

Beverly Hills Weekly

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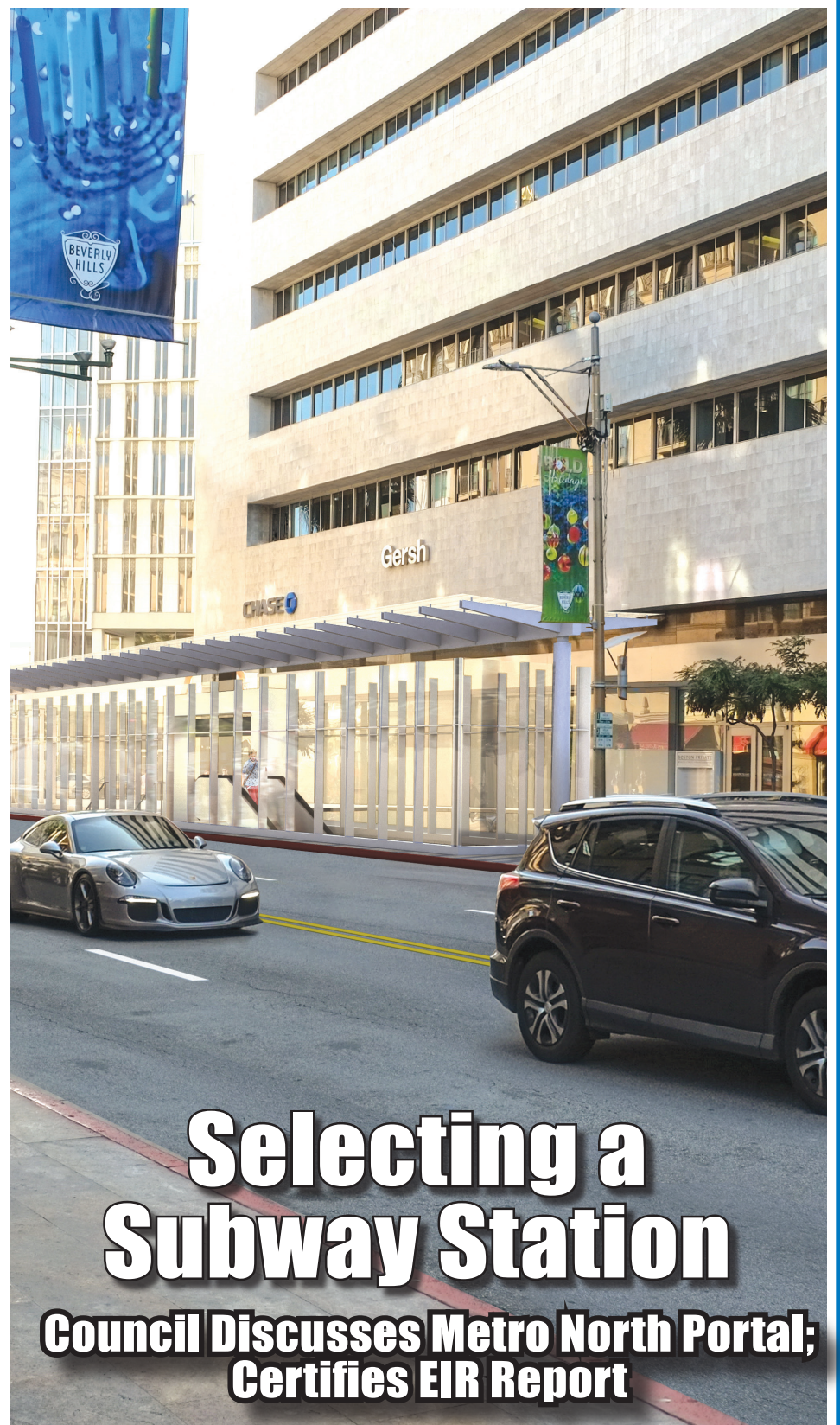
SERVING BEVERLY HILLS • BEVERLYWOOD • LOS ANGELES

Issue 1102 • November 12 - November 18, 2020



Mixed-Use Ordinance Gets a Verdict

**City Council Debates Controversial
Mixed-Use Overlay Zone**



Selecting a Subway Station

**Council Discusses Metro North Portal;
Certifies EIR Report**



COVID-19 RENT SUBSIDY PROGRAM

On September 15, 2020, Beverly Hills City Council approved a Rent Subsidy program for tenants financially impacted by COVID-19.

APPLICATION PERIOD: NOVEMBER 16, 2020 THROUGH DECEMBER 7, 2020

Please call 310-285-1031 or email bhrent@beverlyhills.org

TENANT ELIGIBILITY REQUIREMENTS:

- Resident in multi-family building in unit subject to Rent Stabilization
- Have NOT received funds from other rent subsidy programs
- Monthly rent is \$4,000 or less
- Low-income ($\leq 80\%$ of Area Median Income)
- Tenant does not have a history of being disruptive

HOUSING PROVIDER REQUIREMENTS:

- Good standing (all units registered, no code violations)
- Property is not in default, is not for sale, and will continue to provide housing

PRIORITY GIVEN TO:

- Senior tenants (65+ years old)
- Households with children enrolled in the Beverly Hills School District

DOCUMENTS REQUIRED FOR APPLICATION:

- Proof of Beverly Hills Residency (e.g. utility bill, past rent payments, etc.)
- Most recent lease agreement
- Proof of financial impact from COVID-19
- Proof of income
- If tenant receives government assistance (e.g. PPP, EDD), proof that a portion of rent was paid
- If applicable:
 - Proof of enrollment in Beverly Hills School District
 - Proof age is 65 or older

FOR MORE INFORMATION ABOUT THE PROGRAM:

www.beverlyhills.org/bhrent | Email: bhrent@beverlyhills.org | Tel. 310-285-1031



VISIONS IN *Light*:

WINDOWS ON THE WALLIS

NOVEMBER 19 - 29
8 PM - 11 PM

Join us for an extraordinary drive-by art experience, projected on the windows of The Wallis to inspire joy, wonder and awareness.

Presented by:



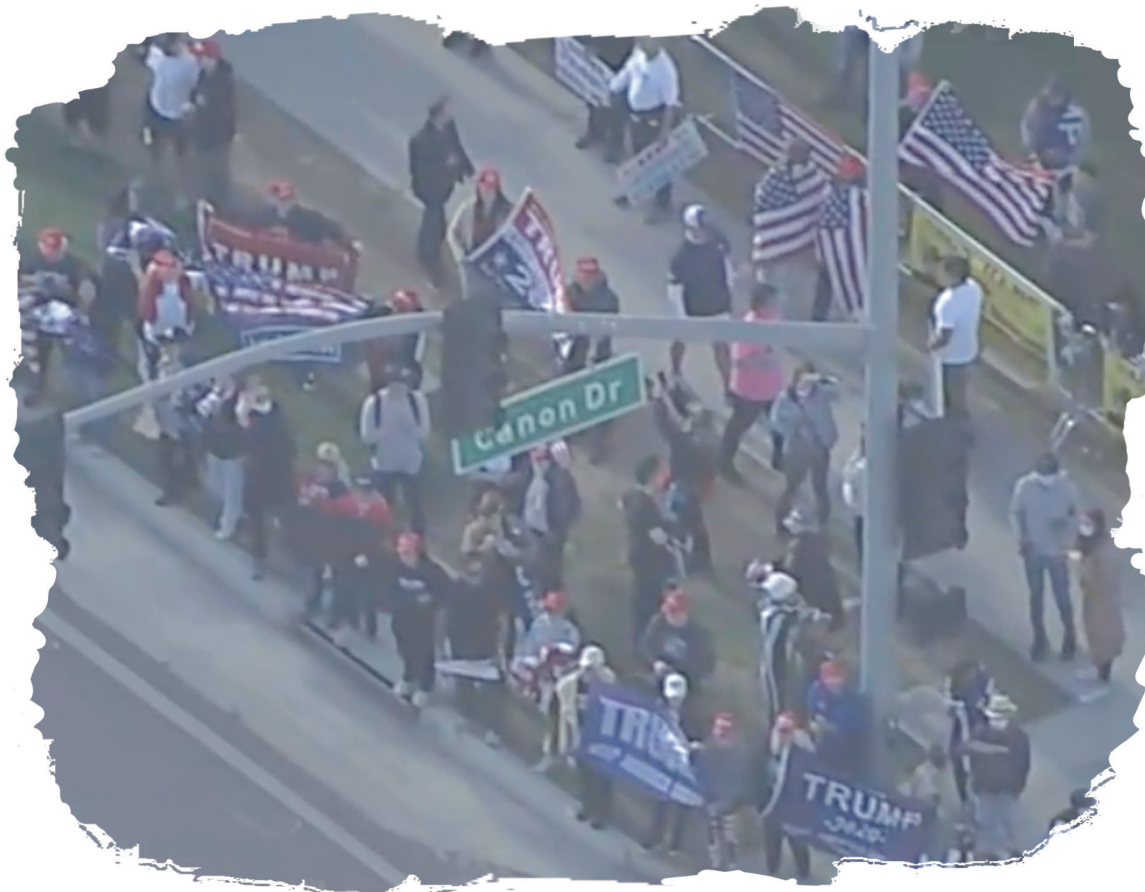
TZ
PROJECTS

Wallis Annenberg
Center for the
Performing Arts

www.beverlyhills.org/embraceandcelebrateculture
#windowsonthewallis



SNAPSHOT



TRUMP LOSES ELECTION, PROTESTERS REACT SANTA MONICA BOULEVARD

President Donald Trump's supporters gathered at Beverly Gardens Park to protest the announcement that former Vice President Joe Biden won the 2020 presidential election Saturday. Protesters carried American flags, signs in support of Trump and chanted claims about voter fraud. The Beverly Hills Police Department declared the rally an unlawful assembly.

Beverly Hills Weekly

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OUR DATA SPEAKS
VOLUMES





WHAT'S ON YOUR MIND?

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The second cover photo is a rendering of the potential Beverly Drive North Portal.

briefs

City of Beverly Hills Settles with Metro

The City of Beverly Hills agreed to a settlement with Metro Tuesday in a 4-1 vote, with Councilmember John Mirisch dissenting.

MTA and the city are currently preparing to develop a second subway station in Beverly Hills to the north of Wilshire Boulevard, otherwise known as the North Portal. According to the council's agenda report, the settlement agreement includes both the city's and MTA's obligation to make payments for the project.

The cost for the North Portal is \$78,500,000, which will be split between the two groups.

The settlement includes that Metro will provide public restrooms for subway riders.

Other terms of the settlement include allowing Metro to do nighttime excavation at designated hours, allowing work during this year's holiday moratorium, that the city and Metro continue public outreach and monthly community webinars, temporarily closing South Reeves Drive at Wilshire Boulevard for Station box excavation and a reimbursement of up to \$250,000 for the cost of rescue equipment for the Beverly Hills Fire Department's use in case there is a tunnel emergency.

City Allocates \$1.1 Million for Rent Subsidy Program

The City Council approved an addition of around \$450,000 for a rent subsidy program designed for Beverly Hills tenants financially impacted by COVID-19 Tuesday night – bringing its total funds to \$1.1 million.

A portion of the additional funds will be reimbursed by the Westside Cities Councils of Government in the amount of \$171,000. The remaining sum will be taken from the city's general fund, according to the council's agenda report.

Councilmembers first approved a rent subsidy program on September 15 to address the issue of tenants unable to pay rent due to COVID-19, though they also expressed interest in continuing it past the pandemic.

The council approved using around \$100,000 from the Permanent Local Housing Allocation program for rent subsidy payment October 13. At that October meeting, councilmembers disclosed that they would like to appropriate \$1.1 million for the rent subsidy program.

According to the agenda report, funding for the program has been derived from a variety of sources. They include the following: CARES reimbursement, General Fund, the Rental Assistance & Utility Community Development Block Grant 2020-2021 and the Rental & Utility Assistance Community Development Block Grant.

The council will revisit the rent subsidy program December 1 to discuss adding additional money and information on the applications.

Council Extends Ordinance Reducing Certain Parking Requirements

The City Council extended an interim ordinance that reduced certain parking requirements in commercial areas Tuesday.

The ordinance had changed the following, according to a city council September 16 agenda:

- Changed parking requirements for restaurants in the business triangle and Wilshire Boulevard south of the triangle to one space for every 350 square feet of area.
- Changed parking requirements for restaurants located in other commercial areas of the city to one space for every 350 square feet of area up to 3,000 square feet.
- Provided flexibility to allow restaurants to fulfill parking requirements beyond what they can provide on-site by leasing spaces within 1,000 feet of the restaurant.
- Lowered the in-lieu parking fee for restaurants to remove a fiscal barrier to the establishment of restaurants in the city and making all restaurants in-lieu parking requests director-level review.

Councilmembers originally approved the ordinance on December 10, 2019 and extended it on January 9. It had been set to expire on December 9.

According to the council's agenda report, the city had planned to begin a parking study and survey with a parking

consultant at the start of the year. The Pandemic, however, has altered traffic and parking patterns in Beverly Hills. The study was therefore not conducted, due to concerns it would not be accurate.

City staff recommended that the council both extend the ordinance and request them to perform a review of similar cities' parking requirements. Once the review is complete, the council will revisit the ordinance to decide on a permanent parking ordinance.

Council Extends Ordinance Prohibiting Residential Developments that Don't Comply with Inclusionary Housing Requirements

The City Council extended an ordinance which prohibits certain residential developments that do not comply with inclusionary housing requirements Tuesday. The City of Beverly Hills first adopted the ordinance on December 17, 2019. According to the council's agenda report, its provisions are "consistent with the objectives, principles and standards of the General Plan."

According to the agenda report, city staff have contacted around 30 applicants of existing projects to let them know about the city's new requirements. City staff are also researching a permanent ordinance regarding inclusionary housing requirements by working with Keyser Marston Associates to complete an inclusionary housing study.

Council Approves \$800K for Beverly Hills Public Library Remodeling

The Beverly Hills City Council approved an additional \$80,000 needed for remodeling the Beverly Hills Public Library Tuesday.

According to the council's agenda report, the second floor of the library was under construction "to provide easy access and wayfinding to city services for the public and to improve communication effectiveness by grouping staff into appropriate units under the same roof."

The city had a contract with BBS Construction, Inc. for the library construction. The original contract amount was \$820,600 and had a \$75,600 con-

City of Beverly Hills Election Results

President of the United States	
Joseph Biden	8,668
Donald Trump	6,329
Los Angeles District Attorney	
Jackie Lacey	6,692
George Gascon	5,820
BHUSD Board of Education	
Mary Wells	5,878
Noah Margo	5,781
Amanda Stern	5,326
Donna Tryfman	5,129
Benjamin Liker	3,049
Frank Chechel	2,877
Robin Rowe	2,283
Propositions	
Measure 15 - Commercial property tax YES	5,708
NO	8,872
Measure 21-Expand rent control YES	5,425
NO	8,961
Measure 22 - App-based drivers and employee benefits YES	9,016
NO	5,453

Source: lavote.net as of November 4. Board of Education results were updated November 11.

tingency amount. According to the agenda report, there were unexpected field conditions that resulted in four change orders of an additional \$81,024.87. Councilmembers approved the contract amendment with a 5-0 vote.

Library remodeling included remodeling existing first floor offices to accommodate the staff sitting room's new location, remodeling the north meeting room for Human Services staff offices, closing an old stair void space and modifying the building's plumbing systems.

Construction began in October 2019 and is now complete. According to the agenda report, Public Works, Community Services and Building and Safety staff are satisfied with the completed remodeling.

Beverly Hills Seeks Feedback on Temporary Intersection Enhancements

Earlier this month, the City of Beverly Hills began installing a temporary demonstration project at the intersection of North Camden Drive and Brighton Way to test elements that could make streets more pedestrian friendly. The project is funded by a grant from the Southern California Association of Governments and is part of a larger Pedestrian and Bicycle Awareness and Education Campaign being shared on the city's social media channels and via a new grant-funded mobility website at www.beverlyhills.org/mobility.

Enhancements to the intersection include brightly painted curb extensions that shorten crossing distances and make pedestrians more visible, and planters separating the space from moving traffic. Later this month, additional delineators to separate the space, a more visible diagonal crossing

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REMEMBERING JANET SALTER

Beverly Hills resident, philanthropist and cartoonist Janet Salter died October 31 at age 97. She was the widow of former Beverly Hills Mayor Max Salter. Her friends have shared their favorite memories of Salter below.



**LILI BOSSE
BEVERLY HILLS
CITY COUN-
CILMEMBER**

“When I ran for office and Janet was hosting my kick-off party, she showed me an old school microphone attached to an amplified speaker. She told me that her friend Joe Biden used it when he was running for office and it brought him luck so I had to use it too. I know she’s beaming with pride about the news of his win. Janet was a force of nature. A guardian angel to so many lives, especially mine. I will love her forever.”



**LINDA
BRISKMAN
FORMER
BEVERLY HILLS
MAYOR**

“I cannot help but think of Janet during this last week of political turmoil. She was such a force, always fighting for the rights of the under-served. I frequently sought out Max and Janet’s blessing for any political decisions because they were always at the forefront of good judgement. Janet’s love of life, her devotion to her family and the community at large and her whip smart sense of humor and satire have left their lasting mark and I for one am extremely grateful to call her a friend.”



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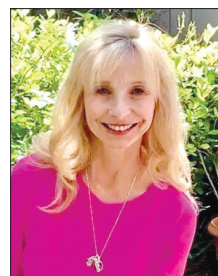
**LES BRONTE
FORMER
BEVERLY HILLS
MAYOR**

“Janet will always be my ‘First Lady.’ She was kind, giving and loving. I was so fortunate to have her in my life.”



**JUDIE FENTON
FTA EVENTS**

“I have known Janet since I was a child. We lived a few blocks away. She was so nice when I rode my bike to her next door neighbor she always outside and greeted me. Then they moved to Beverly Hills and I lost contact with her. When we moved to Beverly Hills, I remembered that they lived here and looked her up. She did in fact remember me and we became friends and political allies. I loved Janet and Max, they were the most gracious and generous people. She leaves a big void in my heart and in the heart of our community.”



**MYRA LURIE
RECREATION
& PARKS COM-
MISSIONER**

“I will forever hold in my heart the memory of our darling Janet, a ninety plus-year old Rockstar, hair coiffed and false eyelashes in place on a Tuesday morning at home, as she conducts board meetings at her dining room table, plans yet another fundraiser, and gives guest tours of her travel and political memorabilia, all the while plying us

with mini-Hershey bars, petting an insistent 25-pound kitty and managing multiple dogs.

Rest in peace, dear friend. You were one of a kind and will continue to inspire us throughout the years.”



**RHODA
SHARP
RETIRED
BEVERLY
HIGH
FACULTY**

“I remember Janet being a very small person with giant ideas and abilities. I remember her as a most gracious hostess, loving her home and wanting to share it with you. She and Max were very close friends of [President-Elect] Joe Biden. On the day of Max’s funeral, Joe stopped traffic on North Linden Drive and waited until she returned from the cemetery to pay his respects. Beverly Hills has lost one of its best citizens and many have lost a good friend.”



**DAVE SNOWDEN
FORMER BHPD
CHIEF**

“I spent just short of 12 years as the police chief of Beverly Hills. [My wife] Ellyn and I were fortunate to have made the acquaintance of Janet and Max Salter shortly after we arrived. Both of them were very supportive of the department and me and soon became good personal friends. We were very saddened when Max passed away in 2010.

Janet was a warm, kind, generous lady who never forgot a birthday. I often received cards from her for no other reason



sometimes other than to let me know she was thinking about Ellyn and me. She included her original cartoons that always were uplifting and fit the occasion. If we happened to meet on the street, a local restaurant or at an event we were always greeted with a warm hug. There is no doubt why Janet was so very loved by the community and everyone else she touched with her kindness.”



**MEL SPITZ
BHUSD BOARD
OF EDUCATION
MEMBER**

“[My wife] Barbara and I join our many neighbors in celebrating the life of Janet Salter. Her unending generosity, her insightful artwork, and her inspiring spirit of community are everlasting contributions to the quality of life in Beverly Hills. We remember her dazzling smile each time we saw her, and the many times she lent her home for Hadassah events, and for my campaign kick-off in 2015. She was a beloved friend.”

briefs cont. from page 3

design, bike parking, and public seating will be installed to compliment the city’s OpenBH program and allow visitors to further support the nearby restaurants.

The purpose of the demonstration project is to show the Beverly Hills community potential pedestrian amenities that could be expanded in other parts of the city. The demonstration project will be installed for at least six months.

The City of Beverly Hills invites community members to visit the intersection and respond to a short online survey to share their thoughts. The survey is available on the city’s mobility website at www.beverlyhills.org/mobility, which also includes more resources about safely navigating Beverly Hills via all travel modes.

The feedback from the survey will help

the city determine if the demonstration project will be made permanent, modified, or removed, which is anticipated to be considered by the City Council in either the spring or summer of 2021.

Writers Bloc Presents Live Stream with Author Shalom Auslander

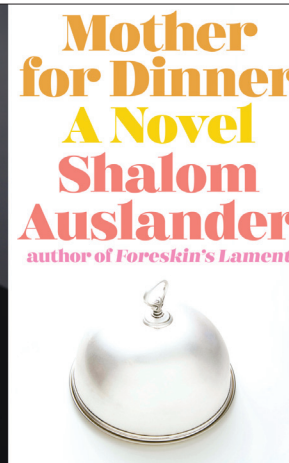
Writers Bloc is hosting an event with Shalom Auslander and Dan Harmon on November 24 at 5 p.m.

Auslander has written a new novel, “Mother for Dinner” and is known for his satire. He is also the creator of the Showtime series “Happyish.” He will speak with Harmon, the creator of the terrific NBC sitcom “Community,” at the event. Harmon also created the Adult Swim show “Rick and Morty,” which has become a cult favorite.

To register for the event, visit www.writersblocpresents.com. To purchase Auslander’s book, visit Chevalier’s Books’ website at www.chevaliersbooks.com. He will sign a limited number of copies.



Shalom Auslander



TZ Projects, Beverly Hills and the Wallis to Launch Drive-by Art Experience

TZ Projects, City of Beverly Hills and the Wallis have announced the upcoming launch of “Visions in Light: Windows on The Wallis” on November 19 at the Wallis from 8 p.m. to 11 p.m. nightly through November 29.

Projected on the windows of the Wallis, “Visions in Light” is a drive-by art exhibit featuring over 40 established and emerging artists of diverse cultures portraying work meant to inspire joy, wonder and awareness. Curated by nationally renowned art experts, it will feature works by: Awol Erizku,

briefs cont. on page 5

briefs cont. from page 4

Hank Willis Thomas and the For Freedoms Billboard Collective, Lezley Saar, Alison Saar, Gajin Fujita, Bhanu Kapil and Greg Ito.

“Visions in Light: Windows on The Wallis is concerned with the power of art and culture to speak for a diverse humanity,” said TZ Projects producers Torie Zalben and Liana Weston. “The show, a video display, comprises various media, still and moving, projected onto the windows of Beverly Hills’ the Wallis Annenberg Center for the Performing Arts.”

Visions in Light: Windows on The Wallis is part of Embrace & Celebrate Culture initiative, a new citywide inter-Commission collaboration to celebrate diversity and create a greater culture of inclusion, equity and belonging in Beverly Hills.

Arts and Culture Commissioners Deborah Frank and Stephanie Vahn and Human Relations Commissioners Annette Saleh and Karen Popovich Levyn are working together to find relevant ways to showcase global arts and cultural art forms, support local artists, arts and service organizations and honor community-based individuals and philanthropists.

“Art is reflective of its environment and these featured works echo the sentiment of our nation’s collective soul,” Frank said.

Levyn said this is a wonderful venue to commemorate diverse humanity in Beverly Hills.

“The collaboration of the inter-commissions, the Arts & Culture and the Human Relations Commissions, are an exciting joint alliance to continue to embrace civility, diversity, and inclusion in Beverly Hills,” Levyn said.

Surface Productions serves as TZ Projects creative partner. The Curatorial Advising Committee who helped bring artists together for this special production include: Lois Plehn, Peter Frank, Lisa Applebaum Haddad, Maynard Monrow,

Laura Dvorkin, Kimberly Davis, Caroline Tufenkian, Christina Caputo, Hank Willis Thomas’ For Freedoms Collective, Erin Christovale, Christopher Lew, Michele Snyder, Breanne Bradley, Meghan Doherty, Antoine Girard, Becky Pynooos, Luis Calderon, Spencer Rudin, Ashley Woods Hollister and more.

Donors include The Krantzberg Arts Foundation, Beverly Hills City Councilmember Lili Bosse and Jon Bosse, Domino Realty, Shawn Far, Josh Flagg, Jeff Hyland and Rick Hilton, K. Period Media, Konheim Family, Rochelle Maize Luxury Estates, Mapleton Investments, Stephanie and Leon Vahn, Liana, Helen and Richard Weston, Eden Alpert, Hrishikesh Desai and Justine Roach, Forte Wellness Inc., Deborah Frank, David Freitag, Diane Holland, Forrest L. Kirk, Scott Levenson, Ned Low, Patricia Van Ronkel Low, Max Ostrow, Annette and Marc Saleh, Sanam Shamtobi, Skin Style Beverly Hills and Kevin Whittaker.

Learn more about “Visions in Light: Windows on The Wallis” at www.tzprojects.org.

Wallis Announces Virtual Benefit Commemorating its 25th Anniversary

The Wallis Annenberg Center for Performing Arts will commemorate the 25th anniversary of its founding with “DreamBuilders: From Post Office to Box Office,” a virtual benefit celebrating the landmark occasion and honoring Dreambuilders the Honorable Vicki Reynolds, founding President Paul Selwyn and the late President Emeritus Richard Rosenzweig on December 3 at 6:30 pm.

Presented by Harry Winston, Inc., the benefit is hosted by Wallis Board Members Debbie Allen and Nigel Lythgoe, OBE, with Wallis Annenberg serving as Honorary Chair. The festive celebration, filled with entertainment, includes virtual red carpet arrivals plus performances by such artists as Academy Award-winning

actor Jeremy Irons, who starred in the Wallis’ 2018 presentation of “Long Day’s Journey into Night;” Artist-in-Residence/acclaimed violinist Daniel Hope; jazz legend Patrice Rushen; and Grammy-nominated R&B singer/songwriter Sheléa.

It also features performances by Broad-



Rosa Parks and Martin Luther King, Jr. by Keith Mayerson, which will be part of the drive-by art exhibit.

way star and American Idol season one top-four finalist Tamarya Gray with Lily Zager, a student from GRoW@TheWallis’ acclaimed Broadway Dreams program and The Miracle Project; the nationally recognized John Burrows High School Powerhouse Choir; and the Debbie Allen Dance Academy.

Dreambuilders provides a 25-year look-back at the Wallis’ history, from its origins in 1933 as the City of Beverly Hills’ historic post office, to its transformation into a performing arts venue, which embraces both classic and modern architecture and opened its doors to critical acclaim in 2013.

Proceeds benefit the Hope @ The Wallis Resiliency Fund, a source of philanthropic support for the Wallis during its unanticipated and lengthy closure due to the global pandemic.

“As we celebrate The Wallis’ silver anniversary, we proudly recognize Vicki Reynolds, Paul Selwyn and the late Richard Rosenzweig for their enormous role in its founding,” said benefit co-chairs Daphna Nazarian and Stephanie Vahn. “Their extraordinary vision, exceptional leadership and tireless efforts over many years helped ensure The Wallis’ genesis.”

Nazarian and Vahn said 25 years ago, they envisioned a future where an iconic Beverly Hills post office could become a world-class performance venue, delivering the performing arts, civic life and arts education to our community.

“Supported by many others, including the inimitable Fred Hayman and fearless founding Chairman Bram Goldsmith, who shared in their desire to establish a premier cultural arts destination in Beverly Hills, they made their dream an exquisite reality,” they said. “It is with deep gratitude that we honor them as community visionaries and dream builders.”

The Wallis Executive Director and CEO Rachel Fine said its first virtual benefit enables the Wallis to reflect on its roots by honoring the dedicated community members who made possible its very existence and also helps support its unprecedented and vital fundraising needs to ensure The Wallis can reopen with strength once it’s safe to do so.

“This virtual benefit, in particular, is helping to bolster our organization and assure its future,” Fine said.

Patron sponsor packages and single tickets for the virtual benefit, starting at \$500, are currently available. For tickets and information, visit TheWallis.org/DreamBuilders, call 310-746-4000 or email Tickets@TheWallis.org.

--Briefs Compiled by Ani Gasparyan

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.

CHARLES, ARMANDO ERIC, 29, arrested on 09/12/2020 for possession of drug paraphernalia, possession of meth/ etc and driving while license suspended.

SHINN, ANTONIO DASHAWN, 21, arrested on 09/12/2020 for carrying a concealed firearm – upon a person.

RICHARDS, JAWON, 21, arrested on 09/12/2020 for driving while license suspended for reckless, driving w/an open container, carrying a concealed firearm – upon a person, forgery of state, corporate, or official seal and getting credit using other’s ID.

RICHARDS, JERIMIE JOSHUA, 24, arrested on 09/12/2020 for carrying a concealed firearm – upon a person and get-

ting credit using other’s ID.

GUZAUSKI, ALEXANDER NATHAN, 42, arrested on 09/12/2020 for battery-use or force or violence upon another.

MASSEY, KENDALL R, 32, arrested on 09/13/2020 for getting credit using other’s ID.

BELL, CARL KANI, 23, arrested on 09/13/2020 for getting credit using other’s ID.

THOMPSON, ANTONIO, 35, arrested on 09/13/2020 for dirk/dagger, petty theft and outside misdemeanor warrant.

FLORES, CLAUDIA VANESSA, 32, arrested on 09/13/2020 for hit/run misd and driving under influence of alcohol.

MOREL, JUSTICE WALDO, 22, arrested on 09/13/2020 for getting credit using other’s ID.

NOVASBIDO, CHRISTIAN, 23, arrested on 09/13/2020 for possession of a con-

trolled substance.

ANDREWS, ERIC, 32, arrested on 09/13/2020 for getting credit using other’s ID.

LABARDY, GILBERT VICTOR, 29, arrested on 09/13/2020 for driving unlicensed upon highway and getting credit using other’s ID.

DOMINGUEZ, QUIRINO ELOY, 49, arrested on 09/13/2020 for driving while license suspended for reckless.

KRASNOW, JON CHARLES, 47, arrested on 09/14/2020 for possession of sale meth/etc, probation revoked, driving while license suspended, carrying a switchblade knife upon their person, appropriating lost property for own use without making efforts to location owner and restore property to them and outside felony warrant.

SWISHER, WENDELL AMAR, 26, arrested on 09/14/2020 for getting credit using other’s ID and outside misdemeanor warrant.

JOHNSON, ELSHAGOD, 23, arrested on

09/14/2020 for getting credit using other’s ID.

JONES, CHEREIOUN, 21, arrested on 09/14/2020 for criminal conspiracy and getting credit using other’s ID.

MURRAY, MARSHALL REDALL, 26, arrested on 09/14/2020 for criminal conspiracy, criminal possession of a firearm while masked, carrying a concealed firearm – upon person, ex-felon with a firearm, poss of ammo by person prohibited from poss a firearm and getting credit using other’s ID.

MURRAY, MARCUS REDALL, 26, arrested on 09/14/2020 for criminal conspiracy, carrying a concealed firearm – upon a person, loaded firearm in public person or vehicle and getting credit using other’s ID.

LAVINE, RAPHAEL, 43, arrested on 09/14/2020 for resisting, delaying or obstructing any public officer, peace officer or emergency medical technician, parole violation – remain under legal custody to

arrests cont. on page 7

coverstory

MIXED-USE ORDINANCE GETS A VERDICT

City Council Debates Controversial Mixed-Use Overlay Zone

By Ani Gasparyan

The City Council approved a mixed-use ordinance Tuesday, which will establish a mixed-use overlay zone in certain areas of Beverly Hills.

Mixed-use refers to buildings that have more than one use, such as condominiums with office spaces. There are a few mixed-use buildings in Beverly Hills – some of which are currently in development – but they had only been approved on a case-by-case basis.

It was approved with a 4-1 vote, with Councilmember John Mirisch dissenting. The council will review the ordinance again in six months.

The City of Beverly Hills has been debating over a mixed-use ordinance and what it would entail for some time prior to Tuesday’s meeting. A Planning Commission ad hoc committee had met several times to discuss the topic, before the full Planning Commission ultimately rec-

ommended it for the council’s approval on June 19.

Planning Commission Chair Peter Ostroff said on several occasions that part of why he supports the ordinance is its ability to help Beverly Hills meet its Regional Housing Needs Assessment.

According to the RHNA allocation, Beverly Hills must add 3,096 units from 2021 to 2028. The council has decided to appeal the RHNA allocation, but it is not expected to change by much if

at all. But reactions to the mixed-use ordinance have been negative among a large group of residents, who have raised concerns about what it would mean for housing density, parking, construction and more. At the council’s October 13 meeting on the ordinance, councilmembers dedicated the time to hearing from over 60 public commenters – most of which were residents expressing their opposi-

“Of the options that we have discussed, the overlay zone appears to be the most helpful with getting that certified housing element”

—Vice Mayor Robert Wunderlich

“Without land-value recapture the ordinance does put developers first and while open to the idea of sensible mixed-use ordinance, I can’t support this ordinance as it stands”

—Councilmember John Mirisch

tion.

The council held a five-hour discussion on the ordinance October 27, but continued the item to Tuesday’s meeting after reaching no clear conclusion.

Councilmember Lili Bosse expressed her support for the ordinance, but said she would like the council to review it again in six months to look at what it needs to do in the future.

“For me, I think this will be a very positive step for our community and I will very proudly be able to support it today,” Bosse said.

Vice Mayor Robert Wunderlich said having an overall plan for mixed-use is better than one off zoning. He said he thinks it’s going to be an economic benefit for the city.

“Of the options that we have discussed, the overlay zone appears to be the most helpful with getting that certified housing element,” he said.

Mirisch said the city should put residents first, not developers.

“Without land-value recapture the ordinance does put developers first and while open to the idea of sensible mixed-use ordinance, I can’t support this ordinance as it stands,” Mirisch said.

He added that community members who are most impacted by the ordinance have overwhelmingly opposed the ordinance.

“We’re denying them the chance also

to give feedback about how we fulfill our RHNA requirements, because ultimately there won’t be any choice because this will be on the table and I think that’s wrong too,” Mirisch said.

The overlay zone would be applied to the following commercially zoned properties, according to a October 13 city staff report:

- 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.

coverstory

SELECTING A SUBWAY STATION

Council Discusses Metro North Portal; Certifies EIR Report

By Ani Gasparyan

The City Council discussed the proposed second subway station in Beverly Hills – otherwise known as the North Portal – Tuesday night. t certified a final Environmental Impact Report for the portal and expressed support for locating it on Beverly Drive.

The Wilshire/Rodeo station was originally meant to be the only subway station in Beverly Hills, but the city expressed concerns that subway users would not have easy access to all of the Business Triangle. Councilmembers subsequently approved a Memorandum of Agreement with Metro to construct another station portal to the north of Wilshire Boulevard.

There were three locations proposed for the North Portal – the west side of Beverly Drive, the west side of Cañon Drive and at the Cañon Drive staging yard. The consulting firm AECOM conducted the EIR for the project, which assessed the environmental impacts of each potential station’s location.

Councilmembers first publicly reviewed the draft EIR report on September 16. Both the council and public commenters raised several concerns with the report, which included that all potential portal locations should have restrooms, that there should be more data on traffic impacts based on future usage and so

forth.

According to the council’s agenda report, each station is a half portal that has stairs, one escalator going up and two elevators. At the September council meeting, only the proposed North Canon Drive Staging Yard portal included a restroom and also had room to add a second escalator going down.

The public had a 48-day period to send in comments once the draft EIR report was made public. According to the agenda report, there were 153 comments received regarding the report. These included comments regarding location preference, the environmental analysis and requests for bathrooms and security.

Phil Savenick shared his concerns in an email to the city.

“The report is dangerously inadequate, the council needs to know that we have not addressed any of the public safety issues with either portal,” Savenick said.

Stephanie Robinson Goldstine expressed support for public transit in her emailed public comment.

“My husband and I are both strong proponents of increased public transit and we are very glad that there will be subway access to our city. It is our con-

tion that the best location for a north portal would be on North Beverly Drive, as that will best serve our city,” Goldstine said. “It will bring access to the heart of our business district with easy access to Rodeo, Beverly and Canon.”

Alexandra Molina shared her support for the North Portal location on Beverly Drive and criticized the proposed Canon Drive location. She asked the council to not jeopardize the safety of residents located next to the Metro portal by placing the portal on Canon Drive.

“I am vehemently against the proposed Canon Drive location. Canon Drive is only one block away from a residential neighborhood. A portal at this location would have a deleterious impact on the community feel and safety of the neighborhood,” Molina said. “The Beverly Drive location is vastly superior as it is closer to the central business district and would better serve the riders on the Metro.”

Metro will include public restrooms for subway riders, according to a settlement agreement with the City of Beverly Hills that was also approved Tuesday night.

arrests cont. from page 5

return to prison, burglary – residential, resisting or threatening officer and outside felony warrant.

IMERSHEIN, MICHAEL LOUIS, 60, arrested 09/14/2020 for petty theft.

STEVENSON, RAHMAN JR, 27, arrested on 09/14/2020 for getting credit using other's ID.

HILLS, KEVIN RAYMOND, 49, arrested on 09/14/2020 for possession of drug paraphernalia and possession of meth/etc.

WALKER, MICHAEL, 24, arrested on 09/15/2020 for getting credit using other's ID.

AUGUSTIN, GARVEY, 24, arrested on 09/15/2020 for getting credit using other's ID.

BURKE, ELIJAH ANDREW, 23, arrested on 09/15/2020 for appropriating lost property for own use without making efforts to locate owner and restore property to them.

JENKINS, KHAMARI, 22, arrested on 09/15/2020 for get-



OBITUARIES Farris A. English

January 29, 1980 – November 3, 2020

Farris A. English was born on January 29, 1980 in Los Angeles, California. He was a beautiful soul with a loving spirit and heart. He loved his family and his family loved him. He chose to live out his last days on the streets and in the parks of Beverly Hills. He thought it was one the safest cities to be homeless. He was always clean and well-maintained and always was in contact with his family. His family is deeply saddened. He died after being found in the park and taken to a local hospital on November 3.

TURA BLVD SUITE 768 SHERMAN OAKS CA 91403. 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: MICHAEL RAFFETY, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 09/30/2020. 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: 10/22/2020, 10/29/2020, 11/05/2020, 10/12/2020 TBS 4,837

FICTITIOUS BUSINESS NAME STATEMENT: 2020159984. The following person(s) is/are doing business as: FLEUR CACHEE. 4920 VAN NUYS BLVD 204 SHERMAN OAKS CA 91403. 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: KIRA MURAOKA, VICE PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/09/2020. 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: 10/22/2020, 10/29/2020, 11/05/2020, 10/12/2020 TBS 4,839

FICTITIOUS BUSINESS NAME STATEMENT: 2020163000. The following person(s) is/are doing business as: STARBOSS MUSIC GROUP. 1641 COSMO STREET NORTH HOLLYWOOD CA 90028. STARBOSS. INC. 1641 COSMO STREET NORTH HOLLYWOOD CA 90028. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/20/2020 Signed: LOPELAV CURTIS, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/15/2020. 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: 10/22/2020, 10/29/2020, 11/05/2020, 10/12/2020 TBS 4,840

FICTITIOUS BUSINESS NAME STATEMENT: 2020157889. The following person(s) is/are doing business as: STAR BEER USA; STARBEERUSA.COM. 146 SOUTH SPALDING DRIVE BEVERLY HILLS CA 90212. MAXWELL + BESSIE INC. 146 SOUTH SPALDING DRIVE BEVERLY HILLS CA 90212. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: JULY 15, 2020 Signed: CHOMIA MAY ODIAKOSA, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/07/2020. 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: 10/22/2020, 10/29/2020, 11/05/2020, 10/12/2020 TBS 4,842

FICTITIOUS BUSINESS NAME STATEMENT: 2020156320. The following person(s) is/are doing business as: SONIA'S SALON AND BARBER. 20201 SHERMAN WAY SUITE 108 WINNETKA CA 91306. SONIA SORTO. 20201 SHERMAN WAY SUITE 108 WINNETKA CA 91306. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2015 Signed: SONIA SORTO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/06/2020. 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: 10/22/2020, 10/29/2020, 11/05/2020, 10/12/2020 TBS 4,843

FICTITIOUS BUSINESS NAME STATEMENT: 2020152836. The following person(s) is/are doing business as: EARLY NIGHT; EDDIE AND NANCY; DESERT AND FERN. 9531 MAPLE ST BELLFLOWER CA 90706. EARLY NIGHT LLC. 9531 MAPLE ST BELLFLOWER CA 90706. 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: 08/2020 Signed: NANCY TRAN, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 10/02/2020. 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: 10/22/2020, 10/29/2020, 11/05/2020, 10/12/2020 TBS 4,843

CERVANTES, JONATHAN RICHARD, 33, arrested on 09/15/2020 for possession of drug paraphernalia and other misdemeanor not listed charge – see narrative.

K A N G , D A E Y O U N G VICTOR, 31, arrested on 09/15/2020 for public intoxication.

I Z E V B I Z U A , O S A H O N , 20, arrested on 09/16/2020 for possession of marijuana while driving a motor vehicle and get-



BEVERLY HILLS UNIFIED SCHOOL DISTRICT EDUCATION REIMAGINED

BEVERLY HILLS UNIFIED ANNUAL DEVELOPER'S FEES REPORT FOR THE 2019-20 FISCAL YEAR

It is a requirement of Government Code Sections 66006 and 66001 that school districts provide certain financial information to the public each year. The report must be made available for public review 180 days after the close of the previous fiscal year. In addition, the governing board must review the information at its next regularly scheduled board meeting held no earlier than 15 days after the information becomes available to the public. Notice of the time and place of this meeting must be mailed at least 15 days prior to the meeting to anyone who has requested such notice. Developer fees are intended to be used for the construction and reconstruction (modernization) of school facilities to accommodate students and educational programs. Developer fees are not intended for general revenue purposes.

I. THE DISTRICT PROVIDES THE FOLLOWING INFORMATION IN COMPLIANCE WITH GOVERNMENT CODE SECTION 66006 FOR THE 2019-20 FISCAL YEAR

- A. THE FEES REPORTED ARE LEVEL I
B. AMOUNT OF DEVELOPER FEES

The fee amounts reported were authorized by the District's Board of Education.

Table with 2 columns: Amount of Fees Collected, and Amount. Rows include Residential (\$1,259,770.71), Commercial (\$ 5,999.35), and Total Fees (\$1,265,770.06) with interest earned (\$81,382.39).

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

FICTITIOUS BUSINESS NAME STATEMENT: 2020156657 The following person(s) is/are doing business as: PRIVATE BEVERLY HILLS. 257 N Canon Dr - 2nd Flr Beverly Hills, CA 90210; 1230 Horn Ave #732 West Hollywood, CA 90069. DEEGEE LLC. 1230 Horn Ave #732 West Hollywood, CA 90069. This business is conducted by: A Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: 6/2014. Signed: Denise C. Moreno, Managing Member. This statement is filed with the County Clerk of Los Angeles County on: 10/6/20. 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: 10/22/2020, 10/29/2020, 11/05/2020, 10/12/2020 TBS 4,837

FICTITIOUS BUSINESS NAME STATEMENT: 2020142520 The following person(s) is/are doing business as: RISING STAR INVESTMENTS. 1737 Whitley Ave #106 Hollywood, CA 90028. BRIAN GIBSON. 1737 Whitley Ave #106 Hollywood, CA 90028. 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: Brian Gibson, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/21/20. 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: 10/15/20, 10/22/20, 10/29/20, 11/05/20, 11/12/20 147

FICTITIOUS BUSINESS NAME STATEMENT: 2020154397 The following person(s) is/are doing business as: TEAM DOCTOR. 11710 Wilshire Bl. Los Angeles, CA 90025; 45 Middle Neck Rd Ste 211. Great Neck, NY 11021. HEALTHCARE ON DEMAND. 45 Middle Neck Rd Ste 211. Great Neck, NY 11021. 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: Renos Gordos, Secretary. This statement is filed with the County Clerk of Los Angeles County on: 10/5/20. 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: 10/22/20, 10/29/20, 11/05/20, 11/12/20 149

FICTITIOUS BUSINESS NAME STATEMENT: 2020129328 The following person(s) is/are doing business as: STACI ATKINS, PSYD., LCSW. 13101 W Washington Bl Ste 118, Los Angeles, CA 90056; 1923 Barry Ave. Los Angeles, CA 90025. LISTAWI. 13101 W Washington Bl Ste 118, Los Angeles, CA 90056. 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: 9/2019. Signed: Staci Atkins, CEO. This statement is filed with the County Clerk of Los Angeles County on: 8/25/20. 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: 10/22/20, 10/29/20, 11/05/20, 11/12/20 150

FICTITIOUS BUSINESS NAME STATEMENT: 2020157857. The following person(s) is/are doing business as: SPARADYNE MUSIC. 4843 REGALO ROAD WOODLAND HILLS CA 91364. SARAH DUBERRY. 4843 REGALO ROAD WOODLAND HILLS CA 91364. STEVE DUBERRY. 4843 REGALO ROAD WOODLAND HILLS CA 91364. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2020 Signed: SARAH DUBERRY, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 10/07/2020. 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: 10/22/2020, 10/29/2020, 11/05/2020, 10/12/2020 TBS 4,836

10/12/2020 TBS 4,844 FICTITIOUS BUSINESS NAME STATEMENT: 2020157428. The following person(s) is/are doing business as: AMAZING EPOXY RESIN. 412 W FLORAL DR MONTEREY PARK CA 91754. JOSEPH MARTINEZ. 412 W FLORAL DR MONTEREY PARK CA 91754. XENIA MARTINEZ. 412 W FLORAL DR MONTEREY PARK CA 91754. This business is conducted by: A MARRIED COUPLE. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2020 Signed: JOSEPH MARTINEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/07/2020. 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: 10/22/2020, 10/29/2020, 11/05/2020, 10/12/2020 TBS 4,845

FICTITIOUS BUSINESS NAME STATEMENT: 2020150050. The following person(s) is/are doing business as: CRYSTAL DAWN COUNSELING. 10947 BLOOMFIELD ST #201 NORTH HOLLYWOOD CA 91602. CRISTAL BAKER. 10947 BLOOMFIELD ST #201 NORTH HOLLYWOOD CA 91602. 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: CRISTAL BAKER, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/29/2020. 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: 10/22/2020, 10/29/2020, 11/05/2020, 10/12/2020 TBS 4,846

FICTITIOUS BUSINESS NAME STATEMENT: 2020151738. The following person(s) is/are doing business as: URARTU. 1531 N DETROIT ST #114 LOS ANGELES CA 90046. GAYK POGOSYAN. 1531 N DETROIT STREET #114 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: 09/2013 Signed: GAYK POGOSYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/30/2020. 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: 10/22/2020, 10/29/2020, 11/05/2020, 10/12/2020 TBS 4,847

FICTITIOUS BUSINESS NAME STATEMENT: 2020159801. The following person(s) is/are doing business as: BLOOME RECOVERY; BLOOME RECOVERY CENTER. 5900 SEPULVEDA BLVD SUITE 102-2 VAN NUYS CA 91411. BLOOME INC. 5900 SEPULVEDA BLVD SUITE 102-2 VAN NUYS CA 91411. 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: JANE SHOMOF, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/09/2020. 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: 10/22/2020, 10/29/2020, 11/05/2020, 10/12/2020 TBS 4,848

FICTITIOUS BUSINESS NAME STATEMENT: 2020159804. The following person(s) is/are doing business as: 911 RX PHARMACY. 1909 WEST BURBANK BLVD BURBANK CA 91506. 2020 PHARMACEUTICALS INC. 1909 WEST BURBANK BLVD BURBANK CA 91506. 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: VAHAN DINKCHIAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/09/2020. 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: 10/22/2020, 10/29/2020, 11/05/2020, 10/12/2020 TBS 4,850

FICTITIOUS BUSINESS NAME STATEMENT: 2020159806. The following person(s) is/are doing business as: WONDER TREE. 181 N OAK KNOLL AVE SUITE 1 PASADENA CA 91101. ASHLEY TAYLOR, PSYD., A PSYCHOLOGICAL CORPORATION. 181 N OAK KNOLL AVE SUITE 1 PASADENA CA 91101. 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: ASHLEY TAYLOR DOUGHERTY, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/09/2020. 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: 10/22/2020, 10/29/2020, 11/05/2020, 10/12/2020 TBS 4,851

FICTITIOUS BUSINESS NAME STATEMENT: 2020159810. The following person(s) is/are doing business as: ARMEN'S CONSTRUCTION. 815 S CENTRAL AVE #32 GLENDALE CA 91204. ARMEN OGANESEYAN. 815 S CENTRAL AVE #32 GLENDALE CA 91204. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2019 Signed: ARMEN OGANESEYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/09/2020. 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: 10/22/2020, 10/29/2020, 11/05/2020, 10/12/2020 TBS 4,852

ting credit using other's ID. WICKER, TRAVIS T, 37, arrested on 09/16/2020 for burglary – shoplift.

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shall & Harlan, a Law Corporation in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Lewitt, Hackman, Shapiro, Marshall & Harlan, a Law Corporation 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 Nov. 16, 2020 at 8:30 AM in Dept. No. 44 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:

JANA G GARROTTO ESQ
SBN 143564

KYLA A PARRINO ESQ
SBN 309617

LEWITT HACKMAN SHAPIRO
MARSHALL & HARLAN ALC

16633 VENTURA BLVD
11TH FLR

ENCINO CA 91436

CN972708 EXLEY Oct 29, Nov 5,12, 2020

T.S. No.: 2020-00111 Loan No.: xxxx1419 APN: 4348-006-012 Property Address: 1085 Carolyn Way, Beverly Hills, CA 90210 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/16/2019. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Andre Mike Berto, a Married Man, as his sole and separate property Duly Appointed Trustee: Imperial Processing Record-

ed 5/22/2019 as Instrument No. 20190466406 in book, page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 11/24/2020 at 10:30 AM Place of Sale: Outside by the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$506,027.66 Street Address or other common designation of real property: 1085 Carolyn Way Beverly Hills, CA 90210 A.P.N.: 4348-006-012 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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 (844)477-7869 or visit this Internet Web site www.stoxposting.com, using the file number assigned to this case 2020-00111. 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. FOR TRUSTEE'S SALES INFORMATION, PLEASE CALL (844)477-7869 OR VISIT WEBSITE: www.stoxposting.com Date: 10/21/2020 Imperial Processing, Substituted Trustee 11111 Santa Monica Blvd, Suite 1700 Los Angeles, California 90025 (424)488-3144 Dmitry Merrit, Processor

NOTICE OF PETITION TO ADMINISTER ESTATE OF SUMNER M. REDSTONE AKA SUMNER REDSTONE CASE NO. 20STPB08647

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Sumner M. Redstone aka Sumner Redstone A PETITION FOR PROBATE has been filed by David R. Andelman and Shari Ellin Redstone in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that David R. Andelman and Shari Ellin Redstone be appointed as personal representative to administer the estate of the decedent.

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

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

A HEARING on the petition will be held on 11/18/2020 at 08:30AM in Dept. 79 located at 111 N. HILL ST. LOS ANGELES CA 90012 STANLEY MOSK COURTHOUSE.

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 (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:

Nicole M. Pearl (SBN 197976)

McDermott Will & Emery LLP

2049 Century Park East

Suite 3200

Los Angeles, CA 90067-3206

Telephone: (310) 551-9359

10/29, 11/5, 11/12/20

CNS-3410615#

FILE NO. 2020 159494

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: RUBY'S LIQUOR, 5442 E DEL AMO BLVD LONG BEACH CA 90808 county of: LA COUNTY.

Registered Owner(s): RAKAN ABDULNOUR, 5442 E DEL AMO BLVD LONG BEACH CA 90808. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

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

This statement was filed with the County Clerk of LOS ANGELES County on OCT 09 2020 expires on OCT 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-51301 BEVERLY HILLS WEEKLY 10/29, 11/5,12,19 2020

FILE NO. 2020 168507

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: REFILE

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: THE OLIVE GARDEN ITALIAN RESTAURANT, 17585 CASTLETON ROWLAND HEIGHTS CA 91748-1702 county of: LA COUNTY.

AI #ON: 201531710057

Registered Owner(s): N AND D RESTAURANTS, LLC, 1000 DARDEN CENTER DRIVE ORLANDO FL 32837 [FL]. 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: 11/2015.

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/ N AND D RESTAURANTS, LLC BY ANGE-LA M. SIMMONS

This statement was filed with the County Clerk of LOS ANGELES County on OCT 21 2020 expires on OCT 21 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-51283 BEVERLY HILLS WEEKLY 10/29, 11/5,12,19 2020

FILE NO. 2020-168505

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: REFILE

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: SEASONS 52, 1501 OCEAN AVENUE SANTA MONICA CA 90401 county of: LA COUNTY.

AI #ON:

Registered Owner(s): SEASONS 52 HOLDINGS, LLC, 1000 DARDEN CENTER DR ORLANDO FL 32837 [FL]. 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: 11/2015.

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/ SEASONS 52 HOLDINGS, LLC, BY LINDSAY KOREN, PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on OCT 21 2020 expires on OCT 21 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-51301 BEVERLY HILLS WEEKLY 10/29, 11/5,12,19 2020

FILE NO. 2020 167801

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: JOES COIN LAUNDRY, 8301-8313 COMPTON AVENUE LOS ANGELES CA 90001 county of: LA COUNTY.

Registered Owner(s): JOHN CHO, 3054 COLT WAY, UNIT 207 FULLERTON CA 92833. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

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

This statement was filed with the County Clerk of LOS ANGELES County on OCT 21 2020 expires on OCT 21 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 Sec-

tion 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-51505 BEVERLY HILLS WEEKLY 10/29, 11/5,12,19 2020

FILE NO. 2020 168509
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: MALONEY & ASSOCIATES INSURANCE SERVICES, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.
AI #ON: 201711810089

Registered Owner(s): PCF INSURANCE SERVICES OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [DE]. 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/ PCF INSURANCE SERVICES OF THE WEST, LLC BY JARED FOY, VP
This statement was filed with the County Clerk of LOS ANGELES County on OCT 21 2020 expires on OCT 21 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-51505 BEVERLY HILLS WEEKLY 10/29,11/5,12,19 2020

FILE NO. 2020 168509
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: MALONEY & ASSOCIATES INSURANCE SERVICES, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.
AI #ON: 201711810089

Registered Owner(s): PCF INSURANCE SERVICES OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [DE]. 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/ PCF INSURANCE SERVICES OF THE WEST, LLC BY JARED FOY, VP
This statement was filed with the County Clerk of LOS ANGELES County on OCT 21 2020 expires on OCT 21 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-51505 BEVERLY HILLS WEEKLY 10/29,11/5,12,19 2020

FILE NO. 2020 169450
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: CURRY HOUSE, 2521 E. FLORENCE AVE STE 11 HUNTINGTON PARK CA 90255 county of: LA COUNTY.
AI #ON: 4638376

Registered Owner(s): KITCHEN CURRY INC, 2521 E. FLORENCE AVE STE 11 HUNTINGTON PARK CA 90255 [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/ KITCHEN CURRY INC BY: PARSHANT KUMAR, CEO

This statement was filed with the County Clerk of LOS ANGELES County on OCT 22 2020 expires on OCT 22 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).
51783 BEVERLY HILLS WEEKLY 10/29 11/5,12,19 2020

A.P.N.: 5530-016-030 Trustee Sale No.:2020-1429 Title Order No: 1599128cad Reference No: 4 LEE **NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN. YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 5/27/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** Notice is hereby given that on 12/1/2020 at 11:00 AM, **S.B.S. Lien Services**, As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 6/1/2020, as Document No. **20200591224**, Book , Page , of Official Records in the Office of the Recorder of **Los Angeles** County, California, The original owner: Scott Lee The purported new owner: Scott Lee WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER payable at time of sale in lawful money of the United States, by a cashier's check drawn by a State or national bank, a check drawn by a state or federal credit union, or a check drawn by state or federal savings and loan association, savings association, or a savings bank specified in section 5102 of the Financial Code and authorized to do business in this state.): **BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766** All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, as more fully described on the above referenced assessment lien. The street address and other common designation, if any of the real property described above is purported to be: 1040 N Spaulding Ave #4 West Hollywood, CA 90046 AKA 1040 N Spaulding Ave #4 Los Angeles, 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, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to wit:

\$12,155.12 accrued interest and additional advances, if any, will increase this figure prior to sale. The claimant: 1040 NORTH SPAULDING HOMEOWNERS ASSOCIATION under said Notice of Delinquent Assessment heretofore executed and delivered to the undersigned a written Notice of Default and Election to Sell Under Notice of Delinquent Assessment and Claim of lien. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. **NOTICE TO POTENTIAL BIDDERS:** If you are considering a 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 **FOR SALE INFORMATION, PLEASE CALL** (855)986-9342, or visit this Internet Web site www.superiordefault.com using the file number assigned to this case **2020-1429** Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **THE PROPERTY IS BEING SOLD SUBJECT TO THE NINETY DAY RIGHT OF REDEMPTION CONTAINED IN CIVIL CODE SECTION 5715(b). PLEASE NOTE THAT WE ARE A DEBT COLLECTOR AND ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE.** Date:10/15/2020. **S.B.S LIEN SERVICES, 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362. By: Annissa Young, Sr. Trustee Sale Officer (11/5/20, 11/12/20, 11/19/20) TS#2020-1429** SDI-19639)

SCOTT TALKOV, State Bar No. 264676 / TALKOV LAW CORP., 2900 Adams St Ste C225, Riverside, California 92504, Telephone: (951) 888-3300, Email: scott@talkovlaw.com, Attorneys for Petitioner Michael Villalpando. SUPERIOR COURT OF THE STATE OF CALIFORNIA COUNTY OF LOS ANGELES IN RE THE PETITION MICHAEL VILLALPANDO TO ESTABLISH THE BEVERLY PRESS AS A NEWSPAPER OF GENERAL CIRCULATION Case No. 19STCP04891.

NOTICE IS HEREBY GIVEN that on December 08, 2020, at 8:30 a.m., or as soon thereafter as the matter may be heard, in Department 24 of the Los Angeles County Superior Court – Stanley Mosk Courthouse, located at 111 North Hill Street, Los Angeles, California 90012, Petitioner Michael Villalpando intends to apply for an order, pursuant to California Government Code §§ 6008 and 6020, declaring Beverly Press to be a newspaper of general circulation for the City of Beverly Hills and County of Los Angeles, State of California.

The Petition verified under penalty of perjury by Michael Villalpando as Publisher of the Beverly Press sets forth the following: 1) Petitioner is the Publisher of the newspaper known as Beverly Press. 2) Beverly Press is a newspaper published for the dissemination of local or telegraphic news and intelligence of a general character in the City of Beverly Hills, County of Los Angeles, State of California. 3) Beverly Press has a bona fide subscription list of paying subscribers in the City of Beverly Hills,

County of Los Angeles, State of California. 4) Beverly Press has been established under that name during the whole of the three-year period preceding the filing of this petition. 5) Beverly Press has been published at regular intervals of not less than weekly in the City of Beverly Hills, County of Los Angeles, State of California during the whole of the three-year period preceding the filing of this petition. 6) Beverly Press has a substantial distribution to paid subscribers in the City of Beverly Hills, County of Los Angeles, State of California. 7) Beverly Press has maintained a minimum coverage of local or telegraphic news and intelligence of a general character of not less than 25 percent of its total inches during each year of the three-year period preceding the filing of this petition. 8) Beverly Press's principal office of publication is within the jurisdiction of the City of Beverly Hills, County of Los Angeles, State of California for which it is seeking adjudication. WHEREFORE, Petitioner prays for judgment ascertaining and establishing Beverly Press as a newspaper of general circulation, as defined in California Government Code § 6008, for the City of Beverly Hills, County of Los Angeles, and State of California. [Petition dated and signed November 6, 2019 by Scott Talkov, Attorney for Petitioner Michael Villalpando. Verification of Michael Villalpando dated November 6, 2019. Filed on November 14, 2019 as Case No. 19STCP04891]

FILE NO. 2020 169448
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: CAPITAL WEST INSURANCE, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.

AI #ON:
Registered Owner(s): PCF INSURANCE SERVICES OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [DE]. 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/ PCF INSURANCE SERVICES OF THE WEST, LLC BY JARED FOY, VP OF COMPLIANCE

This statement was filed with the County Clerk of LOS ANGELES County on OCT 22 2020 expires on OCT 22 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-52329 BEVERLY HILLS WEEKLY 11/5,12,19,26 2020

FILE NO. 2020 169446
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. EAGLE WEST PREMIER INSURANCE AGENCY; 2. KERN INSURANCE ASSOCIATES; 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.

AI #ON:
Registered Owner(s): PCF INSURANCE OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [DE]. 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/ PCF INSURANCE OF THE WEST, LLC BY JARED FOY, VP OF COMPLIANCE

This statement was filed with the County Clerk of LOS ANGELES County on OCT 22 2020 expires on OCT 22 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-52243 BEVERLY HILLS WEEKLY 11/5,12,19,26 2020

FILE NO. 2020 171426
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: KEETA DESIGN, 226 S FULLER AVE UNIT 1/4 LOS ANGELES CA 90036 county of: LA COUNTY. Registered Owner(s): JANNA KHERSONSKY, 226 S FULLER AVE UNIT 1/4 LOS ANGELES CA 90036. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: 09/2020.

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/ JANNA KHERSONSKY, OWNER
This statement was filed with the County Clerk of LOS ANGELES County on OCT 26 2020 expires on OCT 26 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). 55877 BEVERLY HILLS WEEKLY 11/5,12,19,26 2020

NOTICE OF PETITION TO ADMINISTER ESTATE OF: VICTORIA STERLING AKA VICTORIA A. STERLING, VICTORIA ANNE STERLING CASE NO. 20STPB08161

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of VICTORIA STERLING AKA VICTORIA A. STERLING, VICTORIA ANNE STERLING. A PETITION FOR PROBATE has been filed by SANDRA STERLING in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that SANDRA STERLING 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 in this

court as follows: 02/22/21 at 8:30AM in Dept. 44 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 HERBERT A. STROH SBN 120257 MCCORMICK BARSTOW, LLP 656 SANTA ROSA STREET SUITE 2A SAN LUIS OBISPO CA 93401 11/5, 11/12, 11/19/20 **CNS-3413289#**

**NOTICE INVITING BIDS
BEVERLY HILLS UNIFIED
SCHOOL DISTRICT**

NOTICE IS HEREBY GIVEN that the Beverly Hills Unified School District, acting by and through its Governing Board, hereinafter referred to as "District", will receive prior to **1:00 p.m. on December 8, 2020**, sealed bids for the award of a Contract for the following:

**BID NO. 20-21-003 BEVERLY VISTA
SCHOOL RESTROOM UPGRADES,
NEW DRINKING FOUNTAINS,
NEW PE LOCKERS, LIGHTS**

All bids shall be made and presented only on the forms presented by the District. Bids shall be received in the Office of the **Purchasing Department located at 255 S. Lasky Drive, Beverly Hills, CA 90212** and shall be opened and publicly read aloud at the above state time and place. Any bids received after the time specified above or after any extensions due to material changes shall be returned unopened.

Estimated Start Date: December 18, 2020

Contract Completion Date: July 16, 2021

Sequence of Work:
Bldg E Locker Rooms
Bldg E Restrooms
Bldg C Restrooms (1st and 2nd Floors)
Bldg B Restrooms(1st and 2nd Floors)
Bldg D Restrooms (1st, 2nd and 3rd Floors.
Admin Office Not In Scope)

Staff Restrooms in both Bldg B and Bldg D cannot be taken off line simultaneously, they must be done independent of one another.

CONTRACTOR should consult the General Conditions, Supplementary Conditions, and General Requirements regarding Milestones and Liquidated Damages.

Additive/ Deductive Bid Alternates (See Section 13 of Instruction to Bidders)

If the District has included additive/ deductive alternates which require all bidders to price as part of their bid, the District will utilize the following method to determine the lowest bidder in accordance with Public Contract Code section 20103.8:

• The lowest bid shall be the lowest total of the bid prices on the base contract and the following additive or deductive items:

Alternate No. 1: Cost of labor performed under non-business hours.

**Note: Pursuant to Public Contract Code section 20103.8, the selection process selected does not preclude the District from using any of the additive or deductive alternates from the Contract after the lowest responsible respon-

sive bidder has been determined.

Miscellaneous Information

Bids shall be received in the place identified above, and shall be opened and publicly read aloud at the above-stated time and place.

The bid documents are available at www.bhusd.org/bids/

There will be a **MANDATORY job walk and pre-bid conference at 10:00 a.m. on Tuesday, November 17, 2020, at Beverly Vista School (meet at the front office entrance), 200 S. Elm Drive, Beverly Hills, CA 90212.** Any Contractor bidding on the Project who fails to attend the entire mandatory job walk and pre-bid conference will be deemed a non-responsive bidder and will have its bid returned unopened.

Each bidder shall be a licensed contractor pursuant to the California Business and Professions Code, and be licensed to perform the work called for in the Contract Documents. The successful bidder must possess a valid and active **Class B License** at the time of bid and throughout the duration of this Contract. The Contractor's California State License number shall be clearly stated on the bidder's proposal

Subcontractors shall be licensed pursuant to California law for the trades necessary to perform the Work called for in the Contract Documents.

Each bid must strictly conform with and be responsive to the Contract Documents as defined in the General Conditions.

The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding.

Each bidder shall submit with its bid — on the form furnished with the Contract Documents — a list of the designated subcontractors on this Project as required by the Subletting and Subcontracting Fair Practices Act, California Public Contract Code section 4100 et seq.

In accordance with California Public Contract Code section 22300, the District will permit the substitution of securities for any moneys withheld by the District to ensure performance under the Contract. At the request and expense of the Contractor, securities equivalent to the amount withheld shall be deposited with the District, or with a state or federally chartered bank as the escrow agent, who shall then pay such moneys to the Contractor. Upon satisfactory completion of the Contract, the securities shall be returned to the Contractor.

Each bidder's bid must be accompanied by one of the following forms of bidder's security: (1) cash; (2) a cashier's check made payable to the District; (3) a certified check made payable to the District; or (4) a bidder's bond executed by a California admitted surety as defined in Code of Civil Procedure section 995.120, made payable to the District in the form set forth in the Contract Documents. Such bidder's security must be in an amount not less than ten percent (10%) of the maximum amount of bid as a guarantee that the bidder will enter into the proposed Contract, if the same is awarded to such bidder, and will provide the required Performance and Payment Bonds, insurance certificates and any other required documents. In the event of failure to enter into said Contract or provide the necessary documents, said security will be forfeited.

The Contractor and all subcontractors shall comply with the requirements set forth in Division 2, Part 7, Chapter 1 of the Labor Code. The District has obtained from the Director of the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which this work is to be performed for each craft, classification or type of worker needed to execute the Contract. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are on file at the District, and are also available from the Director of the Department of Industrial Relations. Pursuant to California Labor Code section 1720 et seq., it shall be mandatory upon the Contractor to whom the Contract is awarded, and upon any subcontractor under such Contractor, to pay not less than the said specified rates to all workers employed by them in the execution of the Contract.

A contractor or subcontractor shall not be

qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in the Labor Code, unless currently registered and qualified to perform public work pursuant to Labor Code section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

The Contractor and all subcontractors shall furnish certified payroll records as required pursuant Labor Code section 1776 directly to the Labor Commissioner in accordance with Labor Code section 1771.4 on at least on a monthly basis (or more frequently if required by the District or the Labor Commissioner) and in a format prescribed by the Labor Commissioner. Monitoring and enforcement of the prevailing wage laws and related requirements will be performed by the Labor Commissioner/ Department of Labor Standards Enforcement (DLSE).

No bidder may withdraw any bid for a period of ninety (90) calendar days after the date set for the opening of bids.

Separate payment and performance bonds, each in an amount equal to 100% of the total Contract amount, are required, and shall be provided to the District prior to execution of the Contract and shall be in the form set forth in the Contract Documents.

All bonds (Bid, Performance, and Payment) must be issued by a California admitted surety as defined in California Code of Civil Procedure section 995.120.

Where applicable, bidders must meet the requirements set forth in Public Contract Code section 10115 et seq., Military and Veterans Code section 999 et seq. and California Code of Regulations, Title 2, Section 1896.60 et seq. regarding Disabled Veteran Business Enterprise ("DVBE") Programs. Forms are included in this Bid Package.

The successful bidder will be required to certify that it either meets the Disabled Veteran Business Enterprise ("DVBE") goal of three percent (3%) participation or made a good faith effort to solicit DVBE participation in this Contract if it is awarded the Contract for the Work.

Any request for substitutions pursuant to Public Contract Code section 3400 must be made at the time of Bid on the Substitution Request Form set forth in the Contract Documents and included with the bid.

No telephone or facsimile machine will be available to bidders on the District premises at any time.

It is each bidder's sole responsibility to ensure its bid is timely delivered and received at the location designated as specified above. Any bid received at the designated location after the scheduled closing time for receipt of bids shall be returned to the bidder unopened.

Publication: Beverly Hills Weekly
Publication Dates: November 5, 2020 & November 12, 2020

FILE NO. 2020 168503
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: DIAMOND INSURANCE PARTNERS, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.
AI #ON:
Registered Owner(s): PCF INSURANCE SERVICES OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [DE]. 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/ PCF INSURANCE SERVICES OF THE

WEST, LLC BY JARED FOY, VP
This statement was filed with the County Clerk of LOS ANGELES County on OCT 21 2020 expires on OCT 21 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-51528 BEVERLY HILLS WEEKLY 10/29, 11/5,12,19 2020

NOTICE OF PETITION TO ADMINISTER ES-

TATE OF EDWARD GRANZ aka EDWARD MORRIS GRANZ

Case No. 20STPB09058

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of EDWARD GRANZ aka EDWARD MORRIS GRANZ

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

THE PETITION FOR PROBATE requests that Darolyn Ross 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 Dec. 3, 2020 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:
NEAL B JANNOL ESQ

SBN 180713

LAW OFFICES OF

NEAL B JANNOL PC

10850 WILSHIRE BLVD

STE 825

LOS ANGELES CA 90024

CN971690 GRANZ Nov 12,19,26, 2020

CLASSIFIEDS To place your ad, call 310-887-0788

100- ANNOUNCEMENTS

Eliminate gutter cleaning forever! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 15% off and 0% financing for those who qualify. PLUS Senior & Military Discounts. Call 1-888-654-1784 (Cal-SCAN)

HARRIS DIATOMACEOUS EARTH FOOD GRADE 100%. OMRI Listed. Available: Hardware Stores, The Home Depot, homedepot.com (Cal-SCAN)

Orlando + Daytona Beach Florida Vacation! Enjoy 7 Days and 6 Nights with Hertz, Enterprise or Alamo Car Rental Included - Only \$298.00. 12 months to use 1-866-903-7520. (24/7) (Cal-SCAN)

Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today! Call 1-855-401-7069 (Cal-SCAN)

Become a Published Author. We want to Read Your Book! Dorrance Publishing-Trusted by Authors Since 1920 Book manuscript submissions currently being reviewed. Comprehensive Services: Consultation, Production, Promotion and Distribution. Call for Your Free Author's Guide 1-877-538-9554 or visit <http://dorranceinfo.com/Cal> (Cal-SCAN)

ATTENTION DIABETICS! Save money on your diabetic supplies!

Convenient home shipping for monitors, test strips, insulin pumps, catheters and more! To learn more, call now! 1-855-702-3408. (Cal-SCAN)

Lowest Prices on Health Insurance. We have the best rates from top companies! Call Now! 1-888-989-4807. (Cal-SCAN)

Over \$10K in Debt? Be debt free

in 24 to 48 months. No upfront fees to enroll. A+ BBB rated.

Call
National Debt Relief
1-888-508-6305. (Cal-SCAN)

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 (Cal-SCAN)

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)

Struggling With Your Private Student Loan Payment? New relief programs can reduce your payments. Learn your options. Good credit not necessary. Call the Helpline 866-305-5862 (Mon-Fri 9am-5pm Eastern) (Cal-SCAN)

SAVE BIG on HOME INSURANCE!
Compare 20 A-rated insurances companies. Get a quote within minutes. Average savings of \$444/year! Call 1-844-410-9609! (M-F 8am-8pm Central) (Cal-SCAN)

ARE YOU BEHIND \$10k OR MORE ON YOUR TAXES? Stop wage & bank levies, liens & audits, unfiled tax returns, payroll issues, & resolve tax debt FAST. Call 1-855-970-2032 (CalSCAN)

Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today! Call 1-855-401-7069 (Cal-SCAN)

DONATE YOUR CAR, BOAT OR RV to receive a major tax deduction. Help homeless pets. Local, IRS Recognized. Top Value Guaranteed. Free Estimate and Pickup. LAPETSALIVE.ORG

1-833-772-2632 (Cal-SCAN)

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DONATE YOUR CAR OR TRUCK 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)

DIRECTV - Switch and Save! \$39.99/month. Select AllIncluded Package. 155 Channels. 1000s of Shows/Movies On Demand. FREE Genie HD DVR Upgrade. Premium movie channels, FREE for 3 mos! Call 1-888-641-5762. (Cal-SCAN)

Need some cash! Sell your unwanted gold, jewelry, watches & diamonds. Call GOLD GEEK 1-844-905-1684 or visit www.GetGoldGeek.com/california

BBB A Plus Rated. Request your 100 Percent FREE, no risk, no strings attached appraisal kit. Call today! (Cal-SCAN)

ENJOY 100% guaranteed, delivered-to-the-door Omaha Steaks! Get 4 FREE Burgers. Order The Griller's Bundle - ONLY \$79.99. 1-877-882-4248 Use Code 63281PAM or www.OmahaSteaks.com/family06 (Cal-SCAN)

RETIRED COUPLE \$\$\$\$ for business purpose Real Estate loans. Credit unimportant. V.I.P. Trust Deed Company www.viplot.com Call 1-818-248-0000. Broker-principal DRE 01041073. No consumer loans. (Cal-SCAN)

115-CEMETERY

Hollywood Hills Mt. Sinai Cem-

etery. 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 True Companion. Crypt B-46. Current value as of 6-1-19 \$16,500 (normally \$33,000, 50% discount) 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

Pierce Brothers Valhalla in North Hollywood (Eye Level Side by Side) Mausoleums - 1 Single and 1 Double Deep. Spaces Only. Asking \$18,000 (949) 324-9665

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)

400-REAL ESTATE

REAL ESTATE WANTED KC BUYS HOUSES - FAST - CASH - Any Condition. Family owned & Operated. Same day offer! (951) 777-2518 WWW.KCBUYSHOUSES.COM (Cal-SCAN)A

REAL ESTATE/LAND FOR SALE

Wooded New Mexico high country getaway. 3-7 acre parcels with underground utilities surrounded by public lands. Low down owner financing from \$24,995 total. Hitching Post Land 1-575-773-4200 (CalSCAN)

RETIRED COUPLE \$\$\$\$ for business purpose Real Estate loans. Credit unimportant. V.I.P. Trust Deed Company www.viplot.com Call 1-818-248-0000. Broker-principal DRE 01041073. No consumer loans. (Cal-SCAN)

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 (Cal-SCAN)

420-OUT OF STATE PROPERTY

Up to 100,000 sf available in beautiful Northern Minnesota. 25 cents per sf. Creative office space, storage, many uses. Call/text 310-800-1595.

36 ACRE SELF SUFFICIENCY HOMESTEAD - \$145 MONTH Outstanding buy on quiet - secluded off grid northern Arizona homestead at cool clear 6,000' elev. Entirely useable grassy meadowland with sweeping views of surrounding red rock ridges. Situated within a secluded valley location surrounded by thousands of acres of uninhabited wilderness. Free well water access, rich loam garden soil, and ideal year-round climate. No urban noise and dark sky nights. Zoned for livestock. Camping and RV use ok. Maintained road access. On

special at \$15,900, \$1,590 dn. with no qualifying seller financing. Free brochure with similar property descriptions, photos/terrain maps/ weather data/ nearby pioneer town info. 1st United Realty 1-800-966-6690. (Cal-SCAN).

809-INSURANCE/HEALTH

Lowest Prices on Health Insurance. We have the best rates from top companies! Call Now! 1-888-989-4807. (Cal-SCAN)

901-AUTOMOTIVE

Lifetime warranty on Brakes, Shocks & Struts 15% off parts with ad. 8537 Wilshire Blvd 310-652-3040

955-AUTOS WANTED

DONATE YOUR CAR, BOAT OR RV to receive a major tax deduction. Help homeless pets. Local, IRS Recognized. Top Value Guaranteed. Free Estimate and Pickup. LAPETSALIVE.ORG 1-833-772-2632 (Cal-SCAN)

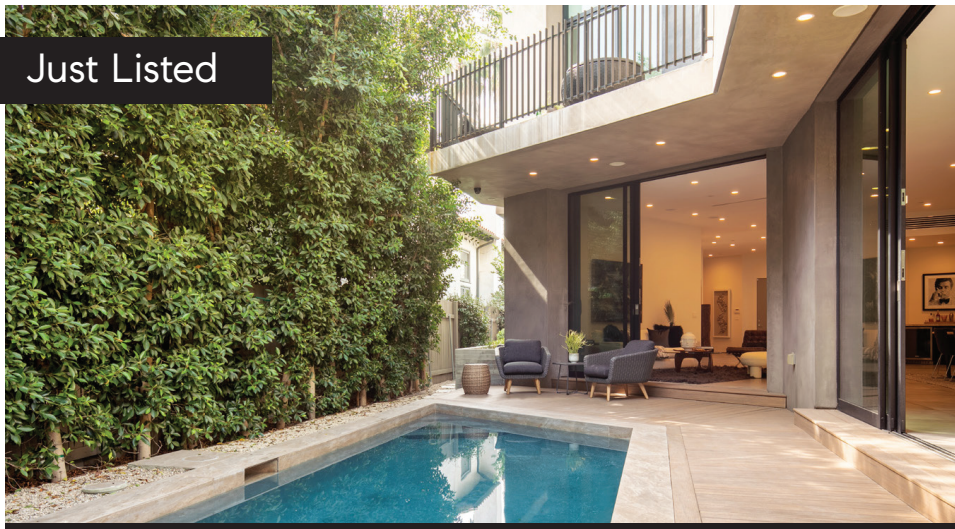
DONATE YOUR CAR, TRUCK OR BOAT TO HERITAGE FOR THE BLIND. FREE 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care of. Call 1-844-491-2884 (Cal-SCAN)

WANTED! Old Porsche 356/911/912 for restoration by hobbyist 1948-1973 Only. Any condition, top \$ paid! PLEASE LEAVE MESSAGE 1-707-965-9546. Email: porschorestoration@yahoo.com (Cal-SCAN)

955-FINANCIAL SERVICES

Over \$10K in Debt? Be debt free in 24 to 48 months. No upfront fees to enroll. A+ BBB rated. Call National Debt Relief 1-888-508-6305. (Cal-SCAN)

Struggling With Your Private Student Loan Payment? New relief programs can reduce your payments. Learn your options. Good credit not necessary. Call the Helpline 866-305-5862 (Mon-Fri 9am-5pm Eastern) (Cal-SCAN)



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460 North Kings Road, West Hollywood
4 Bed | 6 Bath | Offered at \$4,395,000



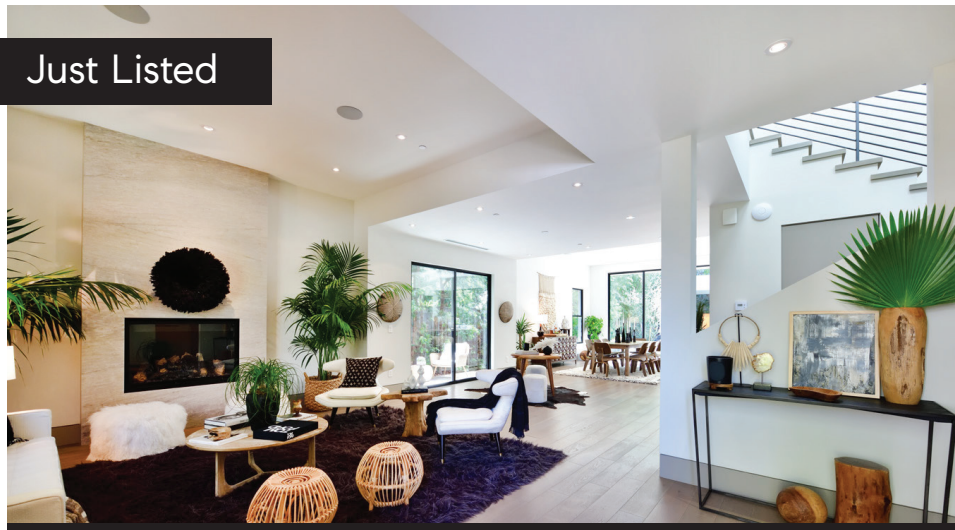
Just Listed

9019 Elevado Avenue, West Hollywood
4 Bed | 6 Bath | Offered at \$4,750,000

Jennifer Okhovat

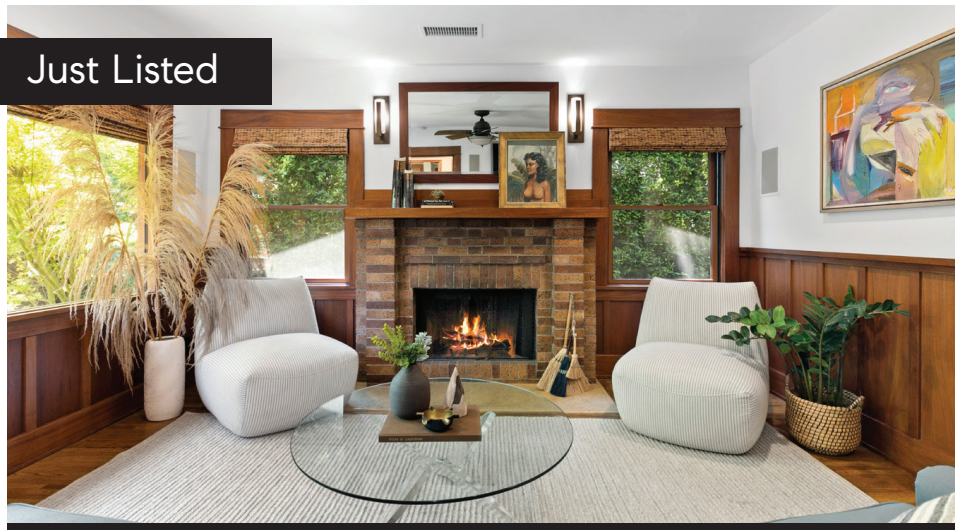
Residential and Commercial Real Estate

BHHS Alumna



Just Listed

701 Huntley Dr, West Hollywood
3 Bed | 4.5 Bath | Offered at \$3,695,000



Just Listed

625 California Ave, Santa Monica
3 Bed | 2 Bath | Offered at \$2,895,000

310.435.7399 | jennyohomes@gmail.com | jennyohomes.com | DRE01866951



COMPASS



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