2,681

FICTITIOUS BUSINESS NAME STATEMENT: 2018286949. The following person(s) is/are doing business as: SLICK DESIGNS AND APPAREL, 37520 PEACHWOOD PL, PALMDALE, CA 39551. DANIEL RUBIO, 37520 PEACHWOOD PL, PALMDALE, CA 39551. 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: DANIEL RUBIO, 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: 12/06/2018, 12/13/2018, 12/20/2018, 12/27/2018 TBS 2,682

FICTITIOUS BUSINESS NAME STATEMENT: 2018292569. The following person(s) is/are doing business as: MUDDY DUCK CLOTHING, 8334 LINCOLN BLVD, #162 LOS ANGELES, CA 90045. QUEEN OF HEARTS GLOBAL LLC, 8334 LINCOLN BLVD, #162 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: CRYSTAL JOHNSON, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 11/21/2018. 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: 12/06/2018, 12/13/2018, 12/20/2018, 12/27/2018 TBS 2,683

FICTITIOUS BUSINESS NAME STATEMENT: 2018292567. The following person(s) is/are doing business as: TOM CO, 4555 FULTON AVE, ART 109 SHERMAN OAKS, CA 91423. THOMAS HEFFERON, 4555 FULTON AVE, ART 109 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: N/A. Signed: THOMAS HEFFERON, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/21/2018. 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: 12/06/2018, 12/13/2018, 12/20/2018, 12/27/2018 TBS 2,684

FICTITIOUS BUSINESS NAME STATEMENT: 2018290687. The following person(s) is/are doing business as: REMAX ELITE REALTY, 223 N. 1ST AVE, ARCADIA, CA 91006. REAL ESTATE PREMIER CORPORATION, 223 N. 1ST AVE, ARCADIA, CA 91006. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/2018. Signed: JENNY LIU, SECRETARY. This statement is filed with the County Clerk of Los Angeles County on: 11/19/2018. NO-

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TICE - This fictitious business 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: 12/06/2018, 12/13/2018, 12/20/2018, 12/27/2018 TBS 2,685

FICTITIOUS BUSINESS NAME STATEMENT: 2018288050. The following person(s) is/are doing business as: KETO COFFEE BISTRO, 5354 DENNY AVENUE UNIT 4, NORTH HOLLYWOOD, CA 91601. BRYAN WHITAKER, 5354 DENNY AVENUE UNIT 4, NORTH HOLLYWOOD, CA 91601. 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: BRYAN WHITAKER, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/15/2018. 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: 12/06/2018, 12/13/2018, 12/20/2018, 12/27/2018 TBS 2,686

FICTITIOUS BUSINESS NAME STATEMENT: 2018286859. The following person(s) is/are doing business as: K STUDIO, 13036 SHERMAN WAY UNIT 116, NORTH HOLLYWOOD, CA 91605. ARMINE ALEKSANYAN, 13036 SHERMAN WAY UNIT 116, 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: 05/2013. Signed: ARMINE ALEKSANYAN, 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: 12/06/2018, 12/13/2018, 12/20/2018, 12/27/2018 TBS 2,687

FICTITIOUS BUSINESS NAME STATEMENT: 2018292908. The following person(s) is/are doing business as: HK HOME DESIGNS, 10700 VENTURA BLVD STE 1B, STUDIO CITY, CA 91604. HK HOME DESIGNS, 10700 VENTURA BLVD STE 1B, STUDIO CITY, CA 91604. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2016. Signed: HOVIK KHODABAKHSHYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/08/2018. 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: 12/06/2018, 12/13/2018, 12/20/2018, 12/27/2018 TBS 2,688

FICTITIOUS BUSINESS NAME STATEMENT: 2018288994. The following person(s) is/are doing business as: ZINATTI, 127 S. BRAND BLVD, SUITE 330 GLENDALE, CA 91204. AB GLOBAL TRADING CO, 127 S. BRAND BLVD, SUITE 330 GLENDALE, CA 91204. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2018. Signed: ARITH ARAKIL-BABABAFSA, PRESIDENT. 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: 12/06/2018, 12/13/2018, 12/20/2018, 12/27/2018 TBS 2,689

FICTITIOUS BUSINESS NAME STATEMENT: 2018288994. The following person(s) is/are doing business as: LADY SPACE DESIGN, 150 S GLENOAKS BLVD #9134 BURBANK, CA 91502. ANI HUNANYAN, 150 S GLENOAKS BLVD #9134 BURBANK, CA 91502. 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: ANI HUNANYAN, 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: 12/06/2018, 12/13/2018, 12/20/2018, 12/27/2018 TBS 2,690

FICTITIOUS BUSINESS NAME STATEMENT: 2018288992. The following person(s) is/are doing business as: HOME DESIGN AND REMODEL, 14738 MAGNOLIA BLVD UNIT 105 SHERMAN OAKS, CA 91403. ANAIT PRJUMYAN, 14738 MAGNOLIA BLVD UNIT 105 SHERMAN OAKS, CA 91403. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2013. Signed: ANAIT PRJUMYAN, 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: 12/06/2018, 12/13/2018, 12/20/2018, 12/27/2018 TBS 2,691

FICTITIOUS BUSINESS NAME STATEMENT: 2018290251. The following person(s) is/are doing business as: PYRAMID PROPERTY SERVICES, 15414 CABRITO RD, UNIT #D VAN NUYS, CA 91406. STATEWIDE LOGISTICS GROUP INC, 12410 FOOTHILL BLVD, UNIT B SYLMAR, CA 91342. 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: MIHRAN HOVHANNISYAN, 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: 12/06/2018, 12/13/2018, 12/20/2018, 12/27/2018 TBS 2,693

FICTITIOUS BUSINESS NAME STATEMENT: 2018290247. The following person(s) is/are

bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on a property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-877-440-4460 or visit this Internet Web Site <http://www.mkconsultantsinc.com/trustees-sales> using the file number assigned to this case CA-18-01210. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse against the beneficiary, the trustor, or the trustee. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than 90 days have elapsed since such recordation. Date: 12/03/2018 Malibu Recontrust, LLC, Trustee 1238 Puerta del Sol, Ste. 2C San Clemente, CA 92673 Reinstatements and Pay-Off Requests: Fax (818) 301-0370 Siboney A. Monge Toll Free: (888) 531-6605 Siboney A. Monge, Authorized Agent for Trustee: MK Consultants, Inc. One West Deer Valley Road, Ste. 103 Phoenix, AZ 85027 For sales Information: (877) 440-4460 And Website: <http://www.mkconsultantsinc.com/trustees-sales> Malibu Recontrust, LLC. is acting as a debt collector for the beneficiary of the note and attempting to collect a debt in its behalf. Any information obtained will be used for that purpose. The Beneficial interest under the Deed of Trust and Assignment of Rents and the secured obligations were assigned to Barclays Savings Corp., by an assignment dated 4/1/17 and recorded 5/31/18 in Los Angeles County, California, Instrument 20180540816. The undersigned was appointed and substituted as trustee under the trust deed by a substitution dated 6/26/18 and recorded 7/12/18 in Los Angeles County California instrument 20180695823 A Notice of Default was recorded 7/12/18, in Los Angeles County, California Instrument 20180695824 Publish: 12/6, 12/13, 12/20

Title No.: 5928136 APN: 4340-023-064 T.S. No.: 16-16034 Reference: GE-00036977 [PURSUANT TO CIVIL CODE § 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.]

NOTICE OF TRUSTEE'S SALE UNDER DELINQUENT ASSESSMENT LIEN

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

On 1/10/2019 at 10:30 AM,

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

property owned by: Robert West

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

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

The street address and other common designation, if any, of the real property described above is purported to be: 9005 Cynthia St #209 West Hollywood, CA 90069

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, "AS-IS" and "WITH ALL FAULTS" and that no representations or warranties are made as to the legal title, possession, legal condition, location, dimensions of land, boundary lines, legality of boundary line adjustments, compliance with or violations of the subdivision map act, or any other law, rules or regulations concerning the legality of the property or as described, or encumbrances existing or regarding the physical condition of the property, to pay the remaining principal sum due under said Notice of Voluntary Lien for Delinquent Assessments, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges and expenses of the Trustee, to-wit:

\$14,029.18 Estimated

Accrued interest and additional advances, if any, will increase this figure prior to sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. This sale shall be subject to a right of redemption. The redemption period within which this property interest may be redeemed ends 90 days after the date of the sale.

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

DATE: 12/12/2018

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

By: _____ Priscilla Quemuel

Best Alliance Foreclosure and Lien Services 16133 Ventura Blvd., Suite 700 Encino, CA 91436 (888) 785-9721 For Sales Information go to www.elitepostandpub.com EPP 27510 Pub Dates 12/20, 12/27, 01/03/2019

NOTICE OF TRUSTEE'S SALE T.S. No. 17-20562-SP-CA Title No. 170504937-CA-VOI A.P.N. 4388-004-024 ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY PURSUANT TO CIVIL CODE 2923.3 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED. YOU ARE IN DEFAULT UNDER A DEED OF TRUST

DATED 03/02/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Alissa Masciarella, a single woman Duly Appointed Trustee: National Default Servicing Corporation Recorded 03/13/2007 as Instrument No. 20070551610 (or Book, Page) of the Official Records of Los Angeles County, California. Date of Sale: 01/09/2019 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$1,065,916.09 Street Address or other common designation of real property: 2308 Coldwater Canyon Drive, Beverly Hills, CA 90210 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-877-440-4460 or visit this Internet Web Site <http://www.mkconsultantsinc.com/trustees-sales> using the file number assigned to this case CA-18-01210. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: 12/14/2018 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1230 Columbia Street, Suite 680 San Diego, CA 92101 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Linda DeGrandis, Trustee Sales Representative

A-4679053 12/20/2018, 12/27/2018, 01/03/2019

NOTICE OF TRUSTEE'S SALE T.S. No. 17-20263-SP-CA Title No. 170305283 A.P.N. 5554-024-052 ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY PURSUANT TO CIVIL CODE 2923.3 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/17/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Ernest J Romero, a single man and Patrick W Kibby, a single man as joint tenants Duly Appointed Trustee: National Default Servicing Corporation Recorded 06/24/2004 as Instrument No. 04 1613821 (or Book, Page) of the Official Records of Los Angeles County, California. Date of Sale: 01/09/2019 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$548,580.82 Street Address or other common designation of real property: 8401 Fountain Avenue #16, West Hollywood, CA 90069 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-877-440-4460 or visit this Internet

Web site www.ndscorp.com/sales, using the file number assigned to this case 17-20263-SP-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: 12/14/2018 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1230 Columbia Street, Suite 680 San Diego, CA 92101 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Linda DeGrandis, Trustee Sales Representative A-4679052 12/20/2018, 12/27/2018, 01/03/2019

NOTICE TO CREDITORS OF BULK SALE
(Division 6 of the Commercial Code)
Escrow No. T-016025-SC

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

(2) The name and business addresses of the seller are: ONELUCKYBEAN, LLC, 1051 N HAVENHURST DRIVE, WEST HOLLYWOOD, CA 90046

(3) The location in California of the chief executive office of the Seller is: SAME

(4) The names and business address of the Buyer(s) are: NLC GROUP LLC, 412 N MAIN ST STE 100, BUFFALO, WY 82834

(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES, EQUIPMENT, TRADE NAME, LEASEHOLD INTEREST & IMPROVEMENTS, COVENANT NOT TO COMPETE, GOODWILL, AND INVENTORY of that certain business located at: 1051 N HAVENHURST DRIVE, WEST HOLLYWOOD, CA 90046

(6) The business name used by the seller(s) at said location is: BLACK BICYCLE CAFE

(7) The anticipated date of the bulk sale is JANUARY 9, 2019, at the office of TOWER ESCROW INC, 23024 CRENSHAW BLVD. TORRANCE, CA 90505, Escrow No. T-016025-SC, Escrow Officer: SOPHIE WANG

(8) Claims may be filed with Same as "7" above.

(9) The last date for filing claims is: JANUARY 8, 2019

(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE

Dated: NOVEMBER 30, 2018
TRANSFEREES: NLC GROUP LLC, A WYOMING LIMITED LIABILITY COMPANY
LA2166280 BEVERLY HILLS WEEKLY
12/20/2018

ORDINANCE NO. 18-O-2767

AN ORDINANCE OF THE CITY OF BEVERLY HILLS ESTABLISHING MANDATORY STANDARDS FOR EARTHQUAKE HAZARD REDUCTION IN EXISTING WOOD-FRAME BUILDINGS WITH SOFT, WEAK, OR OPEN-FRONT WALLS, AND AMENDING TITLE 9 OF THE BEVERLY HILLS MUNICIPAL CODE

A. Recitals and Findings.

(i) Health and Safety Code Section 19160 provides, in part:

"In order to make building reconstruction economically feasible for, and to provide improvement of the safety of life in, seismically hazardous buildings, building standards enacted by local government for building reconstruction may differ from building standards which govern new building construction.... Soft story residential buildings are an important component of the state's housing stock and are in jeopardy of being lost in the event of a major earthquake. Soft story residential buildings were responsible for 7,700 of the 16,000 housing units rendered uninhabitable by the Loma Prieta earthquake and over 34,000 of the housing units rendered uninhabitable by the Northridge earthquake. During an earthquake, soft story residential buildings may create dangerous conditions as illustrated in the Northridge Meadows apartment failure that claimed the lives of 16 residents. The collapse of soft story residential buildings can ignite fires that threaten trapped occupants and neighboring buildings and complicates emergency response...Therefore, it is the intent of the Legislature to encourage cities and counties to address the seismic safety of soft story residential buildings and encourage local governments to initiate efforts to reduce the seismic risk in vulnerable soft story residential buildings."

(ii) Health and Safety Code Section 19161 provides, in part:

"Each city, city and county, or county, may assess the earthquake hazard in its jurisdiction and identify buildings subject to its jurisdiction as being potentially hazardous to life in the event of an earthquake...including wood frame, multiunit residential buildings constructed before January 1, 1978, where the ground floor portion of the structure contains parking or other similar open floor space that causes soft, weak, or open-front wall lines, as provided in a nationally recognized model code relating to the retrofit of existing buildings or substantially equivalent standards."

(iii) Health and Safety Code Section 19162 provides, in part:

"Notwithstanding ...any other provision of law, the governing body of any city, city and county, or county may, by ordinance, establish building seismic retrofit standards applicable to the seismic retrofit of any buildings identified [in Recital (ii), above] by the city, city and county, or county as being potentially hazardous to life in the event of an earthquake."

(iv) Health and Safety Code Section 19163(b) provides:

"Any seismic retrofit of any building identified [in Recital No. (ii), above] as potentially hazardous shall comply with a nationally recognized model code relating to the retrofit of existing buildings or substantially equivalent standards. If the city, county, or city and county adopts local amendments to those provisions, it shall determine that the amendments are consistent with Section 17958.5.

(v) Pursuant to Health and Safety Code Section 17958.7, before making any changes or modifications pursuant to Section 17958.5, the Council shall make an express finding that any changes or modifications to the building standards contained in the California Building Code are reasonably necessary because of local climatic, geological or topographical conditions.

(vi) To the extent the provisions of this Ordinance constitute a change or modification to the building standards contained in the California Building Code, or to the provisions of any nationally recognized model code relating to the retrofit of existing buildings, then, in accordance with Health and Safety Code Sections 17958.5 and 17958.7, the City Council hereby expressly finds that such amendments and modifications are reasonably necessary due to the following local geological conditions:

(a) The City is bounded on the east by the San Andreas Fault and is in close proximity to various other earthquake faults, and therefore the City is susceptible to the geological conditions of earthquake faults; and

(b) The City of Beverly Hills is located within the most seismically active area of the country.

(c) Seismic experts predict a massive earthquake on one of these faults within the next 30 years and several earthquakes similar in intensity to the Northridge Earthquake during the same period; and

(d) The 1994 Northridge Earthquake, which was a moderate size (6.8 magnitude) earthquake, caused extensive damage to buildings and structures, including damage to more than 115,000 buildings, moderate to major damage to more than 3,000 buildings and the vacating of about 21,000 residential units including 2,000 homes, and resulted in the loss of human life; and

(e) Massive earthquakes pose unusual and extraordinary stresses on buildings and structures requiring more stringent building regulations than would otherwise be required; and

Based upon the foregoing, any amendments to building standards contained in this Ordinance, including building standards related to all wood-framed multi-story buildings with soft, weak, or open front walls, are reasonably necessary due to the local geological conditions described above. Furthermore, the City Council finds and declares that existing wood-framed multi-story buildings with soft, weak, or open front walls present a substantial risk to the public health, safety, and welfare thereby justifying the need to require the seismic retrofitting of such buildings, within the time periods set forth herein.

B. Ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The facts and findings set forth in the Recitals, Part A, above, are true and correct.

Section 2. The City Council hereby amends Chapter 5 ("SEISMIC SAFETY PROGRAM") of Title 9 ("BUILDING AND PROPERTY HEALTH AND SAFETY") of the Beverly Hills Municipal Code by adding a new Article 4 to read as follows:

"ARTICLE 4. STANDARDS FOR SEISMIC STRENGTHENING OF EXISTING WOOD-FRAME BUILDINGS WITH SOFT, WEAK OR OPEN FRONT WALLS

- 9-5-401: Purpose**
- 9-5-402: Definitions**
- 9-5-403: Scope**
- 9-5-404: Compliance Requirements**
- 9-5-405: Time Period for Compliance/Prioritization**
- 9-5-406: Administration**
- 9-5-407: Occupancy and Tenant Advisory**
- 9-5-408: Historical Buildings**
- 9-5-409: Analysis and Design**
- 9-5-410: Information required on plans**
- 9-5-411: Quality Assurance**
- 9-5-412: Violation/Penalty**

9-5-401: PURPOSE:

The purpose of this Article is to promote the public welfare and safety by reducing the risk of death or injury that may result from the effects of earthquakes on existing wood-framed multi-story buildings with soft, weak or open front walls. Generally, this type of structure consists of partial tuck under parking on the first floor level with living space in the floors above. In past earthquakes many of these types of structures have performed poorly and collapsed causing loss of life, personal injury, and substantial property damage. This Article creates minimum standards intended to mitigate the risk of collapse and improve the performance of these buildings during earthquakes, reducing, but not necessarily preventing, the loss of life, injury and damage to property.

9-5-402: DEFINITIONS:

Notwithstanding the applicable definitions, symbols and notations in the Building Code, the following definitions shall apply for the purposes of this Article:

BUILDING CODE: is the current Building Code adopted by the City of Beverly Hills.

CRIPPLE WALL: is a wood-framed stud wall extending from the top of the foundation wall to the underside of the lowest floor framing.

GROUND FLOOR: is any floor within the wood-frame portion of a building whose elevation is immediately accessible from an adjacent grade by vehicles or pedestrians. The ground floor portion of the structure does not include any floor that is completely below adjacent grades.

OPEN-FRONT WALL LINE: is an exterior wall line lacking sufficient vertical elements of the lateral force-resisting system, which then requires tributary seismic forces to be resisted by diaphragm rotation, or requires excessive cantilever beyond parallel lines of shear walls. Diaphragms that cantilever more than 25 percent of the distance between the first two adjacent parallel lines of lateral force resisting elements from which the diaphragm cantilevers shall be considered excessive. Cantilevers shall not exceed more than six feet. Diaphragm cantilevers or exterior balconies of 6 feet or less in width shall not be considered excessive cantilevers.

OWNER OR BUILDING OWNER: is the person, individual(s), agent, firm, corporation, or entity having legal possession, equitable interest in the property, or rights to sanction evaluation or retrofit of a building.

QUALIFIED HISTORICAL BUILDING: is any building designated or currently in the process of being designated as a "qualified historical building" as defined in Part 8, Title 24 of the California Code of Regulations.

RETROFIT is an improvement of the seismic lateral force resisting system by alteration of the existing structural elements or addition of new

structural elements.

SEISMIC DESIGN GUIDELINES: are current guidelines developed by the Building Official, which are intended to calibrate, delineate and detail technical requirements to be used for the retrofitting of buildings subject to this Article.

SOFT WALL LINE: is a wall line, the lateral stiffness of which is less than what is required by story drift limitations or deformation compatibility requirements of this Article. In lieu of the engineering analysis required by this Article to determine whether a wall line's lateral stiffness is less than the aforementioned story drift limitations or deformation compatibility requirements, a soft wall line may be defined as a wall line in a story where the wall stiffness is less than seventy percent (70%) of the stiffness of the exterior wall above for the direction under consideration.

STORY: as used in this Article, is defined as the portion of a structure between the tops of two successive finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the roof structural element, but also includes any basement or underfloor space of a building exceeding four feet in height.

STORY STRENGTH: is the total strength of all seismic-resisting elements sharing the same story shear in the direction under consideration.

WALL LINE: is any length of a wall along a principal axis of the building used to provide resistance to lateral loads.

WEAK WALL LINE: Weak Wall Line is a deficiency of a Wall Line at the Ground Floor in which the wall strength is less than eighty percent (80%) of the strength of the wall above in the direction under consideration.

9-5-403: SCOPE

The provisions of this Article shall apply to all existing buildings of wood-frame construction, or wood-frame portions thereof, where:

1. A permit for Construction of a new building was applied for before January 1, 1978, or if no permit can be located, the structure is determined by the City Building Official to have been built under building code standards enacted prior to January 1, 1978, and

2. The ground floor or basement portion of the structure contains parking or other similar open floor space that causes Soft, Weak, or Open-Front Wall lines and there exists one or more stories above.

Notwithstanding any provision of the Building Code, compliance with this Article shall not require existing electrical, plumbing, mechanical or fire-safety systems to be altered to comply with existing code unless they constitute a hazard to life or property. The existing electrical, plumbing, mechanical or fire-safety systems shall comply with the current Building Code if the seismic retrofit interferes or alters any of these systems.

9-5-404: COMPLIANCE REQUIREMENTS

The Owner of each building within the scope of this Article shall cause an investigation of the existing construction and a structural analysis to be made of the building by a registered civil or structural engineer in the State of California, or a qualified architect licensed by the State of California, and if the building does not meet the minimum standards specified in this Article, that shall cause it to be structurally altered to conform to such standards within the time limits stated in this Article.

The Owner of each building within the scope of this Article, which has been analyzed to demonstrate compliance or structurally altered to comply with the minimum earthquake standards in this Article, shall maintain such building in conformity with the requirements of this Article in effect at the time of such analysis or structural alteration.

Buildings within the scope of the Article may not be added to or structurally altered or otherwise remodeled without first complying with the provisions of this Article unless the Building Official determines that the alterations are minor in nature.

Notwithstanding any other provisions of this Code to the contrary, a building that is found to be within the scope of this Article and is not brought into compliance with this Article in the time frame indicated in Table A, shall be declared unsafe and subject to the requirements of Section 203 of the

Uniform Administrative Code.

This provision shall not apply if alteration or repair work has commenced to bring the building into compliance with requirements of this Article, and such work is proceeding in accordance with the time limits set forth in any order of the Building Official.

9-5-405: Time Period for Compliance/Prioritization

A. Engineering Report. Within the time limits shown in Table A below, the Owner of any building that may be subject to the provisions of this Article shall engage an Engineer or Architect to submit a properly completed screening form to the Development Services Division. The screening form is intended to demonstrate whether the structure conforms to the earthquake design provisions contained in this Article. Minimum form requirements shall be as specified by the building official. Buildings determined to be outside of the scope of this Article based on the screening form, shall not be required to retrofit.

B. Plan, Permits and Construction. If the screening form concludes the structure is within the scope of this Article, the structure shall be strengthened to comply with the standards of this Article within the time periods shown in Table A below. Minimum plan requirements and necessary permits shall be as specified by the building official.

Table A
Time Limits for Owner

Required Action by Owner	Submit Screening Form	Submit Retrofit Plans	Obtain Building Permit	Commence Construction	Complete Construction
Retrofit	6 Months from date the notice is served to the owner	1 Year from date the notice is served to the owner	2 years from date the notice is served to the owner	2.5 years from date the notice is served to the owner	3 years from date the notice is served to the owner

Priority Designations. The Department shall prioritize its enforcement of this Article as defined in Table B.

Table B
Priority Designation

Priority	Description
Priority I.	Buildings with 3 or more stories
Priority II.	Buildings with 2 stories, with 6 or more units
Priority III.	Buildings not falling within the definition of Priority I or II.

9-5-406: ADMINISTRATION

A. Issuance of Order. When the City determines that a building is within the scope of this Article, the City shall issue an order as described in section B to the Owner of the building.

B. Contents of Order. The order shall specify that the building has been determined by the Building Official to be within the scope of this Article and, therefore, is required to meet the seismic strengthening provisions of this Article. The order shall specify the building type classification and shall set forth the Owner's alternatives and time limits for compliance.

C. Service of Order. The order shall be in writing and shall be given by USPS Certified mail in a sealed envelope, postage prepaid, addressed to the Owner as shown on the last equalized assessment roll.

D. Failure to Receive Order. Failure of any Owner to receive such notice shall not relieve the Owner from compliance with this Article.

E. Appeal from Order. The Owner of the building may appeal the building official's determinations relative to the application and interpretation of this Article to an Administrative Hearing Officer appointed pursuant to Section 1-3-317 of this Code. Such appeal shall be filed with the building official within the earlier of sixty (60) days from the service date of the notice or within sixty (60) days of the date of the determination being appealed. The building official shall promptly forward the written appeal to the appointed Hearing Officer who shall schedule a public hearing to occur not less than fifteen (15) days, nor more than sixty (60) days after receipt of the written appeal. The appeal shall contain a statement of the facts on which the appeal is based sufficient to enable the Hearing Officer to understand the nature of the controversy, the basis of the appeal and the relief requested. Upon receipt of such appeal, the building official shall, by USPS certified mail, provide notice of the hearing to adjacent property owners having common boundary line with the

subject building. The Hearing Officer shall conduct the hearing in accordance with the procedures set forth in Section 1-3-318. The building official, or legal representative, shall present the City's case. Within thirty (30) days of the hearing, the Hearing Officer shall prepare and serve by USPS certified mail, a written decision regarding the appeal stating all determinations and findings thereof in a clear and concise manner. The Hearing Officer shall sustain the appeal, with or without conditions, or deny the appeal. The Hearing Officer's decision shall be final. If the appeal is denied, it is the appellant's responsibility to immediately comply with this Article. If the appeal is sustained with conditions, then, in addition to any other applicable violations of this Article, it shall be a violation of this Article for the appellant to fail to comply with those conditions. The compliance periods set forth in Section 9-5-405, Table A, shall not be deemed tolled or extended as a result of filing any appeal that is denied.

F. Recordation. Once a building that was determined to be within the scope of this Article has failed to comply with the requirements of this Article within the time limits provided in Table A, the Building Official shall record in the office of the Los Angeles County recorder a certificate stating that the subject building is within the scope of this Article and requires seismic retrofit. The Certificate shall also state that the Owner thereof has been notified of the need to retrofit the building. Once the building has been retrofitted to comply with this Article, the Building Official shall record a Certificate indicating that the subject building no longer is in violation of this Article.

G. Extensions. The Building Owner may request an extension to the time period for compliance set forth in Table A of Section 9-5-405. An application for extension may only be filed after the Owner has submitted a Screening Report to the City and the Retrofit Plans have been approved by the City. The Building Owner has the burden of proof to establish with substantial evidence that good cause for the extension exists. The Building Owner must also provide a new proposed schedule for compliance, and plan to comply with the provisions of this Article during that timeframe. Upon good cause shown, the Building Official may approve, approve with modifications or deny the extension request for an extension that is commensurate with the justification for the extension.

9-5-407: OCCUPANCY AND TENANT ADVISORY

A. Notification to Tenants and Occupants. When the Building Official determines that a building is within the scope of this Article per field survey, the Owner shall advise in writing all current and prospective tenants, subtenants, lessees, sublessees, or any other person(s) entitled to the use and/or occupancy of the building of such determination. With respect to current and prospective tenants, subtenants, lessees, sublessees, or other person(s) entitled to the use and/or occupancy of the building, the property Owner shall advise such persons of the Building Official's determination in writing. Upon compliance with this Article the Owner shall provide a letter of notification to the tenants indicating the current status of the building. The language of the written notifications shall be as specified by the Building Official.

B. Construction Means and Method Plan. The building owner shall comply with section 9-1-108 L. of the Administrative Code of the City of Beverly Hills.

9-5-408: QUALIFIED HISTORICAL BUILDINGS

Buildings designated as historical or architecturally significant landmarks on national, State or local historical registers shall also comply with the provisions of this Article. At the Building Official's discretion, modifications to the standards set forth in this Article may be permitted when such modifications are consistent with the provision of the California Historical Building Code.

9-5-409: ANALYSIS AND DESIGN

A. Scope of Analysis. As required by this Article, the alteration, repair, replacement or addition of structural elements and their connections shall meet the strength and stiffness in conformance with the Building Code except as modified herein. The lateral-load-path analysis shall include the resisting elements and connections from the wood diaphragm immediately above any soft,

weak or open wall lines to and including the foundation. Stories above the Weak Wall line shall be considered in the analysis but need not be modified. Engineer shall investigate existing conditions as applicable for the required analysis, including performing initial material testing and as-built of existing conditions. Minimum investigation requirements shall be specified by the Building Official.

B. Design Base Shear and Design Parameters. The design force in a given direction shall not be less than 75% of the design base shear as determined based on the seismic provisions of ASCE 7 and design provisions as specified by the current Seismic Design Guidelines. The structure shall be analyzed and/or strengthened in order to mitigate the Weak, Open-Front, and/or Soft Wall Line deficiencies defined in Section 9-5-402.

Exception: Alternatively, the structure may be retrofitted per Appendix A4 of the California Existing Building Code, provided the entire Story is analyzed and/or strengthened in order to mitigate the Weak and/or Soft Wall Line deficiencies defined in Section 13.28.030.

C. Limitations to Lateral Force Resisting System. Strengthening systems with concrete walls or masonry walls, or steel braced frames shall not be permitted unless a full story analysis considering proper diaphragm stiffness and torsional behavior is performed.

D. Horizontal Structural Irregularities in Buildings with Three or More Stories. Structures with three or more stories having horizontal structural irregularities of either type 2, 3, 4, or 5 listed in ASCE 7, "Horizontal Structural Irregularities" Table, shall be altered to meet the additional requirements of those sections referenced in the table for the weak or open wall lines being considered.

E. Alternate Analysis, Base Shear and Design Parameters. The Building Official may approve alternate analysis and/or design methodologies that meet the same performance intent as those prescribed by this Article and that achieve the objectives established by this Article. Design criteria shall be submitted to the City for review and approval prior to submission of plans.

F. Story Drift Limitations. The calculated story drift for each retrofitted wall line shall not exceed the allowable deformation compatible with all vertical load-resisting elements and 0.025 times the story height. Drift calculations shall be in accordance with ASCE 7 requirements and design provisions as approved by City Building Official.

G. Cantilever Column System. The effects of rotation and soil stiffness shall be included in the calculated story drift where lateral loads are resisted by vertical elements where required depth of embedment is determined by pole formulas or as specified by an approved geotechnical investigation report.

H. Elements not Part of the Lateral Force Resisting System. The requirements of the Building Code shall apply, except as modified herein. All Structural framing elements along the retrofitted line and immediately adjacent to the retrofitted line and their connections not required by the design to be part of the lateral force resisting system, shall be designed and detailed to be adequate to maintain support of design dead plus live loads when subject to the expected deformations caused by seismic forces. The stress analysis of cantilever columns shall use an effective length factor of 2.1 for the direction normal to the axis of the beam.

I. Ties, Continuity and Collectors. All parts of the structure included in the scope of analysis shall be interconnected and the connection shall be capable of resisting the seismic force created by the parts being connected as required per the Building Code.

J. Anchorage of masonry/concrete structural walls to diaphragms. When using new masonry or concrete walls to meet the requirements of this Article, proper in-plane and out-of-plane anchorage of walls into the diaphragm shall be provided per the Building Code.

9-5-410: INFORMATION REQUIRED ON PLANS

A. General. For existing and new construction, the plans and specifications shall be of sufficient clarity to indicate the nature, design methodolo-

gy, and extent of the proposed work and to show in detail that it will conform to the provisions of this Article and other applicable section of the Building Code.

B. Engineer's or Architect's Statement. The responsible engineer or architect shall provide the following statements on the approved plans:

1. I am responsible for designing this building's seismic strengthening in compliance with the minimum standards of the Mandatory Earthquake Hazard Reduction In Existing Wood-Frame Buildings with Soft, Weak or Open-Front Walls (Title 9, Chapter 5, Article 4)."

C. Owner or Owner's Representative Statement. Unless the entire building has been evaluated and retrofitted as needed to meet the full intent of the current Building Code, the Owner shall provide and sign the following statement on the cover of the drawings:

"I _____ understand the seismic evaluation and strengthening performed under this project complies with the Mandatory Earthquake Hazard Reduction in Existing Wood-Frame Buildings with Soft, Weak or Open-Front Walls (Title 9, Chapter 5, Article 4) which is intended to improve the performance of the building during a seismic event. I understand the entire building has not been evaluated nor strengthened for other potential structural deficiencies that may cause a life safety concern, injury, or property damage risk resulting from a seismic event."

D. Quality Control and Assurance Requirements. General notes shall show the requirements for material testing, special inspection, structural observation and the proper installation of newly added materials.

9-5-411: QUALITY ASSURANCE

A. Structural Observation. All structures regulated by this Article require structural observation during construction. The Owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer or qualified architect responsible for the structural design, to perform structural observation as defined in the Building Code.

B. Special Inspection. Special inspections shall be provided as required by the Building Code. Additional inspections shall be noted on drawings as required by Building Official.

9-5-412: VIOLATION/PENALTY

A. Notwithstanding any other provision of this Code to the contrary, it shall be unlawful for person or business entity receiving the order described in Section 9-5-406, to: (i) fail to comply with any of the time limits set forth in Section 9-5-405, Table A, including bringing the affected structure into full compliance with the minimum seismic standards specified in this Article; and/or (ii) maintain, use or occupy any such structure that has not been brought into full compliance within the time limits set forth in Section 9-5-405, Table A.

Any person who violates or causes or permits another person to violate this Article is guilty of a misdemeanor, and shall be subject to prosecution and/or administrative enforcement under the City of Beverly Hills Municipal Code. For purposes of this paragraph, "any person" includes an Owner, lessor, sublessor, manager or person in control of a building subject to this Article. This term shall not include any person who is merely a tenant or other individual occupying any dwelling unit, efficiency dwelling unit, guest room or suite in a building. The legal Owner of a building is that person, firm, corporation, partnership or other entity whose name or title appears on the record with the Office of the County Recorder, as well as all successors or assignees of these persons.

EXCEPTION: This section shall not apply to any building on which work is proceeding in compliance with the time limits set forth in this Article, or in compliance with any extensions of time granted by the Building Official; or any action, order or determination made by the Building Official in the implementation of this Article."

Section 3. Environmental Compliance. The California Environmental Quality Act (CEQA) and the Guidelines thereunder exempt certain classes

of projects from its provisions through statutory and categorical exemptions. Pursuant to CEQA, an Initial Study was conducted concerning the adoption of this Ordinance. Based thereon, the City Council has determined that adoption of this Ordinance is exempt from CEQA pursuant to the CEQA Guidelines, Sections 15061(b)(3) in that it can be seen with certainty that there is no possibility that the adoption of this Ordinance may have a significant effect on the environment, 15301 (Class 1 - Existing Facilities), and 15302 (Class 2 - Replacement or Reconstruction).

Section 4. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final de-

cision of any court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 5. Pursuant to Health and Safety Code Section 19165, the Building Official shall cause a copy of this Ordinance to be filed with the California Department of Housing and Community Development and the California Building Standards Commission.

Section 6. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the city within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance and shall cause

this Ordinance and the city Clerk's certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this city.

Section 7. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: December 11, 2018
Effective: January 11, 2019

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

ATTEST:
LOURDES SY-RODRIGUEZ (SEAL)
Assistant City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
MAHDI ALUZRI
City Manager

SUSAN HEALY KEENE
Director of Community Development

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

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