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Issue 1095 • September 24 - September 30, 2020



## Picking the Portal

Council Weighs its Options for the Metro Purple Line North Portal



## Human Relations Commission Showdown

Board of Education Member Tristen Walker-Shuman Criticizes Commissioners' Endorsements for Board Election

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BEVERLY HILLS SCHOOL BOARD

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## SNAPSHOT



WHEEL OF ... FORTUNE!  
SONY STUDIOS

Beverly High Social Studies teacher Dan Moroica competed on the game show "Wheel of Fortune," which aired his episode last Wednesday. Moroica, pictured above, won \$30,550 which included cash and a trip to Belize.

"It was a dream to be on Wheel of Fortune," Moroica told the Weekly. "I began watching the show at age six with my grandmother and I always wanted to be there to make grandma proud."

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OUR DATA SPEAKS  
VOLUMES





## WHAT'S ON YOUR MIND?

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Cover photo is a rendering of  
the North Canon Drive Staging  
Yard North Portal

# letters & email

## “Another Weekend, Another Protest in Beverly Hills” [Issue #1094]

Why does the *Weekly* go out of its way to call Trump rallies protests? The text begins, “Protesters gathered,” and continues, “... protesters ... plan to protest every weekend ...”

I was at the first of these rallies. I had no idea I was in the midst of a protest. No one was angry. No one demonstrated against anything. It was a celebration of America and a show of support for President Trump. On the organizer’s website I couldn’t find a single occurrence of the word protest. They call their events rallies, not protests.

Everything these days is wrapped in “narratives,” or what used to be called lies. The narrative here is that a pro-American rally is no different than an anti-American riot. The riot, fresh from media spin, fluffed and folded, is downgraded to a protest. The rally, stained and smeared, is likewise upgraded.

But the lie goes deeper because it’s not a matter of degree. One is a protest, a slander more accurately, and the other isn’t. The slander is that this country, founded

on principles of freedom and equality, is so irreparably racist that it must be torn down and erased. That is to be accomplished not only by destroying statues, but also by looting, arson, assault, intimidation and even murder.

I ask the *Weekly* what the flag wavers at Beverly Park are protesting.

**Steve Spitz**  
Beverly Hills

## “10 Questions for the Candidates: Get to Know the BHUSD Board of Education Contenders” [Issue #1090]

I write this letter to convey my absolute and unreserved support for Donna Tryfman, candidate for the BHUSD Board of Education. I have known Donna extremely well for nearly 40 years. I could spend pages talking about Donna’s achievements, but what I would like to say about her is this: Throughout her nearly 25-year career as a public defender, Donna has served as an advocate for the forgotten and a voice for the voiceless. She could have become a law firm partner in private practice; she has had offers throughout her career. Donna has remained a public servant because she is completely dedicated to serving her community. This is her life’s work. Lucky for us, she is not done.

Donna will bring a sense of direction and purpose to the board. She will be our “north star,” something we so clearly need right now. Her accountability and her credibility will enable our community and our kids to feel safe and confident that their best interests have a true champion on the board. No matter the challenge, Donna’s strength, resilience, truth and compassion are a testament to her character and evidence that she will do her job – always.

Most importantly, she has achieved all of her amazing accomplishments while a single mother to her daughter. I urge everyone reading this to get to know Donna: Watch the debate, come to her events, attend her Zoom meetings, or just contact her through her website at [www.DonnaTryfman2020.com](http://www.DonnaTryfman2020.com) and talk to her one-on-one. Take just a moment to see what I, and so many others, see.

Our community needs Donna Tryfman on this board because she is a brilliant communicator, a skilled lawyer, a fierce advocate and a tireless public servant. Someone like Donna does not come along very often; let’s not allow this opportunity to pass us by.

Vote for Donna Tryfman for Beverly Hills School Board. She’s #1 on the ballot!

**Jill Myers**  
Beverly Hills

# briefs

## One Beverly Hills Project Prepares Draft EIR Report, Hosts Public Meeting

The One Beverly Hills project, a pro-



A rendering of One Beverly Hills

posed \$2 billion condominium hotel-complex in Beverly Hills, is in the process of preparing a draft environmental impact report.

A public scoping meeting was held Monday to discuss the preparations being made for the report. The draft EIR report will assess potential impacts the project may have on its surrounding environment and also address alternatives to the current project. This includes a “No Project Alternative.”

Rincon Consultants, Inc is preparing the draft EIR. According to an initial study prepared for the One Beverly Hills project’s “Overlay Specific Plan,” it will assess the following areas:

- Air Quality
- Public Services
- Cultural Resources
- Transportation
- Greenhouse Gas Emissions
- Tribal Cultural Resources
- Hazards and Hazardous Materials
- Utilities and Service Systems
- Land Use and Planning
- Mandatory Findings of Significance

### • Noise

The public hearing was held virtually Monday to present the project’s Overlay Specific Plan publicly and allow community members to share environmental issues important to them, according to a city staff report.

Principal at Rincon Consultants Deanna Hansen said the September 21 meeting is the first of many public meetings about the project, and the Planning Commission and City Council will also review it before moving forward.

“We anticipate that the draft – the supplemental EIR – will be released sometime this winter for public review and during the 45-day public comment period, the Planning Commission will also hold a public hearing and study session to solicit comments and provide input to the draft document,” Hansen said.

She added that Rincon expects the Planning Commission and City Council public hearings to be scheduled in the winter or spring.

The One Beverly Hills Overlay Specific Plan is made up of two new residential buildings, a new hotel/residential building, updates to the Beverly Hilton hotel and a new parking structure. It will also include structures supporting project amenities and features, according to a city staff report. The residential buildings are proposed to have 303 units all-together, while the hotel would have 42 all-suite rooms and 37 residential units.

*briefs cont. on page 4*

# TOO TOXIC TO TRASH

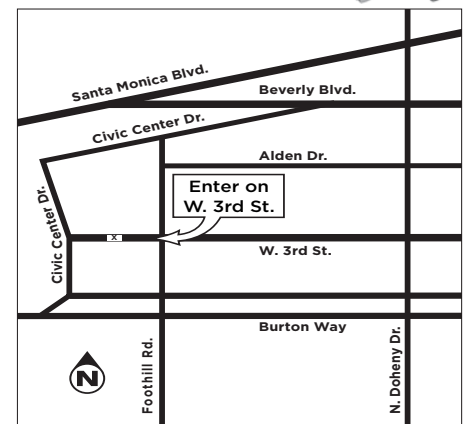
## Household Hazardous Waste & Electronic Waste Drive-Thru Collection Event

Saturday, September 26, 2020  
9:00 am - 3:00 pm

**Beverly Hills City Streets**  
West 3rd St. between  
Foothill Road and Civic Center Dr.  
**Beverly Hills**

For more information  
or an event schedule, call  
(800) 238-0173, or  
visit: [www.CleanLA.com](http://www.CleanLA.com),  
or [www.lacsd.org/hhw](http://www.lacsd.org/hhw)

Old paint. Solvents. Batteries. Computer monitors. These are some of the household hazardous waste and electronic waste items you can bring to a Roundup for recycling. It’s a great opportunity to clean out your garage and clean up the environment. Our free drive-thru, drop-off events are a quick, convenient, and common-sense way to dispose of materials too toxic to trash, pour down a sink, or dump in a storm drain.



### No Business Waste Accepted

Brought to you by the County of Los Angeles and presented by Los Angeles County Public Works and Los Angeles County Sanitation Districts in cooperation with the cities of Beverly Hills, Culver City, Los Angeles, and West Hollywood.

Home-generated sharps waste such as hypodermic needles, pen needles, syringes, lancets, and intravenous needles SHOULD NOT be placed in your trash. Bring them to the Roundups or visit [www.CLEANLA.com](http://www.CLEANLA.com) for alternate disposal options.



You can also take your used motor oil to more than 600 oil recycling centers in Los Angeles County. Call 1(888) CLEAN-LA for a complete listing.

The project is being developed with the Beverly Hilton Hotel, Waldorf Astoria Hotel, a 76 service station and a vacant lot which was once the Robinsons-May Department store. It would make up 17.4 acres in total, with eight acres dedicated to a botanical garden.

If approved, it would also become the tallest building in Beverly Hills.

"I'm wondering if there's any study that's been done to show the shadows and wind effects, or even the perspective of the tallest tower from my bedroom window looking out towards Santa Monica," one public commenter asked at the end of the meeting.

Rincon Consulting submitted the question and others asked for the draft EIR report's consideration.

Alagem Capital Group Hospitality President Ted Kahan said Alagem, which is developing the project, looks forward to a robust EIR to emerge from this process.

"We are encouraged by the turnout at the scoping session last night and are glad that many residents were able to join and ask their thoughtful questions online," Kahan said.

Public comments about potential environmental impacts are open until October 5 and can be addressed to Alkire at [malkire@beverlyhills.org](mailto:malkire@beverlyhills.org).

### Beverly Hills Democratic Club, Chamber of Commerce PAC Endorse Candidates for Board Race

The West Hollywood-Beverly Hills Democratic Club and the Board of Trustees of the Beverly Hills Chamber of Commerce Leadership Political Action Committee have endorsed candidates for the BHUSD Board of Education election on November 3.

The democratic club's endorsements are for Mary Wells, Frank Chechel and incumbent Noah Margo. The Chamber of Commerce PAC's endorsements are for Mary Wells, Frank Chechel and Donna Tryfman.



Lillian Raffel



Todd Johnson

Democratic Club President Lillian Raffel said club members who live or work in Beverly Hills, including four former BHUSD Board of Education members, conducted interviews with the candidates. She said the candidates the club endorsed understand the time commitment and flexibility needed to serve.

"They have the temperament to deal

with competing factors and the ability to represent all of the stakeholders: the community, parents, teachers and staff, taxpayers, and most importantly, the students," Raffel said.

Raffel served on the board from 1991 to 1997.

The Chamber of Commerce PAC, in a press release, said it believes that the key challenges facing the district include ensuring the eventual safe return to physical instruction following the COVID-19 Pandemic, continuing to enhance the quality of education, promptly concluding the expensive litigation against the LA Metro Purple Line Subway and strategic management of BHUSD resources.

"Mary Wells, Frank Chechel and Donna Tryfman have the leadership qualities, experience and skills to tackle the important issues facing the school district and the PAC believes their election will support a vibrant and improved school experience in Beverly Hills," it said.

Vote-by-mail ballots will be sent out by October 5 and must be postmarked by November 3 to be counted.

### Nate 'n Al's Continues Operations on North Beverly Drive

The City of Beverly Hills and "Nate 'n Al's Then and Now" announced today that the iconic Beverly Hills dining institution Nate 'n Al's will continue to operate at its current location at 414 North Beverly Drive and will eventually relocate, hopefully to a new space within the city.

When the original Nate 'n Al's building was sold and the lease on North Beverly Dr. ended, the owners of Nate 'n Al's had hoped to make a move to a new space owned by the city located on North Cañon Drive. After careful review with the owners and the city, it was determined that the facility would not meet the needs of the restaurant and Nate 'n Al's will not be going forward with the proposed move to that space.

"While we are certainly disappointed the space on Cañon was not a fit, we are hopeful the legendary Nate 'n Al's will continue to call Beverly Hills home for generations to come," said Mayor Lester Friedman.

Shelli Azoff of Nate 'n Al's said the new owner of the 414 North Beverly Dr. building has graciously allowed them to remain at the current location for now.

"Our plan is to stay at our current location on Beverly Dr. until we have some clarity and evaluate what our location choices are moving forward. The city has supported us throughout this process, and we know they will help us in the future," Azoff said, "It is our hope to remain in Beverly Hills where the Mendelsons started their journey in 1945 and have provided us with the best deli around. We continue to offer delivery and curbside service during the pandemic and don't be surprised if you see a few new items on the menu."

### Rent Stabilization Commission Will Review Dispute Between Landlord and Tenant

The Rent Stabilization Commission will

review Wednesday night a dispute with a landlord on a tenant's inability to pay rent due financial reasons related to the COVID-19 pandemic.

The tenant Sarah Lazow claims that she has been financially impacted by the pandemic and therefore cannot pay rent for her South Roxbury Drive apartment. According to a city staff report, Lazow works in film production – which is a non-essential business.

Rent for the unit is \$15,500, according to a city staff report. Lazow informed her landlord she could only pay \$5,200 earlier this year. The landlord's representative Ari Kashani later informed Lazow that without proof of her finances, they believe she has failed to show that she is unable to pay rent due to the pandemic. He also stated that they expect the full-amount for April and May monthly rent.

The hearing was previously heard on September 9 but continued to September 23, according to a city staff report.

During the hearing Wednesday, Lazow will be able to make a presentation about her case and have others testify in her favor. The landlord's party will be permitted to cross-examine Lazow and her witnesses, after which Commissioners will ask questions. The landlord will follow the same procedure.

There will also be a public comment portion and then both parties will be allowed a rebuttal. Once final questions are asked, the commission will deliberate and determine if the tenant's appeal is approved.

### California Employment Development Department Conducts Fraud and Identity Theft Arrests

The Beverly Hills Police Department has arrested 44 individuals within the City of Beverly Hills responsible for EDD fraud and identity theft since September 3.

A total of 129 fraudulent EDD credit cards have been recovered with a value over \$2.5 million dollars and over \$289,000 in U.S. currency has also been located on the suspects and subsequently seized. Officers have also located seven handguns carried on the suspects' persons or within their vehicles.

Earlier this month, the Beverly Hills Police Department learned criminals were fraudulently obtaining EDD benefits loaded onto EDD debit cards using stolen identities. The monetary value placed on the cards by EDD can be as high as \$20,000. Cardholders are able to withdraw up to \$1,000 per day, per card. Suspects have traveled primarily from out of state to obtain these fraudulent EDD cards in California. The suspects will most often have numerous EDD cards in their possession with other people's identities, along with large amounts of cash. They will then use the cards to lease short-term rentals, rent luxury vehicles, dine at restaurants and purchase high-end merchandise.

In response to this growing trend and the numerous arrests and seizures, the BHPD met today with local, State and Federal law enforcement agencies



Confiscated items by Beverly Hills police officers

and have agreed to work in partnership to combat this issue. This includes the Los Angeles Police Department, the Los Angeles County Sheriff's Department, California Highway Patrol, the United States Secret Service, U.S. Postal Inspector's Office, U.S. Department of Labor and the Internal Revenue Service.

"There are millions of tax dollars being spent fraudulently as a result of this trend," said Police Chief Dominick Rivetti. "The Beverly Hills Police Department is also working closely with our business community to keep them well informed of this trend in an effort to mitigate these crimes within our City."

Anyone who has information about this crime trend is encouraged to call the Beverly Hills Police Department at (310) 285-2125 or submit an anonymous tip by texting BEVHILLSPD followed by the tip information to 888777.

### Architectural Commission Approves Permit for North Oakhurst Drive Condominium

The Architectural Commission conditionally approved an Architectural Review permit for a five-story six unit condominium last Wednesday.

The new condominium will have rooftop uses, a new landscape area and subterranean parking. The applicant for the project is NASCOR, LLC and Diamond Shield Investments, LLC.

Planning Commissioners conditionally approved a development plan review, vesting tentative tract map, R-4 permit and variance for the project site on May 28. The project applicant had requested the Architectural Commission to review the overall design of the home, according to a city staff report.

The applicant's proposals included exterior stucco in dove grey, anodized black aluminum doors and window frames, black metal exterior gates, face-mounted

briefs cont. on page 6



457 North Oakhurst Drive



# NOTICE OF COMMUNITY MEETING AND NOTICE OF PUBLIC HEARING

This notice is to inform the public about TWO upcoming meetings regarding the City of Beverly Hills Mixed Use Overlay Zone Ordinance: an **INFORMATIONAL COMMUNITY MEETING** on October 8, 2020 and a **CITY COUNCIL PUBLIC HEARING** on **October 13, 2020**. Detailed information about the City Council Public Hearing is provided below.

The City of Beverly Hills does not currently have uniform zoning code standards that allow for mixed use development (i.e. buildings that contain both commercial and residential uses) in the City. At its meeting on June 19, 2020, the Planning Commission adopted a resolution recommending a draft ordinance establishing a mixed use overlay zone to the City Council.

### **INFORMATIONAL COMMUNITY MEETING – OCTOBER 8, 2020**

On Thursday, October 8, 2020 at 6:00 PM the City of Beverly Hills Planning Division will host an informational community meeting to present an overview of the mixed use ordinance and discuss how the State Density Bonus law could be used in conjunction with the mixed use overlay zone provisions. Staff will be available to answer questions from the public at this meeting. Please note, this informational community meeting is NOT a public hearing and no decisions will be made at this meeting. This meeting is for informational purposes only.

### **HOW TO PARTICIPATE IN THE INFORMATIONAL COMMUNITY MEETING:**

The Community Meeting will be held virtually. Please participate via video at [www.gotomeet.me/CBHCD/events](http://www.gotomeet.me/CBHCD/events) or via phone at 1-866-899-4679 (Phone Access Code: 954-861-509). Comments can be provided via email at [commentPC@beverlyhills.org](mailto:commentPC@beverlyhills.org).

### **CITY COUNCIL PUBLIC HEARING – OCTOBER 13, 2020**

The City Council of the City of Beverly Hills, at its meeting on October 13, 2020, will hold a public hearing beginning at **7:00 PM**, or as soon thereafter as the matter may be heard to consider:

### **AN AMENDMENT TO THE GENERAL PLAN TO ALLOW MIXED USE DEVELOPMENT IN CERTAIN COMMERCIAL AREAS OF THE CITY; AN ORDINANCE OF THE CITY OF BEVERLY HILLS TO CREATE A MIXED USE OVERLAY ZONE AND APPLY THE OVERLAY ZONE TO CERTAIN COMMERCIAL ZONED PARCELS IN THE CITY; AND, ADOPTION OF THE FINAL NEGATIVE DECLARATION FOR THE MIXED USE OVERLAY ZONE PROJECT**

The City Council will hold a public hearing to consider adoption of an ordinance to create a mixed use overlay zone and apply the overlay zone to certain commercially zoned parcels in the City.

As currently proposed, the overlay zone would:

- make multi-family housing units included in mixed use buildings an allowed use in the overlay zone,
- allow for a density of up to one residential unit per 550 square feet of site area,
- allow additional height (beyond the current three story/45 foot height limit) for mixed use buildings in certain parts of the overlay zone, depending on the height district of the adjacent residential zoning.
- establish development standards for mixed use buildings to regulate parking, residential unit size, outdoor living space, ground floor uses, height, setbacks, and operational standards, and
- outline the approval process for mixed use buildings proposed in the overlay zone.

Please note that the foregoing standards and processes may change as a result of public input received in conjunction with the public hearing. In addition, if commercial areas of the City are rezoned to allow residential uses, a developer could ask to apply the State Density Bonus provisions to a project on a site, which would allow additional density, and potential deviations from the otherwise-applicable development standards (such as additional height, and reduced parking, among other things).

As currently proposed, the overlay zone would be applied to the following **commercially zoned properties**:

- properties fronting Wilshire Boulevard between San Vicente Boulevard and Rexford Drive
- properties fronting Wilshire Boulevard on the southern side of Wilshire Boulevard between Rexford Drive and South Santa Monica Boulevard

- properties fronting La Cienega Boulevard between the northern and southern borders of the City
- properties fronting Robertson Boulevard between the northern and southern borders of the City
- properties fronting Olympic Boulevard between Rexford Drive and the eastern border of the City
- properties fronting South Doheny Drive between Wilshire Boulevard and Charleville Boulevard
- properties fronting San Vicente Boulevard between Wilshire Boulevard and La Cienega Boulevard
- properties fronting South Santa Monica Boulevard located between Wilshire Boulevard and Moreno Drive
- properties fronting South Beverly Drive between Wilshire Boulevard and Charleville Boulevard

Please note that the foregoing locations may change as a result of public input received in conjunction with the public hearing.

### **ENVIRONMENTAL REVIEW:**

The 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 prepared an Initial Study/Negative Declaration (IS/ND) for the proposed overlay zone ordinance. The Draft IS/ND was made available for public review between June 10, 2020 and July 17, 2020. The initial study analysis indicates that the proposed project would not result in significant impacts to Agricultural and Forestry Resources, Biological Resources, Mineral Resources, and less than significant impacts related to Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Transportation/Traffic, Public Services, Recreation, Tribal Cultural Resources, and Utilities and Service Systems. Accordingly, the City Council will consider adoption of a Negative Declaration in conjunction with the proposed ordinance.

### **HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING**

Oral and written comments regarding the project can be submitted up to and at the October 13, 2020 City Council meeting. Pursuant to Executive Order N-25-20 members of the Beverly Hills City Council and staff may participate in this meeting via teleconference/video conference. In the interest of maintaining appropriate social distancing, members of the public can access City Council meetings telephonically, through live webcast, and BHTV Channel 10 on Spectrum Cable.

To submit Audio/Oral comments during the hearing call: 310-288-2288, to submit written comments please email: [cityclerk@beverlyhills.org](mailto:cityclerk@beverlyhills.org), to submit video comments (during public comment only) use <https://www.gotomeet.me/BevPublic>

It is recommended that public written comments be submitted to the City Clerk's office by 12:00 p.m. on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the City Council. Written comments should identify the Agenda Item Number or Topic in the subject line of the email. Written comments will be allowed with a maximum of 350 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received after the agenda item is heard, it will not be a part of the record. Public comment via video conference will be 3 minutes per each individual comment, subject to City Council discretion.

Any interested person may participate in the meeting and be heard or present written comments to the City Council. According to Government Code Section 65009, if you challenge the Council's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

### **QUESTIONS**

If there are any questions regarding this notice, please contact **Timothea Tway, Senior Planner** in the Planning Division at **(310) 285-1122**, or by email at [ttway@beverlyhills.org](mailto:ttway@beverlyhills.org). The project file, including associated documents are on file in the Community Development Department, and can be reviewed by contacting the planner listed above.

HUMA AHMED  
City Clerk

briefs cont. from page 4

clear tempered glass railings, ceiling panels in gold-tone wood finish and fleetwood entry doors.

For landscaping, the applicant had proposed to include brisbane box trees, dwarf fortnight lily, agave, mexican sage, red yucca and kurapia sod ground cover.

### Architectural Commission Discusses Commercial Building on Wilshire Boulevard

The Architectural Commission conditionally approved an Architectural Review permit and a Sign Accommodation for a Sign Program for a new three-story building on Wilshire Boulevard last Wednesday.

According to a city staff report, the building will have rooftop uses, subterra-



8633 Wilshire Boulevard

anean parking and new landscaping.

The Planning Commission had approved a development plan review and minor accommodation for the project on July 23. The applicant requested for the Architectural Commission to review the overall design of the proposed building, according to a city staff report.

According to a city staff report, the applicant Amir Dar, Goggles 8633, LLC had proposed to have tempered frameless glass, alucobond metal cladding and perforated-steel on the building.

Landscaping for the site was proposed to include alley landscaping, long-leafed yellow-wood hedges, Brisbane Box trees, stepping stone paving with gravel and so

forth. The rooftop was proposed to have stainless steel clad planter boxes, olive trees, strawberry trees, a fountain feature and Mexican Weeping Bamboo.

### Nessah Synagogue Speaks Out About Potential Ethnic Studies Model Curriculum in High Schools

Nessah Synagogue announced their disapproval of the California Department of Education's Ethnic Studies Model Curriculum in a newsletter last Thursday, stating that there is more work to be done to ensure anti-Semitic language and the Boycott, Divestment and Sanctions movement is removed.

Assembly Bill 331, written by Assemblymember Jose Medina (D - Riverside), would require high school students to take at least one ethnic studies course to receive their diplomas. The Legislature passed AB 331 on August 31, but Medina has agreed to make several amendments — including allowing school districts to create their own ethnic studies course.

The statewide curriculum model is currently in development.

The synagogue stated one way to advocate for a more inclusive representation of the Jewish American experience

in California history is to advocate to the state Board of Education and Instructional Quality Commission to pledge to four of its recommended changes.

It recommended that the curriculum include: broad Jewish American experiences and teach about anti-Semitism, ensure that denigrating content about Jews and Israel — including support for the Boycott, Divestment, and Sanctions movement — is excluded, include sample lessons reflecting the diversity of Jewish Americans and recommit to transparency and the predetermined process of writing to the ESMC.

### Board of Education Candidate Campaign Events Coming Up This Week

BHUSD Board of Education candidate Donna Tryfman will host a "Tea with Tryfman" Zoom event on September 29, October 6 and 10, and November 2 at 6 p.m.

"Please note our next Tryfman Zoom times, as we communicate together with collaborative discussions on your future educational goals and solutions," Tryfman said.

Information to join the Zoom call will be on DonnaTryfman2020.com under "Events."

Board candidate Robin Rowe will host a discussion on outdoor learning, game violence addition, overcoming dyslexia and artificial intelligence collaborative learning on September 21 at 8 p.m.

Student Assistant at the Wayne State University Center for Peace & Conflict Studies Devankar Mukhi will be a guest at Rowe's event.

Information to join the Zoom call will be on <http://robinsrowe.com>.

Board candidate Amanda "Mandy" Stern is starting a "Monday's with Mandy" series via Zoom on October 5 at 6 p.m. She will discuss issues facing the district and what she thinks needs to be done to address them.

Information to join the Zoom call will be on [VoteAmanda2020.org](http://VoteAmanda2020.org).

### Countywide Household Hazardous and E-Waste Round-up in Beverly Hills

Beverly Hills residents will have the opportunity to safely discard household hazardous and electronic waste on September 26.

The "Countywide Household Hazardous Waste Collection" event is brought to residents by the County of Los Angeles and presented by Los Angeles County Public Works and Los Angeles County Sanitation Districts in cooperation with the cities of Beverly Hills and West Hollywood and the neighboring cities of Culver City and Los Angeles.

It will be held on West 3rd Street between Foothill Road and Civic Center

Drive on Saturday, September 26 from 9 a.m. to 3 p.m.

LA County Public Works and LA County Sanitation Districts conduct more than 50 free "Household Hazardous Waste and E-Waste Round-ups" annually throughout the county to provide residents with a convenient way to rid their homes of unwanted hazardous materials.

Because hazardous waste can pollute the environment, it is illegal to discard these items in trash cans, sinks and storm drains. The round-ups are part of a campaign to promote public awareness of proper disposal practices of household hazardous and e-waste and to provide a convenient, free disposal option.

Hazardous waste includes items such as antifreeze, unused pharmaceuticals, car batteries, used motor oil, paint, pesticides, home-generated sharps waste such as hypodermic needles, pen needles, syringes, lancets, and intravenous needles, universal waste including household batteries, fluorescent light bulbs, and e-waste such as televisions and monitors, computers, stereos and cell phones.

For more information, go to [https://www.lacsd.org/services/solidwaste/hhw\\_e\\_waste/citiesofbeverlyhills\\_andwesthollywood.asp](https://www.lacsd.org/services/solidwaste/hhw_e_waste/citiesofbeverlyhills_andwesthollywood.asp), contact LA County Public Works at 1(888) CLEAN LA or [www.CleanLA.com](http://www.CleanLA.com), or Los Angeles County Sanitation Districts at 1 (800) 238-0173 or [www.lacsd.org/hhw](http://www.lacsd.org/hhw).

### Yaroslavsky Hosts Virtual Panel on Voter Access in California

Former Los Angeles County Supervisor Zev Yaroslavsky will host a virtual panel discussion with UCLA professors and government officials on Oc-



Zev Yaroslavsky

briefs cont. on page 8

## HOW ARE YOU STAYING BUSY DURING THE QUARANTINE?

### Grammy Museum Announces Live Streamed Shows for September

The Grammy Museum's official streaming service collection is now live. New programs available include Billie Eilish and Finneas, Glass Animals and Selena Gomez.

Below is the September schedule featuring interviews and/or performances.

- Thursday, Sept. 24
- BTS
- Perfume Genius and Blake Mills
- Poo Bear, Jared Gutstadt, and Dennis Quaid: Bear And A Banjo
- Rufus Wainwright
- Sam Fischer
- Sparks
- Tame Impala
- The War And Treaty

Plus, a special benefit rental performance by Scarypoolparty and never-before-released programs from the archives including, Herb Alpert & Jerry Moss, Trey Anastasio, BENEE, James Blake, Blind Boys of Alabama, Bright Eyes, Burt Bacharach & Daniel Tashian, Alesia Cara, Cheap Trick, Clive Davis, Andra Day, Donovan, Ken Ehrlich, Dom Flemons, Donovan, Conan Gray, the Immediate Family, Jose James & Don Was, History of Reggae, La Santa Cecilia, Larkin Poe, Jade Jackson & Mike Ness, Kiana Ledé, The Mavericks, Alan Menken, Melanie Martinez, Ava Max, Kip Moore, Graham Nash, Panic! at the Disco, Ben Platt, Shinedown, Southern Blood: A Tribute to Gregg Allman, Barbra Streisand, Quentin Tarantino, Paul Thorn, X Ambassadors, Yola and Pete Yorn.

Also, all current programming on the

Museum At Home site will be transferred to [COLLECTION:live](http://COLLECTION:live) for viewing.

COLLECTION:live, the Grammy Museum's official online streaming service featuring newly produced artist interviews, performances and live streams, as well as special releases from the Grammy Museum archive is now live. It launched with a special recently taped interview with Billie Eilish and FINNEAS on September 17. The museum will also release Eilish and Finneas' 2019 interview and performance from the archives.

Prior to COVID-19, the museum's popular public programs were recorded over the last decade from the museum's Clive Davis Theater in Los Angeles. Since March 2020, the museum has continued its series via digital conferencing and has since surpassed the 1,000 program mark.

COLLECTION:live is an artfully cu-

rated collection of many of these never-before-released programs, available soon on all streaming devices, including computer, tablet, mobile phone, or TV for \$2.99/month or \$29.99 a year.

New users can explore COLLECTION:live with a free, introductory three-day trial. Grammy Museum members receive 50% off the annual subscription price. New programming will be released each week. Proceeds benefit the museum's music education initiatives and help keep the museum's mission alive while the physical location remains closed due to COVID-19.

COLLECTION:live can be found at [watch.grammymuseum.org](http://watch.grammymuseum.org). For more information, visit [www.grammymuseum.org](http://www.grammymuseum.org).

# coverstory

## PICKING THE PORTAL

### Council Weighs its Options for the Metro Purple Line North Portal

By Ani Gasparyan

The City Council analyzed last Wednesday a draft environmental impact report for the North Portal station, which will be a second entrance and exit for the Metro Purple Line's highly anticipated Wilshire/Rodeo Station in Beverly Hills.

The draft EIR report – which is a legally-required study meant to inform the public about a proposed project's significant environmental effects – assessed three potential portal locations north of Wilshire Boulevard.

These locations include the project site on the west side of North Beverly Drive and two alternative locations on the west side of North Cañon Drive and at the North Cañon Drive Staging Yard.

The potential sites are proposed to have two elevators, one stairway and one escalator going up.

The North Canon Drive Staging Yard is the only proposed location to have a restroom, which would be provided at street-level and have two separate stalls/rooms. This site could also add a second escalator going down if it used a below-ground portion of adjacent land, according to the draft EIR report.

Councilmembers shared their thoughts and areas they felt the draft EIR can better assess the proposed portal locations' impact on the city during the September 16

meeting.

Councilmember Julian Gold said the nomenclature portal is deceiving, because he expected it would entail a building with services that might include bathrooms, police stations, parking and drop-off locations. Those services would not be offered at at least two of the possible locations, he said.

"We're not really talking about that kind of structure," Gold said. "We're talking about a hole in the ground with an escalator or two."

He added that the council should later consider where the city can offer those kinds of services if it will not be offered at the North Portal site.

Councilmember Lili Bosse had several questions about the potential portals and how they would be structured.

"Why is there no [down-escalator]?" she asked, referring to how the EIR Report states that the Beverly Drive and Cañon Drive portal locations only have one escalator.

David DeRosa, the Transportation Planning Manager, responded that it's due to their site-size and geometry.

"It would end up increasing the impact out into the street, in the public right of way more if there was a second escalator put into the equation," DeRosa said.

Bosse later asked for there to be an assessment on escalator occupancy.

"With two elevators, I do think it's important to understand how many people can fit in each elevator to make sure that whatever is going to be happening can actually work," she said.

Other suggestions made by Councilmembers included a better assessment on restrooms, traffic impacts based on usage, bike storage and which location would have the best way for people to get to and exit the North Portal.

Public comments were also shared during the meeting.

Beverly Hills resident Phil Savenick, who spoke to the council over a video call on GoToMeeting, said the space the city picks for the portal should be where it is the safest to load and unload people off-street.

"A tunnel will relieve some of the Wilshire crossings but not all of it – especially if computer-mapping sends drivers to the south. We need to create something that will send drivers to the north to drop-off and pick-up," Savenick said. "What a North Portal needs is something where the passengers get to the stores."

Savenick added that the draft EIR re-

port does not address bathrooms, a visitors center, way-finding attendants and security. He said residents want to have a visible security presence wherever the portal ends up being.

"We're trying to attract buyers, we're not trying to attract vagrants – we need to keep a tab on them," Savenick said.

Spago restaurant-owner Barbara Lazarroff also commented via video-call. Her restaurant is located on North Canon Drive, on the same street as one of the potential North Portal sites.

"We absolutely need restrooms and security," she said. "Safety is becoming a big issue in Beverly Hills, it's going to be more so."

She said it would be socially irresponsible not to have restrooms at the North Portal.

The public comment period for the draft EIR will

remain open until October 8. Written comments can be sent to northportal@beverlyhills.org.

Councilmembers will decide on a portal location and certify a final EIR report either on October 27 or afterwards. According to a city staff report, the date of that decision is dependent on the number of public comments the city receives.



Canon Drive North Portal rendering



Beverly Drive North Portal rendering

# coverstory

## HUMAN RELATIONS COMMISSION SHOWDOWN

### Board of Education Member Tristen Walker-Shuman Criticizes Commissioners' Endorsements for Board Election

By Ani Gasparyan

BHUSD Board of Education member Tristen Walker-Shuman criticized several Human Relations Commissioners for their endorsement of BHUSD Board of Education candidate Donna Tryfman last Thursday.

"Unfortunately, several members of this commission have endorsed a candidate for school board whose been abusive to teachers for years across three campuses," Walker-Shuman said. "A candidate who publicly attacked and made fun of a bruise on my face, joking about fillers and

saying I must not care about COVID."

She added that while she is no longer in an abusive relationship, she previously was in one and could never condone those kinds of comments.

"All of you have the freedom to endorse who you choose but when you elevate a candidate who has demonstrated character that's antithetical to the commission you sit on, I can't remain silent," Walker-Shuman said.

Walker-Shuman had attended the commission's September 17 meeting to pro-

vide updates on the district. She serves as the board's liaison to the Human Relations Commission.

Human Relations Commissioners Karen Popovich Levyn, Annette Saleh and Rhoda Sharp have endorsed Tryfman's run for the board, as of press time.

Walker-Shuman's comments later became an item of discussion in the Board of Education's September 22 meeting. President Isabel Hacker read a portion of the board's bylaws, in order to remind board members of the board's policies.

Bylaw 9010 states "when speaking to community groups, the media, or other members of the public, individual board members should recognize that their statements may be perceived as reflecting the views and positions of the board."

It also states that "board members have a responsibility to identify personal viewpoints as such and not as the viewpoint of the board," and "all public statements authorized to be made on behalf of the board shall be made by the board president or, if appropriate, by the Superintendent or other designated representative."

Hacker said Walker-Shuman could take the opportunity to express her opinions

during the public comment portion of commission meetings.

"I just want to remind you that when you go to the Human Relations Commission, you're there on official business," Hacker said.

Hacker added that she will only permit discussion on the bylaw, and discussion about board candidates will be declared out of order. Hacker later declared Walker-Shuman out of order in her capacity as chair.

Walker-Shuman said when board members have endorsed candidates, they have used their titles as board members and none of the other board members have been asked if they support that endorsement.

"We each have a right to speak individually as board members without representing the sentiments of the whole board," Walker-Shuman said.

She added that the inverse of the board's bylaws, which state all public statements authorized by the board shall be made by the president, mean any statement not made by the board president are not authorized board statements.

briefs cont. from page 6

tober 1.

The panel “Reckoning With Our Rights: The Legacy of Voter Access in California” will include California Secretary of State Alex Padilla, Los Angeles County Recorder/County Clerk Dean Logan and UCLA researchers Alisa Belinkoff Katz and Lorie Frasure.

The event will be live streamed via Zoom on October 1 at 5 p.m. PDT. To RSVP, visit [https://ucla.zoom.us/webinar/register/WN\\_wkxcSdB8Tmq4G1AEX-pX-dw](https://ucla.zoom.us/webinar/register/WN_wkxcSdB8Tmq4G1AEX-pX-dw).

### Writers Bloc Presents Live Stream with Author Jill Lepore

Writers Bloc is presenting a livestream event with author Jill Lepore on September 22 at 11 a.m.

Long before the world grew concerned about the invasive practices of Cambridge Analytica, Google, and Facebook, there was the Simulmatics Corporation, a short-lived data analytics pioneer created and run by oddballs, from charismatic self-promoters to eccentric social scientists.

Hatched in the late 1950’s, the Simulmatics Corporation became the prototype



Jill Lepore

for the ever-present Google, creating a mechanism to mine every detail of human

Kemper ’41 Professor of American His-

behavior — for commercial and political profit. Their data simulator, which they christened “the People Machine,” churned out predictions on voting behavior for example, that was sold to the JFK campaign for the 1960 presidential election. Madison Avenue would also use Simulmatics and thus it became the new prophet.

Lepore in her new book “If Then,” explores the nature and range of The People Machine — and its goal to predict behavior, whether commercial or political, and manipulate the outcome. Lepore, staff writer for the New Yorker, and the David Woods

tory at Harvard University, excavates a forgotten company whose legacy in predictive analytics is nothing short of the data-mad, algorithmic world we live in now, besieged by the next notification informing what we’ll buy, what matters to us and how we’ll vote.

In conversation with Dan Schnur, Professor at the Annenberg School of Communications at USC and at the University of California, Berkeley Institute of Governmental Studies. He is the founder of the USC/L.A. Times Statewide Poll.

Sign up to attend the free event at <https://register.gotowebinar.com/register/8832599416155411215?source=WritersBloc>.

--Briefs Compiled by Ani Gasparyan

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*Important Information about Measure RP*

Under existing law, the County of Los Angeles or another regional entity could raise the Beverly Hills sales tax rate and collect that incremental revenue. Measure RP ensures any new sales tax revenue would remain in Beverly Hills under local control.

### DOES MEASURE RP INCREASE TAXES?

Measure RP does not raise taxes unless the County or another entity imposes an increase to the sales tax. Measure RP would then be imposed to capture that revenue for use in Beverly Hills.

### HOW WOULD MEASURE RP IMPACT BEVERLY HILLS?

If approved by a majority of Beverly Hills voters, Measure RP would prevent the loss of local sales tax revenue to regional control and instead retain this funding for local use under local control.



*Learn More*

For more information, please visit [beverlyhills.org/measureRP](http://beverlyhills.org/measureRP).

## detention&arrestsummary

Beverly Hills Weekly received the information that appears below from the Beverly Hills Police Department. This information is released each week to the public. We assume no responsibility for errors or omissions in the Detention and Arrest Summary.

ALLISON, BRANDON JOSEPH, 22, arrested on 07/05/2020 for theft or driving of vehicle, fugitive from justice: warrant and forgery of state, corporate or official seal.

ALEGRIA, JOSE, 22, arrested on 07/05/2020 for BHPD bench warrant – felony.

IMERSHEIN, MICHAEL LOUIS, 59, arrested on 07/06/2020 for battery – use of force or violence upon another.

SMITH, MICHAEL ERIC, 43, arrested on 07/06/2020 for probation revoked and burglary – commercial.











THE PETITION FOR PROBATE requests that Sandra W. Kerrest be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's lost will and codicils, if any, be admitted to probate. Copies of 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 on January 20, 2021 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:  
**MEREDITH BUSHNELL ESQ**  
**SBN 191788**

**EMILY A FOEHR ESQ**  
**SBN 273068**  
**VENABLE LLP**  
101 CALIFORNIA ST  
STE 3800

SAN FRANCISCO CA 94111  
CN971884 LAUGIER-WERTH Sep 10,17,24, 2020

#### LEGAL NOTICE

##### Notice of Adoption:

Caroline E. Devane, a Minor in the Commonwealth of Massachusetts: To Father of said Minor, David Devane: You are hereby notified that a petition for adoption has been filed in the Plymouth County Probate and Family Court located at 52 Obery Street, Plymouth MA by the birth mother Lauren E. Lefebvre and her husband Ben Lefebvre. You are hereby required to provide any objection in written form on or before **October 20, 2020** at 10:00 on said date in said Court.

FILE NO. 2020 134065

FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: WHOLESALE COMMERCIAL TIRE, 7740 GLORIA AVE, VAN NUYS, CA 91406 county of: LA COUNTY.

Articles of Incorporation Number: 4207534.  
Registered Owner(s): COMMERCIAL TIRE CENTER SERVICES, INC, 7740 GLORIA AVE, VAN NUYS, CA 91406 [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/ COMMERCIAL TIRE CENTER SERVICES, INC BY: CASEY BINAFFARD, CEO  
This statement was filed with the County Clerk of LOS ANGELES County on SEP 03 2020 expires on SEP 03 2025.

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).

02835 BEVERLY HILLS WEEKLY 9/10,17,24 10/1 2020

#### NOTICE OF PETITION TO ADMINISTER ESTATE OF STEVEN I. HARRIS

Case No. 20STPB06771

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of STEVEN I. HARRIS

A PETITION FOR PROBATE has been filed by Barry Michael Blumberg in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Barry Michael Blumberg 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 January 6, 2021 at 8:30 AM in Dept. No. 2D 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:  
**SUSSAN H SHORE ESQ**  
**SBN 72642**

**WEINSTOCK MANION ALC**  
1875 CENTURY PARK EAST  
STE 2000

LOS ANGELES CA 90067-2516  
CN971933 HARRIS Sep 17,24, Oct 1, 2020

#### NOTICE OF PETITION TO ADMINISTER ESTATE OF LENORE BLOOM aka LENORE ROSLYN BLOOM aka LENORE G. BLOOM

Case No. 20STPB07417

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of LENORE BLOOM aka LENORE ROSLYN BLOOM aka LENORE G. BLOOM

A PETITION FOR PROBATE has been filed by Kate Bloom aka Kate E. Bloom aka Kathrine E. Bloom in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Stuart D. Zimring be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (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 January 28, 2021 at 8:30 AM in Dept. No. 11 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:  
**STUART D ZIMRING ESQ**  
**SBN 052911**

**LAW OFFICES OF**  
**STUART D ZIMRING**  
16133 VENTURA BLVD  
STE 1075  
ENCINO CA 91436  
CN972066 BLOOM Sep 17,24, Oct 1, 2020

FILE NO. 2020-135938

FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: FERGUSON HVAC, 2600 MARINE AVE. REDONDO BEACH CA 90278 county of: LA COUNTY.

AI #ON:  
Registered Owner(s): FERGUSON ENTERPRISES, LLC, 12500 JEFFERSON AVENUE NEWPORT NEWS VA 23602 [VA]. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

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

/s/ FERGUSON ENTERPRISES, LLC BY WILLIAM S. BRUNDAGE, MANAGER  
This statement was filed with the County Clerk of LOS ANGELES County on SEP 09 2020 expires on SEP 09 2025.

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).

ORD-02843 BEVERLY HILLS WEEKLY 9/17,24, 10/1,8 2020

FILE NO. 2020 138442

FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: LOCAL AFFORDABLE ROOFER, 18653 VENTURA BLVD STE 209 TARZANA CA 91356 county of: LA COUNTY.

AI #ON: 3374859  
Registered Owner(s): BEST GUY DEVELOPMENT, INC, 18653 VENTURA BLVD STE 209 TARZANA CA 91356 [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: 07/2020.

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/ BEST GUY DEVELOPMENT, INC, BY: MAIMON HADAD, CEO  
This statement was filed with the County Clerk of LOS ANGELES County on SEP 14 2020 expires on SEP 14 2025.

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).

04225 BEVERLY HILLS WEEKLY 9/24 10/1,8,15 2020

#### NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105)

Escrow No. 20183-HY

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: HOPE AND FIRE LLC, 8484 WILSHIRE BLVD, KIOSK BEVERLY HILLS, CA 90211

Doing Business as: HOPE AND FIRE  
All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are:

The name(s) and address of the Buyer(s) is/are: JEFFREY MERRIHUE, 801 OCEAN AVE #602, SANTA MONICA CA 90403

The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, TRADE NAME, MACHINERY, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS AND COVENANT NOT TO COMPETE, SUPPLIES, TELEPHONE NUMBERS and are located at: 8484 WILSHIRE BLVD, KIOSK, BEVERLY HILLS, CA 90211

The bulk sale is intended to be consummated at the office of: NEW CENTURY ESCROW, INC, 500 S. KRAEMER BLVD STE 275, BREA CA 92821 and the anticipated sale date is OCTOBER 12, 2020

The bulk sale is subject to California Uniform Commercial Code Section 6106.2.

The name and address of the person with whom claims may be filed is: NEW CENTURY ESCROW, INC, 500 S. KRAEMER BLVD STE 275, BREA CA 92821 and the last day for filing claims shall be OCTOBER 9, 2020, which is the business day before the sale date specified above.

Dated: AUG 31, 2020  
BUYERS: JEFFREY MERRIHUE  
53085 BEVERLY HILLS WEEKLY 9/21/2020

FILE NO. 2020 138465  
 FICTITIOUS BUSINESS NAME STATEMENT  
 TYPE OF FILING: ORIGINAL  
 THE FOLLOWING PERSON(S) IS (ARE) DO-  
 ING BUSINESS AS: CRUIZERS EXPRESS  
 CAR WASH, 1301 WEST VALLEY BLVD.  
 ALHAMBRA CA 91803; MAILING ADDRESS:  
 354 BLUE CAVERN POINT LONG BEACH CA  
 90803 county of: LA COUNTY.

AI #ON: 4565822  
 Registered Owner(s): ALHAMBRA CRUIZ-  
 ERS, INC., 354 BLUE CAVERN POINT LONG  
 BEACH CA 90803 [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 state-  
 ment is true and correct. (A registrant who  
 declares true any material matter pursuant  
 to Section 17913 of the Business and Pro-  
 fessions 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/ ALHAMBRA CRUIZERS, INC. BY ADAM  
 RIX, PRESIDENT

This statement was filed with the County Clerk  
 of LOS ANGELES County on SEP 14 2020 ex-  
 pires on SEP 14 2025.

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 state-  
 ment pursuant to Section 17913 other than a  
 change in the residence address of the reg-  
 istered owner. A new fictitious business name  
 statement must be filed before either expira-  
 tion. The filing of this statement does not of  
 itself authorize the use in this state of a Ficti-  
 tious Business Name in violation of the rights  
 of another under federal, state, or common law  
 (see Section 14411 et seq., Business and Pro-  
 fessions Code).  
 ORD-04085 BEVERLY HILLS WEEKLY 9/24,  
 10/1, 8, 15 2020

**ORDINANCE NO. 20-O-2819**

**AN ORDINANCE OF THE CITY  
 OF BEVERLY HILLS AMENDING  
 THE BEVERLY HILLS MUNICIPAL  
 CODE REGARDING EMERGENCY  
 WATER CONSERVATION PLAN**

WHEREAS, on February 5, 2019, the  
 City Council adopted an ordinance substituting  
 a revenue stabilization rate schedule during  
 water shortages instead of previous baseline  
 methods and penalty surcharges, and intends  
 to conform the Emergency Water Conserva-  
 tion Plan in accordance with such changes.

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

Section 1. The City Council hereby amends  
 and restates Article 3 ("Emergency Water  
 Conservation Plan") of Chapter 4 ("WATER  
 REGULATIONS") of Title 9 ("BUILDING AND  
 PROPERTY HEALTH AND SAFETY REGU-  
 LATIONS") of the Beverly Hills Municipal Code  
 to read as follows:

**Article 3. Emergency Water  
 Conservation Plan**

**9-4-301: AUTHORITY OF CITY MANAGER:**

A. The City Manager is hereby authorized and  
 directed to implement the applicable provi-  
 sions of this article in order to protect the public  
 health, safety, and welfare under the following  
 conditions:

1. In the event of an unforeseeable disaster or  
 water emergency such as an earthquake, res-  
 ervoir failure or other major disruption in the  
 water supply, the City Manager is authorized  
 to implement the emergency provisions of this  
 article.

2. In the event of a foreseeable water emer-  
 gency, such as an extended drought, the City  
 Manager is authorized to implement the appli-  
 cable provisions of this article, after holding a  
 public hearing before the City Council.

B. The City Manager is authorized to deter-  
 mine and declare that a water shortage emer-  
 gency exists in any or all parts of the City of  
 Beverly Hills and upon such determination, to  
 promulgate such regulations, rules and con-

ditions relative to the time of using water, the  
 purpose or purposes for which it may be used  
 and such other necessary limitations as will, in  
 his or her opinion, relieve the water shortage in  
 such part or parts of the City.

C. The City Council may review and affirm,  
 reverse, or modify any determination made or  
 regulations, rules or conditions promulgated  
 by the City Manager pursuant to this article.

D. All references to the City Manager in this  
 article shall mean the City Manager or his or  
 her designee.

**9-4-302: GENERAL PROHIBITION;  
 APPLICABILITY:**

A. No person shall use or permit the use of  
 water from the City for residential, commercial,  
 industrial, governmental, or any other purpos-  
 es in violation of any provision of this article  
 or in an amount in excess of the use that is  
 permitted by the water conservation stages  
 defined below.

B. The provisions of this article shall apply to  
 all persons, customers and property served by  
 the City of Beverly Hills, Public Works Depart-  
 ment - Utilities Division wherever situated.

**9-4-303: DECLARATION OF WATER  
 CONSERVATION STAGES:**

A. Water conservation stages shall be deter-  
 mined by the amount of water available or the  
 potential for water interruption. The City Man-  
 ager shall monitor the supply and demand for  
 water by customers. When the City Manager  
 determines that the requirements to declare a  
 water shortage exist, he or she shall recom-  
 mend that the City Council adopt a resolution  
 to declare the appropriate water conservation  
 stage to be adopted.

B. The resolution shall specify the water use  
 baseline for determining the water conserva-  
 tion measures required by Section 9-4-303  
 and the water revenue stabilization factors to  
 be applied pursuant to Section 9-4-304. The  
 water use baseline shall be determined based  
 upon such factors as deemed appropriate by  
 the City, including the characteristics of a local  
 emergency, or as otherwise mandated by the  
 State of California or other regulatory agency,  
 or by the Metropolitan Water District of South-  
 ern California.

C. The City Council may modify by resolution  
 any of the requirements contained in the stag-  
 es of water conservation set forth in section  
 9-4-303 and 9-4-304 of this article if the City  
 Council determines that the modification is in  
 the best interests of the City or is appropriate  
 to promote compliance with an applicable wa-  
 ter use regulation.

D. The resolution to declare a water shortage  
 exists shall be published within ten (10) days  
 after its adoption at least once in a newspaper  
 of general circulation within the City and shall  
 be posted in at least three (3) public places.  
 The resolution shall continue to be posted until  
 such time as City Council repeals the resolu-  
 tion.

E. Except as otherwise may be provided by  
 this article or a resolution adopted by the City  
 Council or pursuant to the exercise of emer-  
 gency powers authorized by Article 1 of Chap-  
 ter 4 of the Municipal Code, any resolution that  
 requires a reduction in the use of water shall  
 not become effective for at least 30 days.

**9-4-304: REQUIREMENTS FOR WATER  
 CONSERVATION STAGES:**

Upon the declaration of a water conservation  
 stage, the water conservation reductions shall  
 be implemented. The water conservation re-  
 ductions for each water conservation stage  
 and each class are described in the following  
 table:

**Water Conservation Reductions by Class**

Class	Stage A (5% reduction)	Stage B (10% reduction)	Stage C (20% reduction)	Stage D (30% reduction)	Stage E (50% reduction)
City-land	5%	10%	20%	30%	50%
single-family	5%	10%	20%	30%	50%
multi-family	5%	10%	20%	30%	50%
commercial	5%	10%	20%	30%	50%
irrigation	15%	22%	45%	67%	100%

Additional compliance elements for each water  
 conservation stage are described below.

**A. Stage A Requirements:**

1. A stage A shortage shall be declared when  
 the City Manager determines that a five per-  
 cent (5%) citywide reduction in potable water  
 use is required.

2. Stage A compliance may include volun-  
 tary reduced irrigation, notification of hotel  
 and restaurant patrons of water conservation

goals, and use of reclaimed water for construc-  
 tion purposes.

**B. Stage B Requirements:**

1. A stage B shortage shall be declared when  
 the City Manager determines that a ten per-  
 cent (10%) citywide reduction in potable water  
 use is required.

2. Stage B compliance shall include the follow-  
 ing mandatory elements:

a. All public restrooms in the City and private  
 bathrooms in hotels shall notify patrons and  
 employees of water conservation goals;

3. Violation by any person of the stage B  
 mandatory requirements shall constitute an  
 infraction and, upon conviction, shall be pun-  
 ished by a fine not to exceed one hundred dol-  
 lars (\$100.00). The violation of each element,  
 and each separate violation thereof, shall be  
 deemed a separate offense, and shall be pun-  
 ished accordingly.

**C. Stage C Requirements:**

1. A stage C shortage shall be declared when  
 the City Manager determines that a twenty per-  
 cent (20%) citywide reduction in potable water  
 use is required.

2. Stage C compliance elements shall include  
 the following mandatory elements:

a. All public restrooms in the City and private  
 bathrooms in hotels shall notify patrons and  
 employees of water conservation goals;

b. Water usage from fire hydrants shall be lim-  
 ited to firefighting, related activities or other ac-  
 tivities necessary to maintain the public health,  
 safety and welfare;

c. Landscape irrigation shall be restricted to  
 selected days and times as determined by the  
 City Manager, unless such irrigation uses re-  
 claimed wastewater.

3. Violation by any person of the stage C  
 mandatory requirements shall constitute a  
 misdemeanor and, upon conviction, shall be  
 punished by a fine not to exceed five hundred  
 dollars (\$500.00). Water supply through irri-  
 gation water services may be terminated for  
 continued excessive use. The violation of each  
 element, and each separate violation thereof,  
 shall be deemed a separate offense, and shall  
 be punished accordingly.

**D. Stage D Requirements:**

1. A stage D shortage shall be declared when  
 the City Manager determines that a thirty per-  
 cent (30%) or higher citywide reduction in po-  
 table water use is required.

2. Stage D compliance elements shall include  
 the following mandatory elements:

a. All public restrooms in the City and private  
 bathrooms in hotels shall notify patrons and  
 employees of water conservation goals;

b. Landscape irrigation shall be restricted to  
 selected days and times as determined by the  
 City Manager, unless such irrigation uses re-  
 claimed wastewater;

c. Refilling of swimming pools, spas or ponds  
 shall be prohibited unless required for health  
 or safety reasons;

d. Exterior washdown of vehicles shall be pro-  
 hibited unless:

- (1) Using a reclaimed water system;
- (2) Performed in accordance with an alterna-  
 tive plan that promotes water conservation and  
 is approved in writing by the Director of Public  
 Works or his/her designee; or
- (3) Required to meet laws or governmental  
 regulations to protect health and safety, such  
 as the cleaning of garbage trucks and vehicles  
 to transport food.

e. Water usage from fire hydrants shall be lim-  
 ited to firefighting, related activities or other ac-  
 tivities necessary to maintain the public health,  
 safety and welfare;

f. Exterior washdown of buildings shall be pro-  
 hibited unless:

- (1) Using a reclaimed water system and such  
 washing is done: a) no more than once per  
 month for retail building frontage; b) no more  
 than twice per year for office and commercial  
 buildings; c) no more often than is necessary  
 to comply with health laws and regulations for  
 the building frontage of food service uses; or  
 d) no more than once per year for residential  
 structures solely for the purpose of preparing a

residential structure for painting.

(2) Using a commercial glass and window  
 cleaner.

g. Exterior washdown of sidewalks and the  
 pavement of outdoor dining areas shall be pro-  
 hibited unless using a reclaimed water system  
 and such washing is done no more often than  
 is necessary to comply with health laws and  
 regulations.

3. Violation by any person of the stage D  
 mandatory requirements shall constitute a  
 misdemeanor and, upon conviction, shall be  
 punished by a fine not to exceed one thou-  
 sand dollars (\$1,000.00). Continued excessive  
 use may result in termination of water supply  
 through irrigation water services and/or res-  
 triction of water supply through domestic met-  
 ers. The violation of each element, and each  
 separate violation thereof, shall be deemed a  
 separate offense, and shall be punished ac-  
 cordingly.

4. For purposes of this article, "reclaimed wa-  
 ter system" shall mean a system that initially  
 uses potable water and then collects the run-  
 off, treats the runoff, and uses the runoff for  
 nonpotable uses for multiple cycles.

**E. Stage E Requirements:**

1. A stage E shortage shall be declared when  
 the City Manager determines that a cata-  
 strophic interruption of potable water supply  
 has occurred or is foreseen.

2. The City Manager shall have emergency  
 water allocation authority in the case of a stage  
 E declaration. This authority shall include the  
 authority to interrupt service to any property or  
 City service zone in order to provide the maxi-  
 mum water supply for human health and safe-  
 ty needs. A Stage E declaration will include  
 mandatory shutoff of all irrigation-only service  
 connections.

3. In allocating water, the City Manager shall  
 give first priority to health and safety needs  
 of water utility customers. Subsequent water  
 uses are prioritized to provide water supply  
 first to maintain and expand commerce within  
 the City, then to enhance the aesthetics of the  
 environment, and then to facilitate construction  
 activities.

4. Violation by any person of the stage E emer-  
 gency water conservation regulations, shall  
 constitute a misdemeanor and, upon convic-  
 tion, shall be punished by a fine not to exceed  
 one thousand dollars (\$1,000.00) and six (6)  
 months in jail. The violation of each element,  
 and each separate violation thereof, shall be  
 deemed a separate offense, and shall be pun-  
 ished accordingly.

**9-4-305: WATER SHORTAGE REVENUE  
 STABILIZATION FACTORS**

Upon the declaration of a water conservation  
 stage, the water shortage revenue stabiliza-  
 tion factors shall be implemented. The water  
 shortage revenue stabilization factors for each  
 water conservation stage and each class shall  
 be multiplied by the then applicable quantity  
 charge rate for each customer as described in  
 the following table:

**Revenue Stabilization Factors by Wa-  
 ter Conservation Stage and Class**

Class	Stage A (5% reduction)	Stage B (10% reduction)	Stage C (20% reduction)	Stage D (30% reduction)	Stage E (50% reduction)
single-family	1.339	1.681	1.187	1.333	1.824
multi-family	1.316	1.655	1.069	1.120	1.262
commercial	1.325	1.648	1.103	1.179	1.348
irrigation	1.976	1.199	1.474	1.192	NA

**9-4-306: NOTICE OF VIOLATION**

A. The City shall give notice of violation to the  
 person committing a violation of this article as  
 follows:

1. Notice of violation of any water usage per-  
 centage reduction provisions shall be given in  
 writing by regular mail.

2. Notice of violation of any other mandatory  
 requirement listed in section 9-4-304 of this  
 article shall be given in writing in the following  
 manner:

a. By giving the notice to the customer per-  
 sonally; or

b. If the customer is absent from or unavail-  
 able at the premises at which the violation  
 occurred, by leaving a copy with some person  
 of suitable age and discretion at the premises  
 and sending a copy through the regular mail to  
 the address at which the customer is normally  
 billed; or

c. If a person of suitable age or discretion can-

not be found, then by affixing a copy in a conspicuous place at the premises at which the violation occurred and also sending a copy through the regular mail to the address at which the customer is normally billed.

B. The notice shall contain a brief description of the facts of the violation and a statement of the possible penalties for each violation and a statement informing the customer of his or her right to a hearing on the merits of the violation pursuant to section 9-4-306 of this article.

#### 9-4-307: HEARINGS:

Any person receiving notice of a violation of any water usage percentage reduction provision set forth in section 9-4-304 of this chapter shall have the right to request a hearing to appeal the violation. The City Council shall establish the appeal procedures by resolution.

#### 9-4-308: ADDITIONAL WATER CONSERVATION MEASURES:

After holding a public hearing before the City

Council, the City Manager may order implementation of water conservation measures including, or in addition to, those set forth in section 9-4-303 of this chapter, in order to encourage proper potable water use or to meet water conservation goals, regardless of supply.

#### 9-4-309: EXCEPTIONS:

Nothing in this article shall be construed to require the City to curtail the supply of water to any customer when such water is required by that customer to maintain an adequate level of public health and safety.

Section 2. Severability. If any section, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, sub-

section, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

Section 3. 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 4. 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: September 15, 2020  
Effective: October 16, 2020

LESTER J. FRIEDMAN  
Mayor of the City of Beverly Hills, California

ATTEST:  
HUMA AHMED (SEAL)  
City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
GEORGE CHAVEZ  
City Manager

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

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The NEW Inogen One G5. 1-6 flow settings. Designed for 24 hour oxygen use. Compact and Lightweight. Get a Free Info kit today: 1-844-359-3976 (Cal-SCAN)

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er loans. (Cal-SCAN)

## 115-CEMETERY

Hollywood Hills Mt. Sinai Cemetery. Located in Maimonides section. Rare find in sold out section. Endowment and transfer fees included. \$18,000 obo. (818) 515-8345

Hollywood Forever Cemetery 2 plots in mausoleum. Garden of Israel-Tier B  
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I will pay the transfer fee of \$1,500. (Live forever with the Hollywood stars). Call 310-228-8534

Mount Sinai Hollywood Hills. 2 plots side by side located in Maimonides section  
Endowment and Transfer Fees included \$ 36,000. Sold out section near the entrance and a large tree. 818-585-0810

Mt. Sinai Hollywood. Double plot #4021 Moses 25. Sinai price \$40,000 SAVE \$10,000. 805-300-1936

## 125-PERSONALS

Well-to-do lady seeks a good man age 62-80 to travel and have a good life with. I'll pay my expenses, and you pay yours. 310-684-1448.

## 140-HEALTH/MEDICAL

ATTENTION: OXYGEN USERS! The NEW Inogen One G5. 1-6 flow settings. Designed for 24 hour oxygen use. Compact and Lightweight. Get a Free Info kit today: 1-844-359-3976 (CalSCAN)

Attention: Oxygen Users! Gain freedom with a Portable Oxygen Concentrator! No more heavy tanks and refills! Guaranteed Lowest Prices! Call the Oxygen Concentrator Store: 1-844-653-7402 (Cal-SCAN)

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## 205-ADOPTIONS

ADOPTION: You are not alone. For immediate counseling, help choosing a loving family, and financial assistance, call 24/7 (800) 658-8284 / Text (646) 988-6281. Expenses Paid. Confidential. [www.adoptionsfirst.com](http://www.adoptionsfirst.com) (Cal-SCAN)

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## 955-AUTOS WANTED

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DONATE YOUR CAR, TRUCK OR BOAT TO HERITAGE FOR THE BLIND. FREE 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care of. Call 1-844-491-2884 (Cal-SCAN)

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