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Beverly Hills Weekly

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Issue 1049 • November 7 - November 13, 2019



Wiener and Mirisch Debate Housing Policy on the "Gimmie Shelter" Podcast

cover story • page 5

Art and Memory in Berlin

A Complimentary Lecture
Presented by
Berlin Based Visual Artists and Professors
Renata Stih and Dr. Frieder Schnock



Sunday, November 10, 2019
4 p.m. - 6 p.m.
Municipal Gallery

Beverly Hills City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210

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editor@bhweekly.com

letters & email

"One Landlord's Story"

This is to document the egregious behavior of the City of Beverly Hills in its on-going agenda of putting the small owners of apartment buildings, duplexes and triplexes out of business. At this time, all are aware of the rent stabilization fiasco and scam that the city pulled off. Created from "mediation", under the guise of an emergency, a multimillion dollar office run by a woman who was dismissed from a similar position in Los Angeles on the grounds of being ardently anti-owner.

The City contacted all duplex and triplex owners threatening that everyone needed a "business license". The 100-year history of the City, no code existed, and it was understood that no such license code exists. But that didn't stop the City from hiring a third party, spending tens of thousands of dollars, for a code that didn't exist. The tenant's organizations were in an uproar and the city wasn't going to let history or the law get in its way. The code mirrored all associated property law and regulations. Multifamily residences

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SNAPSHOT



*HE GETS BY WITH A LITTLE HELP FROM HIS FRIENDS
BEVERLY GARDENS PARK*

Legendary Beatle Ringo Starr (center) appeared with the Beverly Hills City Council Saturday at the dedication of his sculpture "Peace and Love".

Beverly Hills Weekly

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Josh E. Gross

Reporter
Allyson Aleksey

Sports Editor
Steven Herbert

Contributing Editor
Rudy Cole
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Allison Abrisshami

Legal Advertising
Mike Saghian
Eiman Matian

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



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



letters cont. from page 2

until 4 units require residential insurance, while greater is commercial. The City code just followed the rest of the laws in the state. The City "plans" on writing a new code, but that doesn't change the here and now. When I said that I would speak to owners and work out a plan, the City sent me a bill and threatened violations from the City attorney's office. When I said that I would pay, they hit me with prior years, fees and fines.

Our multifamily property sits in the border between Beverly Hills and Los Angeles. We predate the City of Beverly Hills and half the property receives LA water. Five years ago we pointed out to Beverly Hills that we have been charged for 80 years for sewer service, but there are no Beverly Hills sewers near our property, we heard they would look into the issue. It took years for Beverly Hills to work with Los Angeles and send out trucks to put dye down our toilets and videotape.

500, 502, 502 ½ and 502 ¼ Smithwood only have one sewer line from the property that leads to the LA sewer line in the Smithwood Drive alley. The property sewer line only connects to LA sewers and was never connected to Beverly Hills, as there are no Beverly Hills sewers adjacent to property.

The City of Beverly Hills has now decided they don't care. Despite the law (CA code 53082) they say that their sewer bill is base on water in, and the "what goes in must come out" theory of billing. They don't care if there is a cistern, cesspool or that we're storing the sewage, they're not paying us back for sewer charges, even if they don't have a sewer there. We are now talking legal fees, court costs and hundreds of thousands of bogus charges for a service that never existed.

On April 18th of this year a tenant at 220 South Gale Drive lit her second fire in her apartment gutting the kitchen. We were alerted at about noon and went to the building. When we got there BH Police and Fire had cordoned off the block and had already put out the fire.

I met with the tenant who stated that she was in the living room out of sight of the kitchen, she hadn't used the kitchen in days. When she became aware of the fire she went into the kitchen. She saw a fire burning, as she described, about a foot over the tile surface above the range top area next to her refrigerator. She attempted to dose the fire with two buckets of water at which time the fire erupted and she ran from the apartment. She added to her statement that she had thrown out her range top and had gotten our painter to install one that we had thrown out. As she didn't like the job he did, she wrapped the wires with tin foil.

We immediately were contacted by [RSO Director] Helen Morales. We were told that we needed to complete a means and methods form and make arrangements for relocation for the tenant. From the time of the fire the tenant insisted that she would only stay with her son and would not discuss any other option. The day after the fire the insurance company met me at the property. The tenant was there, with

guests. The tenant continued to use the apartment for a week. She disrupted the workers, blocked the walkways and was a nuisance to the other tenants. After a week I called building and safety and they yellow tagged the apartment and one of the officers explained to the tenant that it was unsafe and she was to take what she needed and not return to the apartment. She was upset and said that she had a lot of clothes and belongings to clean. I gave her about \$50 in quarters and offered to assist her with anything she needed moved. We offered her at that point two months rent to help her find a new place to live.

I had been contacted by Ms. Morales daily concerning the means and method we had submitted. She said that she did not accept it, and that we would need to pay relocation for the tenant. I said that the law was specific. The fire was not our fault, so we did not have to pay for relocation. Ms. Morales, as verified by internal Beverly Hills emails, had not yet checked with the City Attorney's Office. The City attorney later wrote to Ms. Morales saying that we were right. Ms. Morales' response, "we'll get them on something else".

The next day she was back at the apartment. I called the police. I asked that they explain to her that it wasn't safe for her to be in the apartment. The tenant then told the officers that she had no where to go. The tenant has a business office around the corner on La Cienega and her son was local. She said that her son had thrown her out after the first night. I was immediately contacted by Ms. Morales to put the tenant up immediately. We got the tenant a room for the weekend at the Beverly Hills Marriott, and later found her a new apartment in the city. The new apartment was comparable size and price, and would take her dog. The tenant tried adding charges to the hotel bill and refused to call the other property.

We went to court. The tenant demanded a jury trial. In court I was kept out as the final witness. When I testified that I walked into a greasy mess in the kitchen. That the smoke detectors were all on the floor with their batteries removed. That the tenant had been asking us to add padlocks on all cabinets so that she could B&B out her apartment. All that didn't matter. She was found by the jury to be not a nuisance and deserves to return to her apartment. Later we found out that there was a ardently anti-owner lawyer on the jury. The vote was 12-0 against us.

After the trial we contacted the tenant to remove her belongings that remained piled in the apartment. The insurance company needs to reinspect the extent of damage from the tenant leaving the water and soot soaked materials piled up for 6 months. The tenant refuses to respond. We contacted Ms. Morales in the rent stabilization office. Her response, "we better lawyer". She was not going to mediate or assist us in any fashion.

The city is now telling us that they may be able to respond in a week or two.

The Gale property belongs to my mother-in-law. My wife's mother and father bought the building about 50 years ago.

They were survivors that came to LA after the war and lived on a chicken ranch in Fontana until an outbreak of new castle disease wiped out the farmers and they moved to the City. They had three mortgages, but worked multiple jobs to make ends meet. The building is my mother-in-laws retirement fund, health insurance and sole means of support. She is 93, and dying of heart and lung failure in a health facility.

The building always had a front patio that the neighborhood used for play and picnics. When the City took out the palm in front they plant a magnolia. The magnolia's roots began breaking up the patio. My mother-in-law is a concentration camp survivor, and would never consider speaking to the City. She was the type to make lemonade and when a section opened to the dirt she would plant roses. She loved her roses and they reminded her of her husband that had passed.

We had been having water spikes and problems with our bills for years. First the roots destroyed the walkway, then uprooted the island with the light and mailbox. The roots finally broke the water main in front of the building and we had to replace the walkway. The City was notified of our work and sent out an inspector. The City denies any responsibility for damages.

My mother had rented her bachelor apartment to a young voice over artist. When the tenant stopped paying rent she contacted Beverly Hills building and safety and put in a claim for "mold". She hired an attorney who, after finding no mold, claimed that there was a police report that said that a vagrant was found in our back storage and electrical utility room and the police said that he was sleeping in the back room and that this was an illegal apartment. The lawyer lied and said that the vagrant had been found in the tenant's apartment, at the very front of the building, and that LA had deemed it an illegal apartment.

Gale is a unique structure. It was designed by an architect/engineer/build-er who had lost family in the gas fires following the San Francisco earthquake. My father-in-law had done some work

for the gentleman who was selling the building, and who funded the third mortgage for my in-laws. Structurally it exceeds current standards, and is all electric, no gas (despite the fire department report on the fire which talks about gas appliances). When the building was built the owner built an apartment for a sales office. He wasn't selling this building, he was selling the design of the building to build more of them as the future of housing in California. My in-laws saved the sales materials (which I showed the city).

There have been two floods on Gale Drive. Both times the building, and apartment 11, were given clearance of occupancy by BH building and safety.

The City claims, because when the card system in Building and Safety was changed to the computer system the building was identified as only having 10 apartments, that we were leasing an illegal apartment that would never pass code today. We have lost ten years of rent and took a loss to the value of the building.

The City has done all these things for one simple reason, money. If Gale and Smithwood were sold, the increase in tax revenue would be significant, not to mention if they were rebuilt. These same Mafioso tactics have gone on for years. I have attended most recently the bogus rent control meetings. Hundreds of thousands of wasted dollars to scam the tax payers under the guise of helping the tenants. This story should be told.

Alice and Nathan Hirsch Beverly Hills

Publisher's note: This property owner's experience underscores how extreme and unreasonable the City's Rent Stabilization Ordinance is as currently written. Burn down your apartment, and the owner still has to pay you to "relocate".

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NOTICE OF ELECTION

NOTICE IS HEREBY GIVEN that a General Municipal Election will be held in the City of Beverly Hills on Tuesday, March 3, 2020 for the following Officers:

For Two (2) Members of the City Council (Full term of four years)

The nomination period for these offices begins on Tuesday, November 12, 2019 and closes on Friday, December 6, 2019 at 5:00p.m.

If nomination papers for an incumbent officer of the city are not filed by December 6, 2019 (the 88th day before the election), the voters shall have until the 83rd day before the election, Wednesday, December 11, 2019 at 5:30pm, to nominate candidates other than the person(s) who are the incumbents on the 88th day before the election, for that incumbent's elective office. This extension is not applicable where there is no incumbent eligible to be elected.

If no one or only one person is nominated for an elective office, appointment to the elective office may be made as prescribed by § 10229, Elections Code of the State of California.

The County of Los Angeles will provide vote centers, which will be open ten (10) days before election day, and also on election day between the hours of 7:00 a.m. and 8:00 p.m.

HUMA AHMED
City Clerk

briefs

City Continues Restoration of Greystone Mansion Library, Approves Construction Contract

In 2016, Staff and Friends of Greystone (FOG) engaged the services of Historic Resources Group, a local company that

specializes in historic restoration. Through multiple meetings, discussions, and field verifications, the Historic Resources Group published a master plan for the maintenance and restoration of the Mansion.

The report and recommendations were presented to City Council on February 7, 2017, and received City Council support to move forward with prioritized repairs and restorations.

Repair and reframing of the failing soffit at the kitchen, restoration of three sets of historic bronze doors including reproduction and installation of matching hardware,



Rendering of Proposed Greystone Mansion Library Construction



Rendering of Proposed Greystone Mansion Library Construction

the repair of large sections of balustrade guardrails, and waterproofing of the two second floor balconies have all been completed in the past two years.

The current project on the priority list involves the restoration of the Mansion Library.

The Library was remodeled in the 1990s during the interior design showcase and the

historic fabric of the room has been substantially modified. The restoration of the Library is also a top priority for the FOG and a \$110,000 donation fund is available towards restoration of the room.

City Council Reviews Nexus and Inclusionary Housing Studies

A representative from the City's consultant, Keyser Marston, provided a short presentation on nexus studies and inclusionary housing studies at last week's study session.

The presentation outlined the basics of residential and commercial nexus studies including the economic factors that are analyzed in such studies, a summary of the analysis completed, and an explanation of the general output of such studies.

Also presented were the basics of inclusionary housing studies including discussion of the factors considered in such studies, a summary of the analysis completed, and an explanation of the general output of such studies. There was also discussion on how jurisdictions can use nexus and inclusionary housing studies to inform housing policy decisions.

briefs cont. on page 5



NOTICE OF PUBLIC HEARING

The City Council of Beverly Hills, at its regular meeting to be held on **Tuesday, November 19, 2019 at 7:00 p.m.**, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210; will hold a public hearing to consider adopting:

AN ORDINANCE OF THE CITY OF BEVERLY HILLS ADOPTING BY REFERENCE THE 2019 CALIFORNIA BUILDING CODE; THE 2019 CALIFORNIA RESIDENTIAL CODE; THE 2019 CALIFORNIA ELECTRICAL CODE; THE 2019 CALIFORNIA MECHANICAL CODE; THE 2019 CALIFORNIA PLUMBING CODE; THE 2019 CALIFORNIA ENERGY CODE; THE 2019 CALIFORNIA FIRE CODE; THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE; THE 2019 CALIFORNIA HISTORICAL BUILDING CODE; THE 2019 CALIFORNIA EXISTING BUILDING CODE; THE 2019 CALIFORNIA REFERENCED STANDARDS CODE; AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION; INCLUDING CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS; REVISING WATER CONSERVATION REGULATIONS; AND AMENDING TITLE 9 OF THE BEVERLY HILLS MUNICIPAL CODE

The Ordinance will adopt by reference the 2019 California Building Standards Code (excluding the Administrative Code), also known as Title 24 of the California Code of Regulations (CCR), including the following:

- 2019 California Building Code — CCR Title 24 Part 2
- 2019 California Residential Code — CCR Title 24 Part 2.5
- 2019 California Electrical Code — CCR Title 24 Part 3
- 2019 California Mechanical Code — CCR Title 24 Part 4
- 2019 California Plumbing Code — CCR Title 24, Part 5
- 2019 California Energy Code — CCR Title 24 Part 6
- 2019 California Historical Building Code — CCR Title 24 Part 8
- 2019 California Fire Code — CCR Title 24 Part 9
- 2019 California Existing Building Code — CCR Title 24 Part 10
- 2019 California Green Building Standards Code — CCR Title 24 Part 11
- 2019 California Referenced Standards Code — CCR Title 24 Part 12

The 2019 edition of the California Building Standards Code as adopted by the California Building Standards Commission (Commission) and published in the California Code of Regulations, is effective on January 1, 2020. The Health and Safety Code allows local jurisdictions to amend the State building standards based on findings of local geologic, climatic, or topographic conditions. In addition, all local amendments to building standards must be more restrictive than the State codes and filed with the Commission to be enforceable.

The proposed Ordinance adopts by reference (1) the 2019 California Building Standards Code (excluding the Administrative Code), including amendments, (2) the 2018 International Property Maintenance Code, and (3) administrative provisions for the administration and enforcement of these codes. All proposed amendments to State building standards provide for a higher order of structural safety, fire safety, occupant safety, and environmental sustainability. As required by state law, all proposed local amendments to building standards are justified with appropriate findings based on local geologic, climatic, and/or topographic conditions.

The Council conducted a first reading and introduced the Ordinance on October 29, 2019, and set the public hearing for November 19, 2019, as required by law.

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 and should be received prior to the public hearing.

Please remember, if you challenge the Council's action in court, you may be limited to raising only those issues you or someone else has raised at the hearing before the City Council or in written correspondence delivered to the City, either at or prior to the hearing.

If there are any questions regarding the matters contained in this notice, please contact **Jesse De Anda at 310.285.1172**. Copies of the proposed Ordinance, the Beverly Hills Municipal Code and 2019 California Building Standards Code are available for public review and inspection during normal business hours at the City Clerk Office located at 455 N. Rexford Drive, Beverly Hills, CA 90210, Second Floor, Beverly Hills, California.

HUMA AHMED
City Clerk



Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-2400 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.



SUMMARY NOTICE

AN ORDINANCE OF THE CITY OF BEVERLY HILLS ADOPTING BY REFERENCE THE 2019 CALIFORNIA BUILDING CODE; THE 2019 CALIFORNIA RESIDENTIAL CODE; THE 2019 CALIFORNIA ELECTRICAL CODE; THE 2019 CALIFORNIA MECHANICAL CODE; THE 2019 CALIFORNIA PLUMBING CODE; THE 2019 CALIFORNIA ENERGY CODE; THE 2019 CALIFORNIA FIRE CODE; THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE; THE 2019 CALIFORNIA HISTORICAL BUILDING CODE; THE 2019 CALIFORNIA EXISTING BUILDING CODE; THE 2019 CALIFORNIA REFERENCED STANDARDS CODE; AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION; INCLUDING CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS; REVISING WATER CONSERVATION REGULATIONS; AND AMENDING TITLE 9 OF THE BEVERLY HILLS MUNICIPAL CODE

This is a summary of the above entitled ordinance of the City of Beverly Hills. This summary has been prepared and published in accordance with the requirements of Government Code Section 36933.

This ordinance adopts by reference the 2019 edition of the California Building, Residential, Electrical, Mechanical, Plumbing, Energy, Fire, Green Building Standards, Historical Building, Existing Building, and Referenced Standards (collectively comprising the majority of the California Building Standards Code, including 24 C.C.R., Parts 2, 2.5, 3 through 6, and 8 through 12), as well as the 2018 edition of the International Property Maintenance Code, together with certain amendments, deletions and additions.

The California Building Standards Code, as amended, establishes requirements for the structural, plumbing, electrical and mechanical systems of buildings and structures, including historic and existing buildings, fire and life safety, water conservation, energy conservation and sustainability. The City amendments include: changes to wood, structural steel, and seismic design provisions. The other codes and administrative provisions to be adopted establish standards for property maintenance and revise water conservation regulations.

A certified copy of the entirety of the text of the Ordinance is available for public inspection in the office of the City Clerk, City Hall, 455 N. Rexford Drive, Beverly Hills, California 90210. The City Council of the City of Beverly Hills will conduct a public hearing to consider adoption of the Ordinance during the regular City Council meeting on November 19, 2019.

Further information may be obtained by contacting the **Community Development Department at 310.285.1141**.

HUMA AHMED
City Clerk



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WIENER AND MIRISCH DEBATE HOUSING POLICY ON THE "GIMMIE SHELTER" PODCAST

By Allyson Aleksey

Mayor John Mirisch and State Senator Scott Wiener (D-San Francisco) debated housing policy on October 25 as part of CalMatters' podcast series "Gimmie Shelter."

The introductory question presented to both debaters: "what do you think is the root cause of California's housing crisis?"

Mirisch introduced the City as a community of "more than 50 percent of residents who are renters," that 62 percent live in multi-family housing, and that Beverly Hills "has retained what is known as the 'missing middle.'"

"Only 9 percent of our land is actually zoned for commercial, and we've instituted rent stabilization rules [that are] much stronger than what is coming out of Sacramento," Mirisch said.

Mirisch pointed to income inequality as one of the largest causes of the housing crisis, as well as jobs/housing imbalance.

Wiener, who holds the position of Chairman of the Housing Committee in the state Senate, stated that "of course, there is never one cause," but added that the root causes of housing affordability in California is that state has a "massive housing shortage, at all income levels and market [rates]."

Wiener said that California has a housing shortage of "3.5 million homes." The senator also said that new housing needs to be additive, as to "not displace those already [living] there."

The crux of the discussion was SB 50, authored by Wiener. SB 50 would authorize a development proponent of a neighborhood multifamily project located on an eligible parcel to submit an application for a streamlined, ministerial approval process that is not subject to a conditional use permit.

Mirisch strongly opposes the bill, and

is in favor of single-family housing. He stated that Beverly Hills has had a stable population for about 60 years, unlike the population growth of neighboring Los Angeles or



Scott Wiener and John Mirisch

cities in the Bay Area, which have experienced an exponential increase in population size in just the last decade.

"Our objection is the need for housing units at all levels," Mirisch said. "I don't perceive in our community that we need luxury housing at market rate, we do need affordability," adding that although San Francisco exhibits inclusionary housing requirements, the city has only built about "39 percent of the affordable housing they need, and with middle class housing, only 15 percent."

SB50 leads to a commodity of housing, Mirisch said, and added that housing should not be for-profit.

Wiener responded that "75 percent of the land mass residentially zoned in California cannot [include supportive hous-

ing] because it is zoned for single-family housing," and that the aim of SB50 is to change that.

Later in the debate, Mirisch indicated support for

repealing Costa-Hawkins, the state law which, among other things, prevents cities from instituting vacancy controls when tenants move out, and prevents cities from enacting rent control on single family homes and condominiums. Property owner groups have opposed such a repeal, and California voters rejected the move in last year's Proposition 10.

CalMatters is a nonprofit news source focused on California politics, environment, education, housing, health care, criminal justice, and inequality. The "Gimmie Shelter" podcast is hosted by Los Angeles Times housing reporter Liam Dillon and CalMatters data and housing reporter Matt Levin.

briefs cont. from page 4

At the City Council study session held on August 20, staff presented a study session on the basics of inclusionary housing programs. At that time, Mayor Mirisch requested that staff return at a future study session to provide the City Council with an opportunity to discuss nexus and inclusionary housing studies.

BHFD Chief Presents Update on Southern California Wildfires

BHFD Fire Chief Greg Barton presented updates on the wildfires affecting southern California at an evening City Council meeting last week.

The Saddleridge Fire was a wildfire near the San Fernando Valley of Los Angeles County and broke out roughly around 9 p.m. on October 10. BHFD set up two battalion chiefs and an engine to assist on that fire.

"They worked for 48 hours straight," Barton said.

The next fire the BHFD assisted in was the Palisades fire, which burned about 42 acres. No structures were destroyed.

The BHFD set up a battalion and engine to assist in the Tick Fire, where firefighters assisted for 48 hours with a rest period and then were immediately sent to the Kincade Fire in Sonoma County.

"We're asking the community, for them

to help us help them, by clearing [their] brush and protecting your structure," Barton said. "This year, the community did an outstanding job. [The BHFD] did inspections north of Sunset, and almost 98 percent of the places we inspected passed the first inspection."

According to Southern California Edison, the City is not at risk for power shutoff at this time. Residents are encouraged to visit the SCE Customer Portal to update their information so as to ensure they receive updated notifications directly from SoCal Edison.

Information on current Public Safety Power Shutoff activity can be found directly on the SCE webpage. For more information on emergency notifications, contact emergency management at (310) 285-1025.

There will be an upcoming community meeting on November 7 from 6 pm. to 7 p.m. to address the urban forest management plan.

"The first part of that plan is to address the north of Sunset and high hazard areas,"

briefs cont. on page 6



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Department of Toxic Substances Control November 2019

Public Notice

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances by restoring contaminated resources, enforcing hazardous waste laws, reducing hazardous waste generation, and encouraging the manufacture of chemically safer products.

**DEPARTMENT OF TOXIC SUBSTANCES CONTROL ISSUES EMERGENCY PERMIT
For Cedars Sinai Medical Center**
8700 Beverly Boulevard, Los Angeles, CA 90048

Why This Notice? The California Department of Toxic Substances Control (DTSC) issued an Emergency Permit to Cedars Sinai Medical Center for on-site treatment of expired chemicals. The items to be treated are four 100-ml containers of Tetrahydrofuran, six 1-Liter containers of Diethyl Ether, one 25-ml container of Picrylsulfonic Acid, and one 1-Liter container of Sodium Azide. The items are stored at Cedars Sinai Medical Center located at 8700 Beverly Boulevard, Los Angeles, CA 90048.

Clean Harbors Environmental Services has been contracted to conduct this treatment. The chemicals are potentially reactive and unsafe for transport in their present state. The treatment involves the addition of liquid solution to the container to stabilize the chemical and will take place in an exclusion zone near the storage location. Once the chemicals are treated, they will be transported off-site for proper management. DTSC determined the chemicals pose an imminent and substantial endangerment to human health and the environment if not properly managed. Therefore, an Emergency Permit should be issued. This Emergency Permit is effective from October 23, 2019 through December 27, 2019. The Emergency Permit includes measures to minimize any adverse impact to the community and the environment.




California Environmental Quality Act (CEQA): DTSC determined the issuance of this Permit is exempt from the requirements of CEQA and has filed a Notice of Exemption (NOE) with the State Clearinghouse. The Emergency Permit, NOE, Cedars Sinai Medical Center's request for this Permit is available for review at the DTSC file room located at:

DTSC Sacramento Regional Office
8800 Cal Center Drive
Sacramento, CA 95826
(916) 255-3758, call for an appointment

Who to Contact at DTSC For More Information: For project related questions or concerns, please contact the following DTSC Staff:

Parisa Khosraviani Project Manager (916) 255-6559 E-mail: Parisa.Khosraviani@dtsc.ca.gov	Stacey Lear Public Participation Specialist (714) 484-5354 E-mail: Stacey.Lear@dtsc.ca.gov	Russ Edmondson Public Information Officer (916) 323-3372 E-mail: Russ.Edmondson@dtsc.ca.gov
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NOTICE TO HEARING IMPAIRED: TTY users may use the California Relay Service @ 711 or 1-800-855-7100. You may also contact the Public Participation Specialist listed at the end of this update.

Barton said.

Writers Bloc and Temple Emanuel Present a Conversation with Giffords about Gun Safety

Hear from former congresswomen Gabrielle Giffords (D-AZ) about the gun violence epidemic that is plaguing the country as part of the Writers Bloc series on November 19.

Temple Emanuel is committed to the is-



sue of gun violence since the Tree of Life Synagogue shooting; the conversation with the former congresswoman will explore the strategic facets of legislating safer societies, from enacting universal background checks and restricting silencers and high capacity magazine to safe storage and gun industry immunity.

She also co-founded Giffords, an organization that comprises three entities that includes the Giffords Law Center to Prevent Gun Violence, each with a distinct function, all working together to fight gun violence and uniting veterans, students,

law enforcement officials, gun owners, faith leaders, and American of all stripes to reduce gun violence and make our communities safer.

The event begins at 7:30 p.m. at 300 N Clark Drive.

Beverly Hills Chamber Joins Fight for Prop 13 Coalition

The Beverly Hills Chamber of Commerce has announced that it will join the fight for Proposition 13 Coalition.

Proposition 13 limits the amount of property taxes imposed on residents and businesses. On June 6, 1978, nearly two-thirds of California's voters passed proposition 13, reducing property tax rates on homes, businesses, and farms by about 57 percent. Prior to the proposition, the property tax rate throughout the state averaged a little less than 3 percent of market value. Additionally, there were no limits or increases for the tax rate or on individual "ad valorem" charges, or taxes based on the assessed value of property.

The Chamber encourages interested stakeholders to review the purpose of the Coa-

lition and consider joining on to the Coalition. To learn more, visit www.fightforprop13.org.

Beverly Hills Resident Stars in "The Italian in Me"

Beverly Hills resident Dina Morrone wrote and performs in "The Italian in Me" at Theatre West on November 9 -10.

"The Italian in Me" follows the story of an aspiring actress from Canada who has been raised on old-fashioned values and upends her life by moving to Italy with hopes of working in the Italian cinema. Once in Rome, she discovers that things in the "Eternal City" are not quite as holy or as romantic as she imagined.

When all hope seems lost, she meets the cinematic powerhouse Federico Fellini at Cinecitta Studios for what turns out to be an "illuminating" encounter.

"The Italian in Me" is directed by Peter Flood. Advance tickets are \$30 and \$35 at the door. The November 9 shows begins at 8 p.m., and the November 10 show begins at 2 p.m. To purchase tickets online, visit www.theatrewest.org.

--Briefs Compiled by Allyson Aleksey

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See 7 MLB Games in 11 days at Boston, Cleveland, Philadelphia, Washington DC, Baltimore & New York (Yankees & Mets).
Included: Baseball Hall of Fame in Cooperstown, Guided Tour of NYC and free day in Manhattan. Hotel near Times Square two nights.
Tour begins near Baltimore International Airport/ Ends near Cleveland Airport.
\$2,650/person based on double hotel occupancy

Southern Swing Tour
See 4 MLB Games in 6 days at brand new Texas Rangers field, Houston & Atlanta. Free afternoon in New Orleans. July 24-29
Tour begins near Dallas/FtWorth International Airport/Ends near Atlanta Airport
\$1,400/person based on double hotel occupancy

Wrigley Field Experience Tour
Day and night game at Wrigley Field, in addition to Field of Dreams movie site and game at Minnesota Twins. August 18-21
Tour begins/Ends near Minneapolis International Airport
\$1,100/person based on double hotel occupancy

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Beverly Hills Weekly

Next stop: more subway.

PURPLE LINE EXTENSION TRANSIT PROJECT
Section 2 – Beverly Hills Update

Wilshire/Rodeo Station Box Construction Continues
Piling activities to create the supports for the Wilshire/Rodeo Station box will continue. No work will take place on Veterans Day and between Thanksgiving Day and New Year's Day. Piling activities will resume on the north side of Wilshire Bl after the holiday period.

TRAFFIC ALERT
Two lanes will be open in each direction on Wilshire Bl during construction.

WORK HOURS
7 days a week: 8am – 9pm (drilling), 9pm – 11pm (non-drilling)

*Construction is dynamic and is subject to change.

CONTACT US
213.922.6934
purplelineext@metro.net
metro.net/purple
[@purplelineext](https://twitter.com/purplelineext)
[purplelineext](https://www.facebook.com/purplelineext)

Public Notices
310-887-0788
Forms available at www.onestopdbas.com

Jose Israel Del Toro
13635 Rayen St
Arleta, CA 91331
Case Number: 19CHCP00319
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
9425 Penfield Ave #1200
Chatsworth, CA 91311
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Jose Israel Del Toro
TO ALL INTERESTED PERSONS
Petitioner: Jose Israel Del Toro
Proposed name: Jose Richie Saavedra
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.
NOTICE OF HEARING
Date: 11/5/19 Time: 8:30a Dept: F47 Rm:
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: 9/25/19 Signed: David B. Gelfond, Judge of the Superior Court
Published: 10/17/19, 10/24/19, 10/31/19, 11/7/19 198

Karina Alexandra Johnson
6412 Bequette Ave
Pico Rivera, CA 90660
Case Number: 19NWCP00377
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
12720 Norwalk Bl
Norwalk, CA 90650
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Karina Alexandra Johnson
TO ALL INTERESTED PERSONS
Petitioner: Karina Alexandra Johnson
Proposed name: Karen Alexandra Branum
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: 12/11/19 Time: 1:30p Dept: C Rm:
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: 10/17/19 Signed: Margaret M. Bernal, Judge of the Superior Court
Published: 10/17/19, 10/24/19, 10/31/19, 11/7/19 199

FICTITIOUS BUSINESS NAME STATEMENT: 2019264093 The following person(s) is/are doing business as: MONTEREY COMMERCIAL SERVICES, 28613 Barnfield Dr. Agoura Hills, Ca 91301. 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: Ronald Glantz, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/2/19. NOTICE - 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: 10/17/19, 10/24/19, 10/31/19, 11/7/19

FICTITIOUS BUSINESS NAME STATEMENT: 2019264091 The following person(s) is/are doing business as: MANOS DE ANGEL, 10544 Victory Blvd. North Hollywood, Ca 91606. This business is conducted by: An individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Silvia Diaz, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/2/19. NOTICE - 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: 10/17/19, 10/24/19, 10/31/19, 11/7/19

FICTITIOUS BUSINESS NAME STATEMENT: 2019263578 The following person(s) is/are doing business as: LATITUDE 34 DEGREES, 22287 Mulholland Hwy #371, Calabasas, Ca 91302. 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: Quantum Door LLC, Manager. This statement is filed with the County Clerk of Los Angeles County on: 10/2/19. NOTICE - 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: 10/17/19, 10/24/19, 10/31/19, 11/7/19

FICTITIOUS BUSINESS NAME STATEMENT: 2019258517 The following person(s) is/are doing business as: MASALA #2, 7226 Sunset Blvd. Los Angeles, Ca 90046. 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: Abdul Kadir, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/2/19. NOTICE - 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: 10/17/19, 10/24/19, 10/31/19, 11/7/19

FICTITIOUS BUSINESS NAME STATEMENT: 2019258519 The following person(s) is/are doing business as: BEST VALUE AUTOMOBILES, 13243 Osborne St Unit B, Arleta, Ca 91331. 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: Randal Paul James, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/2/19. NOTICE - 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: 10/17/19, 10/24/19, 10/31/19, 11/7/19

FICTITIOUS BUSINESS NAME STATEMENT: 2019257446 The following person(s) is/are doing business as: TOP PRICE BUYERS, 29317 Melia Way, Canyon County, Ca 91387. 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: Nationwide Investors Group Inc., Secretary. This statement is filed with the County Clerk of Los Angeles County on: 10/2/19. NOTICE - 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: 10/17/19, 10/24/19, 10/31/19, 11/7/19

FICTITIOUS BUSINESS NAME STATEMENT: 2019253762 The following person(s) is/are doing business as: KHERSONSKY FINANCIAL CONSULTING SERVICES, 10605 Balboa Blvd Ste 220, Granada Hills, Ca 91344. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: KHERSONSKY FINANCIAL CONSULTING SERVICES, President. This statement is filed with the County Clerk of Los Angeles County on: 10/2/19. NOTICE - 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: 10/17/19, 10/24/19, 10/31/19, 11/7/19

FICTITIOUS BUSINESS NAME STATEMENT: 2019253764 The following person(s) is/are doing business as: KISS DESIGN, 15446 Keswick St, Van Nuys, Ca 91406. This business is conducted by: an Individual. Registrant has begun to transact business under the ficti-

ADKINS, 11009 GLORIA AVENUE GRANDA HILLS CA 91344. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: BRET ADKINS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/17/2019. 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: 11/7/2019, 11/14/2019, 11/21/2019, 11/28/2019 TBS 3,853 FICTITIOUS BUSINESS NAME STATEMENT: 2019285436. The following person(s) is/are doing business as: BASKIN ROBBINS 360000. 561 S LAKE AVE PASADENA CA 91101. BEST DESSERTS INC. 1324 SPAZIER AVE GLENDALE CA 91201. 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: EDWIN AMIRIAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/29/2019. 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: 11/7/2019, 11/14/2019, 11/21/2019, 11/28/2019 TBS 3,855 STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME File No. 2019268413 Date Filed: 10/08/2019 Name of Business: EAST STAR HANDYMAN & CONSTRUCTION 21876 ALAMOGORDO RD, SAUGUS CA 91350 Registered Owner: VICTOR HANNA GORGY. 21876 ALAMOGORDO RD, SAUGUS CA 91350 Registered Owner: MICHELINE M GORGY. 1320 E AVENUE Q #14 PALMDALE CA 93550 Registered Owner: CLARA GORGY ISOM. 31727 RIDGE ROUTE RD #13 CASTAIC CA91384 Current File #: 2019287553 Date: 10/31/2019 11/7/2019, 11/14/2019, 11/21/2019, 11/28/2019 TBS 3,856

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 19-00193-2 Loan No: 22-539555-3/SKYWARD WAY LLC APN 4342-032-006 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED. (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will not be recorded pursuant to CA Civil Code Section 2923.3(a). It will be mailed to the Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) **YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JANUARY 6, 2015. 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 November 13, 2019, at 11:00 AM, by the fountain located at 400 Civic Center Plaza, Pomona, CA 91766, FIDELITY NATIONAL TITLE INSURANCE COMPANY, as the duly appointed Trustee (the "Trustee"), under and pursuant to the power of sale contained in that certain Deed of Trust recorded on January 23, 2015, as Instrument No. 20150080170 of official records in the office of the Recorder of Los Angeles County, CA, executed by: SKYWARD WAY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor (the "Trustor"), in favor of FIRST REPUBLIC BANK, as Beneficiary, and any modifications thereto are collectively referred to herein from time to time as the "Deed of Trust", WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: LOT 9 IN BLOCK 2 OF TRACT NO. 4794, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 45, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the Property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the Property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the Property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this Property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the Property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable,

the rescheduled time and date for the sale of this Property, you may call 714.730.2727 or visit this Internet Website www.servicelinkasap.com. using the file number assigned to this case 19-00193-2. 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 Website. The best way to verify postponement information is to attend the scheduled sale. The real Property heretofore described is being sold "as is". The street address and other common designation, if any, of the real Property described above is purported to be: 116 NORTH PALM DRIVE, BEVERLY HILLS, CA The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining unpaid balance of the obligations secured by and pursuant to the power of sale contained in that certain Deed of Trust (together with any modifications thereto). The total amount of the unpaid balance of the obligations secured by the Property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$1,535,374.08 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The Property offered for sale excludes all funds held on account by the Property receiver, if applicable. DATE: October 16, 2019 FIDELITY NATIONAL TITLE INSURANCE COMPANY, TRUSTEE 19-00193-2 1101 Investment Blvd., Suite 170 El Dorado Hills, CA 95762 916-636-0114 Sara Berens, Authorized Signor SALE INFORMATION CAN BE OBTAINED ON LINE AT www.servicelinkasap.com AUTOMATED SALES INFORMATION PLEASE CALL 714.730.2727 A-4708245 10/24/2019, 10/31/2019, 11/07/2019

FILE NO. 2019 279042
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: CAYTON CHILDREN'S MUSEUM, 395 SANTA MONICA PLACE, SANTA MONICA, CA 90401 county of: LA COUNTY. AI #ON: 2669307
Registered Owner(s): SHAREWELL, 395 SANTA MONICA PLACE, SANTA MONICA, CA 90401 [CA]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: 07/2019.

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

/s/ SHAREWELL BY ESTHER NETTER, CEO
This statement was filed with the County Clerk of LOS ANGELES County on OCT 21 2019 expires on OCT 21 2024.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code). LA2388355 BEVERLY HILLS WEEKLY 10/24, 10/31, 11/7, 11/14 2019

NOTICE OF PETITION TO ADMINISTER

ESTATE OF JUDITH ELLEN PERLSTEIN Case No. 19STPB10126

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

A PETITION FOR PROBATE has been filed by Ronald David Perlstein in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Ronald David Perlstein be appointed as personal representative to administer the estate of the decedent.

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

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

A HEARING on the petition will be held on Nov. 26, 2019 at 8:30 AM in Dept. No. 5 located at 111 N. Hill St., Los Angeles, CA 90012.

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

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

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

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

Attorney for petitioner:

KIRK O BROBERG ESQ
SBN 169124
CALLISTER BROBERG & BECKER ALC
700 N BRAND BLVD
STE 560
GLENDALE CA 91203-1238
CN965287 PERLSTEIN Nov 7,14,21, 2019

Notice Inviting Contractors for CUPCCAA Registered Contractors List

Notice is hereby given by the Beverly Hills Unified School District ("District") that it shall establish a list of registered contractors per Section 220304 of the Public Contract Code. This list shall include licensed general contractors and specific licensed trade contractors seeking to participate in the solicitation of bids per Public Contract Code Section 22019.

As required by the District, it may solicit bids for the following Public Work Projects:

1. Construction, reconstruction, erection, alteration, renovation, improvement, demolition, and repair work for the District.

2. Painting and repainting for the District

Contractors shall provide the following information:

- 1) Firm Name
- 2) Contact Name
- 3) Contact Phone and Email
- 4) Type of work interested in and currently licensed for
- 5) License Number(s) and Class of license(s)

held

Contractor shall provide the required information on Company Letterhead addressed as follows: Beverly Hills Unified School District
Attention: Construction and Facilities
255 S. Lasky Drive,
Beverly Hills, CA 90212

APN: 5531-002-020 TS No: CA08000331-19-1 TO No: 1277557CAD NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) **YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED January 4, 2019. 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 December 3, 2019 at 10:00 AM, behind the fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on January 22, 2019 as Instrument No. 20190058440, of official records in the Office of the Recorder of Los Angeles County, California, executed by METALLIC BLUE DEVELOPMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor(s), in favor of CENTER STREET LENDING FUND IV SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1123 NORTH VISTA STREET, WEST HOLLYWOOD, CA 90046 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$3,653,247.66 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance com-

pany, 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 In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Web site address listed below for information regarding the sale of this property, using the file number assigned to this case, CA08000331-19-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: 10/25/2019 MTC Financial Inc. dba Trustee Corps TS No. CA08000331-19-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660-4288 Myron Ravelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ON LINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Trustee Corps may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. Order Number 65911, Pub Dates: 10/31/2019, 11/07/2019, 11/14/2019, BEVERLY HILLS WEEKLY

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
ARNOLD LORBER
CASE NO. 19STPB10137**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the lost WILL or estate, or both of ARNOLD LORBER. A PETITION FOR PROBATE has been filed by HENRY THOMAS LORBER in the Superior

Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that HENRY THOMAS LORBER be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's last WILL and codicils, if any, be admitted to probate. The lost WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 11/26/19 at 8:30AM in Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition

or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner SCOTT E. RAHN - SBN 222528; ROSHANNE C. KATOZIAN - SBN 307134 RMO LLP 2029 CENTURY PARK EAST, SUITE 2910 LOS ANGELES CA 90067 11/7, 11/14, 11/21/19 **CNS-3311554#**

FILE NO. 2019 287052 FICTITIOUS BUSINESS NAME STATEMENT TYPE OF FILING: ORIGINAL THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: CHERRY'S MARKET, 1429 CHERRY AVENUE, LONG BEACH, CA 90813 county of: LA COUNTY. Registered Owner(s): DWARKESH, INC., 20070 BERKELEY WAY, YORBA LINDA, CA 92886 [CA]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A. I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ DWARKESH, INC., BY: MAYANK BHIMANI, SECRETARY

This statement was filed with the County Clerk of LOS ANGELES County on OCT 30 2019 expires on OCT 30 2024.

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

and Professions Code). LA2395197 BEVERLY HILLS WEEKLY 11/7,14,21,28 2019

FILE NO. 2019 290935 FICTITIOUS BUSINESS NAME STATEMENT TYPE OF FILING: ORIGINAL THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: THE POLLACK GROUP, 1901 AVENUE OF THE STARS, SUITE 1040, LOS ANGELES, CA 90067 county of: LA COUNTY.

Registered Owner(s): THE POLLACK PR MARKETING GROUP, A CORPORATION, 1901 AVENUE OF THE STARS 1040, LOS ANGELES, CA 90067 [CA]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

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

/s/ THE POLLACK PR MARKETING GROUP, A CORPORATION BY: STEFAN POLLACK This statement was filed with the County Clerk of LOS ANGELES County on NOV 4 2019 expires on NOV 4 2024.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code). LA2399158 BEVERLY HILLS WEEKLY 11/7,14,21,28 2019

BOLD
Holidays
BEVERLY HILLS
OPEN LATER DAYS

#BOLDBH
LOVEBEVERLYHILLS.COM/BOLDBH

BOLD art installations, City parking structures and Bike Share locations.

- MB Mr. Brainwash
- TSS The Scenario Studio
- CM Cañon Mural
- HD Holiday Décor
- BI BOLD Information Booth
- i Visitor Center
- CH City Hall
- Beverly Hills Sign & Lily Pond
- P Parking
- VP Valet Parking
- B Bike Share

FREE Bike Share usage on BOLD nights from 5PM-8PM.



Beverly Hills Open Later Days are back this Holiday Season. Join us Friday and Saturday evenings from November 15 – December 21 for BOLD activities throughout the City!

BOLD HOLIDAYS LIGHTING CELEBRATION

**NOVEMBER 14
5PM – 8PM**

200-400 blocks of Rodeo Drive
Join us on Thursday, November 14 from 5pm-8pm, for the annual Rodeo Drive Holiday Lighting Celebration! Iconic Rodeo Drive will become pedestrian only as live music, food trucks, performances, holiday décor, a visit from Santa and a fireworks spectacular kick-off the holiday season.

THE SCENARIO STUDIO

**NOVEMBER 14 - DECEMBER 22 | 262 N. Rodeo Drive
OPEN DAILY | CLOSED THANKSGIVING**
Experience professional photography unlike anything you've seen before. Create your own photo shoot in full-scale sets designed by renowned photographer John Ganun. With each step, you enter a new world. All you need is your phone and ... lights, camera, action! For detailed hours, visit website.

**MEET PHOTOGRAPHER:
JOHN GANUN**

NOVEMBER 14 (7:30PM-10PM), NOVEMBER 30 & DECEMBER 14 | 5PM-10PM | 262 N. Rodeo Drive
Meet renowned photographer John Ganun, creator of The Scenario Studio, and get the full celebrity studio experience. Learn how to take that perfect shot, stand in your best light and mostly, have fun!

THAT HOLIDAY FEELING

NOVEMBER 15, 23 & DECEMBER 6, 14 | 5PM – 8PM
Holiday classics come to Rodeo Drive. Our singers will croon and our dancers will swoon. The evening embodies timeless elegance as performers roam and perform throughout Rodeo Drive.

**JOLLY TROLLEY WITH
MRS. CLAUD**

NOVEMBER 15, 22, 29 & DECEMBER 13, 14, 21 | 5PM – 8PM | Pickup at 280 N. Rodeo Drive
Join Mrs. Claus for a complimentary scenic tour of Beverly Hills. The trolley ride is full of good cheer and fun for all ages!

**MAGIC OF THE
HOLIDAYS**

NOVEMBER 16, 29 & DECEMBER 7, 20 | 5PM – 8PM
LED lights will bring modern holiday magic to Rodeo Drive. Dancers, singers, stilt walkers and cyr acrobatics will all feature elements of light as they shine along Rodeo Drive.

HOLIDAY POP!

NOVEMBER 22, 30 & DECEMBER 13, 21 | 5PM – 8PM
Rodeo Drive will be bustling with hip-hop holiday dancers, elves on stilts, a cyr wheel duet and beatbox/acapella singers. There's fun to be had at every turn on Rodeo Drive!

ART WALK

NOVEMBER 23 | 5PM – 8PM
Enjoy the holiday season and visit some of the City's renowned galleries.

**SANTA AT
THE PALEY**

NOVEMBER 30 & DECEMBER 1, 7, 8, 14, 15, 18, 19, 20, 21, 22 | 11AM – 5PM
Santa returns to the Paley Center's annual PaleyLand Holiday Celebration! Enjoy your favorite holiday TV classics, visit the toy workshop and participate in holiday themed activities for the family. But most importantly, don't miss a holiday picture with Santa himself!

ART WALK

DECEMBER 6 | 5PM – 8PM
Enjoy the holiday season and visit some of the City's renowned galleries.

JOY TO THE HOLIDAYS

DECEMBER 7 & 8 | 12PM – 5PM | Greystone Mansion & Gardens: The Doheny Estate
Come by our open house to enjoy a family day of fun with cookie decorating, crafts, a visit with Santa, holiday music and more! Share in the spirit of giving with our Spark of Love toy drive by donating an unwrapped toy. Park at the Civic Center and enjoy a shuttle ride up the hill to Greystone.

HOLIDAY CONCERT

DECEMBER 8 | 1PM - 2:30PM | Greystone Mansion & Gardens: The Doheny Estate
Join us for our annual Holiday Concert where we hear the voices of our BHUSD students performing holiday songs. Presented by the Beverly Hills Community Services Department, this year's concert will ring in the holiday cheer! Park at the Civic Center and enjoy a shuttle ride up the hill to Greystone.

**HOLIDAY
SING-ALONG**

DECEMBER 10 | 1:30PM – 3PM | Roxbury Park Community Center
Join Music Mends Minds and the Beverly Hills Treble Makers as they add a holiday medley to their weekly program. Sing along to your favorite holiday songs!

**SENIOR HOLIDAY
LUNCH**

DECEMBER 16 | 12PM - 3PM | Roxbury Park Community Center
Beverly Hills Seniors, aged 55 and over, are welcome to join in a complimentary holiday luncheon. Both kosher and non-kosher meals will be available. If you've been good, a certain man in a red suit may visit!

MY BEVERLY HILLS

DECEMBER 16 | 5:30PM-7:30PM
Enjoy a special BOLD themed mixer with hors d'oeuvres and refreshments designed to connect residents and local businesses. Attendees must register at mybeverlyhills.net.

For a full calendar of events, visit LOVEBEVERLYHILLS.COM/BOLDBH

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