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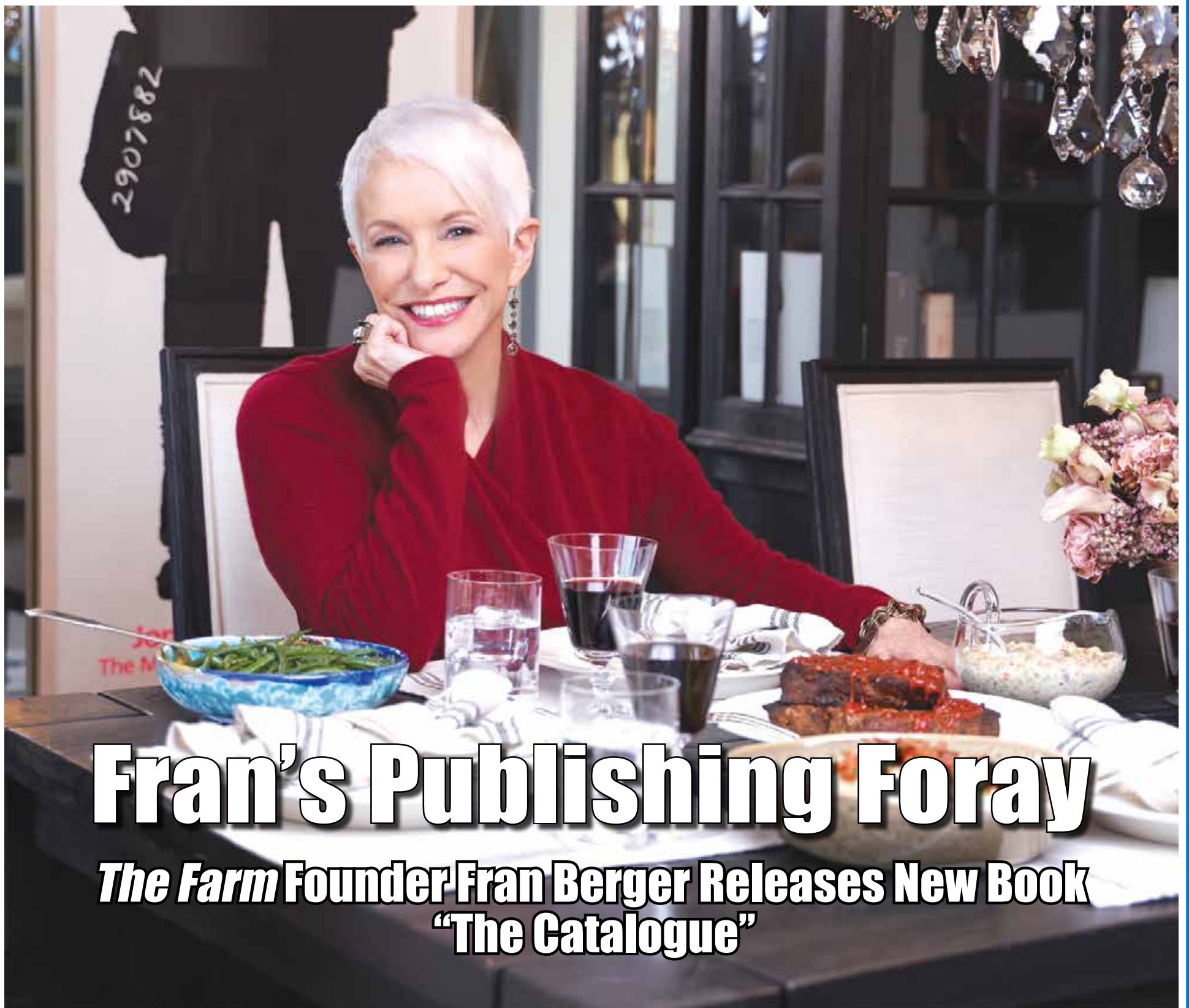
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# Beverly Hills Weekly

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Issue 1146 • September 16 - September 22, 2021



## Fran's Publishing Foray

***The Farm* Founder Fran Berger Releases New Book "The Catalogue"**

cover story • page 7

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# letters & email

## “Beverly Hills Vaccine Mandates” [Issue 1144]

[Councilmember] John Mirisch gets my vote!

His letter concerning vaccination for Beverly Hills firefighters was right on! It should have included the Police Department also!

All persons, who are alike, who are not vaccinated are downright selfish. They think only of themselves and their feelings, and unknowing help spread the virus.

Shame, shame, on them!

**Ruth Santo**  
 Beverly Hills

## “Class Action Lawsuit Filed Against BHPD Officers”

[Issue 1145]

Last week, the City of Beverly Hills was accused of perpetrating a broad racial profiling scheme — running interference for a police task force that arrested 106 people (105 Black people, one Latino, and zero white people). 99% Black arrests in a community with a 2% Black population. The City has not disputed these statistics.

## SNAPSHOT



**MITCH'S MOMENT**  
 NORTH REXFORD DRIVE

Former Planning Commissioner Mitch Dawson (L) receives a flag from Fire Chief Greg Barton (R) at the annual 9/11 ceremony on Saturday for his work as a founder of the 9/11 committee.

# Beverly Hills Weekly

Issue 1146 • September 16 - September 22, 2021  
 Beverly Hills Weekly Inc.

Founded: October 7, 1999  
 Published Thursdays

Delivered in Beverly Hills, Beverlywood, Los Angeles  
 ISSN#1528-851X

www.bhweekly.com

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 Unsolicited materials will not be returned.  
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**1 year**  
**subscriptions are**  
**available.**  
 Sent via US Mail  
**\$75 payable**  
**in advance**

Adjudicated as a newspaper of general circulation for the County of Los Angeles. Case # BS065841 of the Los Angeles Superior Court, on November 30, 2000.



OUR DATA SPEAKS VOLUMES



The allegations are damning, credible, and stunning, yet not entirely surprising. They represent the latest in a long string of shameful episodes in a City ruled by principles of privilege and ignorance, its leaders working both actively and passively to reinforce structural racism.

The revelation of Beverly Hills's appalling racial profiling project is the biggest story to hit the city in years. Shamefully, the BH Weekly's coverage of it was irresponsible, insufficient, and willfully dishonest. It excluded relevant facts that would have fairly cast city leaders and the police department in an unflattering light. The article quotes only one man - a lawyer who claims to be unconnected to the underlying lawsuit. He is quoted several times, misleading and dissembling throughout, defending the City's nakedly racist taskforce. Why is he the only person quoted? And why was he worth quoting at all?

Ronald Richards suggests that it is possible that the BHPD's 'Rodeo Drive Task Force' arrested 99% Black people for petty ordinance violations like jaywalking and sidewalk scooter riding because the area they were patrolling (the Rodeo Drive corridor) may have been comprised of 99% Black people. This absurd (albeit very funny) claim went unchecked. Who is this serving? No other individuals are quoted. No other opinions offered. Just this one man and his bizarre ramblings. Why?

Two of the BHPD's top three ranking officers resigned in the wake of these allegations. This fact is omitted from the story entirely. Why? Seems relevant.

Interim Police Chief Dominick Rivetti (who remains in his job for now and continues to insist that his taskforce that arrested 99% Black people was a success) claims that plaintiffs Jasmine Williams and Khalil White were warned about riding scooters on the sidewalk before they were arrested - as if that justifies their arrests. However, attorneys for Ms. Williams and Mr. White have stated publicly that Rivetti's claim is false. This fact was also omitted from the story. Why?

*Beverly Hills Weekly's* coverage of these jaw dropping allegations was disturbing and dangerous. I cannot believe it was published. This is a gigantic, unfolding story with far-reaching implications. There will no doubt be more to come. Here's hoping the *Weekly* does better next time.

**Max Brockman  
Beverly Hills**

## “Planning Commission Discusses Inclusionary Housing Regulation”

[Issue 1144]

We are in a severe drought. We are requested by the city to conserve even more water. We are short of parking, traffic congestion is a serious problem. This commission is proposing increasing water usage, increasing traffic and more congestion. Our city does not need more density.

Where do these hair-brained ideas germinate from? If you are going to implement these crack-pot ideas, limit to lots of

at least 3/4 of an acre.

I have lived in Beverly Hills for over 60 years. These are the most insane ideas that I have seen during the time I have lived here. If it is your intent to destroy the charming character of our city, then implement.

**Herb Young  
Beverly Hills**

I watched with interest the Planning commission meeting of Sept. 9th and was struck by the comments of Commissioner [Peter] Ostroff that some residents and one councilperson wish there “not be any multi-family development in Beverly Hills” whatever. This is I believe a misunderstanding on his part. I for one (and I feel that my fronds feel the same way) would like to see multi-family units in the city. Ones that are built where they should be, not in the areas zoned for single family homes. (we can have secondary “mother in law” units there) Ones that do not tear down currently affordable units (such as the development at Palm and Beverly) to create expensive condos, or if they are going to create an oasis of expensive condos for people who want a part time home in a fashionable zip code, to have affordable units built in as part of the deal.

People in “affordable” units are not flotsam. They are your neighbors. They support your schools. They volunteer. They are part of this community, and this city was built with areas designed to house them. To dismiss the idea of requiring developers to build affordable units as being a bad deal for them misses the point- it is not the city's job to make the best deal for the developers, it's the job of the city to make the best deal for the city. Remember that when you get in your car to go home. That car is safer, faster, and more economical than the models your parents drove, primarily because the government regulated that it be so. The manufacturers said it couldn't be done, until they did it. I daresay that developers who say the same will find a way if they are required to.

**Tom Pease  
West Hollywood**

## “Residency Complaint Filed Against Walker-Shuman”

[Issue 1144]

The headline on page 2 of the of the September 2-8, 2021, edition of the paper, “Residency Complaint Filed Against Walker-Shuman” shows that even in our town a hateful minority knows no bottom in the depths of their pursuit to ruin the lives of anyone who dares disagree with them.

Stalking an unpaid school board member to snap that picture of a moving truck? For shame.

Tristen Walker-Shuman has been an exceptional leader on the school board: caring about the fiscal health of our schools, the physical health and well-being of our children, teachers, and staff, while using facts, logic, and science to support her positions.

Now, because of personal changes in her life, while still clearly a resident of her hometown, an anonymous complaint has been sent to multiple authorities in

California. Disgusting, disgraceful, and a disastrous use of public funds in the pursuit of a vendetta. The laughable position of the right to ever claim “fiscal responsibility” is thrown out the window with these tilts at windmills, see their impending failure of a \$276 million taxpayer-funded fever dream attempt at a recall of Governor Newsom.

The school board is supposed to plan for the education and protection of our children. Fanatical parents who choose horse dewormer over masks and a vaccine, should not be given space in your publication for their retribution pursuits.

**Ethan Bearman  
Beverly Hills**

Recently there was an article in *Beverly Hills Weekly* that alleges that [Board of Education Vice President] Ms. Walker-Shuman no longer lives in Beverly Hills. The evidence reflected in the article was quite compelling, including moving truck photographs and Ms. Walker-Shuman giving up the lease of her home. Her daughter, from her former marriage, does not attend Beverly Hills High School but a school in Pittsburgh instead.

Instead of Ms. Walker-Shuman or the entire school board getting in front of this issue and assuring its constituents that she will be suspended of her duties pending an immediate and transparent investigation about whether she lives in Beverly Hills, Ms. Walker-Shuman chose instead to respond in the Beverly Press. Tellingly, she did not assure her constituents that she does in fact live here. Instead, she stated: she “fully meets the defined standard for residency of the state of California and the city of Beverly Hills.” This does not seem to be a transparent attempt by Ms. Walker Shuman but instead avoids the crux of the issue. Does she or does she not live in Beverly Hills and if she does not live in Beverly Hills, why is she still being permitted to serve on the board and make decisions for those who do live in Beverly Hills?

We thank [Board] President Marcus and Ms. Wells for calling for an immediate investigation. Their actions are a step in the right direction and will provide the constituents necessary assurances. However, we are shocked and saddened by the deafening silence of its other two board members, Mr. [Noah] Margo and Ms. [Amanda] Stern, on this issue. Ms. Stern has not called for an investigation and neither has Mr. Margo. We are also troubled by Mr. Margo's comments in the Beverly Hills Courier seeking a “clarification of the law as it pertains to the residency requirements for elected officials.” In other words, *Ms. Walker-Shuman does not actually live here, but let's find a way to let her retain her seat.*

The constituents, which this board serves, want to know whether:

1. Any board member had any information from any source prior to the *Beverly Hills Weekly* article being published that Ms. Walker-Shuman moved to Pennsylvania and when did they know

it?

2. Any board member had any conversation with Ms. Walker-Shuman about any issue related to her not living in Beverly Hills and what where those conversations?

3. Any board member discussed with the Superintendent the fact that Ms. Walker may not be living in Beverly Hills?

4. Ms. Walker-Shuman sent any board member any communication either before or after the *Beverly Hills Weekly* article that were harassing, threatening or unbecoming of a school board member.

It is the height of hypocrisy to require families an exhausting list of criteria to prove residency. Beyond that list, the administration uses investigators to enter into people's homes for an additional visual inspection. If a student who attends a school in our district is caught not living here, they are immediately dismissed and can suffer potential monetary damages. The same should be done for any BHUSD Board Trustee that does not reside in Beverly Hills. Ms. Walker-Shuman should be held to an even higher standard of accountability and honesty because she is acting as a representative of the people of this city. She is not above the law, and she and her supporters cannot continue to reimagine and re-define the law to meet her needs. This double standard will not be tolerated by the Beverly Hills residents and students in our school district. We therefore call for a full investigation into these allegations and an immediate suspension of Ms. Walker-Shuman's duties pending the findings of this investigation.

As a reminder to our school board, the BHUSD Governance Handbook of 4.28.202 states the following:

School board “trustees” are the representatives of the people, elected to ensure the district schools educate students in consideration of the interests of the local community. The role of the School Board is to govern the school district.

The governing board believes that its primary responsibility is to act in the best interests of every student in the district. The Board also has major commitments to parents/guardians, all members of the community, employees, the state of California, laws pertaining to public education, and established policies of the district. To maximize Board effectiveness and public confidence in district governance, Board members are expected to govern responsibly and hold themselves to the highest standards of ethical conduct.

We, the members of the community, also respectfully demand that Ms. Walker-Shuman be relieved of her duties as a board member until it is established through a thorough investigation whether Ms. Walker-Shuman does in fact live in Beverly Hills. This Board of Education must act immediately to avoid even the appearance of impropriety so that its constituents are assured that corruption will not be tolerated.

**Rivka Wolchin  
Donna Tryfman  
Mirit Neman  
Robyn Ross  
Diana Sefaradi  
Beverly Hills**

# briefs

## Board Members Call for Investigation into Residency Complaints

At their Tuesday meeting, members of the Beverly Hills Unified School District (BHUSD) Board of Education announced that they have called for an investigation into allegations that School Board Vice President Tristen Walker-Shuman does not currently reside full time in Beverly Hills. The investigation will be conducted by an outside counsel not affiliated with the district.



Rachelle Marcus



Tristen Walker-Shuman

President Rachelle Marcus is among the board members who have requested that a full investigation be undertaken. “As an elected official and the President of the school board, I have a fiduciary responsibility and I must ensure the ongoing and continued legitimacy of this voting body. This is my obligation, it is part and parcel of the oath of office I took. I know that any sitting president should and would do the exact same thing. The serious allegations against Mrs. Walker-Shuman, if true, would affect the legitimacy of this school board. And any decisions that were made or would be made with a member of this board ineligible to hold office could, and would be challenged,” said Marcus.

Marcus responded to statements made to her in an email sent by Walker-Shuman.

“I found her remarks to me inappropriate and abusive, and I wish the community at large to hear them in her own words,” said Marcus.

“You are wrong about me, about my residency, and when it is proven publicly the only thing in your presidency that will be remembered for is your jealous, petty attacks on me,” Walker-Shuman stated in the email to Marcus. “You are an embarrassment, Rachelle. Your need for attention and adulation has led you to make seriously flawed decisions. All of the City Council members see this is as a pathetic attempt to assassinate my character and you are now tied to this.”

Marcus responded to the comments at the board meeting.

“Mrs. Walker’s comments about my need for attention and adulation is so misplaced and counterfeit to what my true

intentions are and have always been. As President of the Board I ask that Mrs. Walker’s residency status be fully investigated and resolved so that we can move forward and place our full attention to the education and betterment of our students,” Marcus said.

Walker-Shuman continues to deny the allegations.

“Nietzsche said: ‘They muddy the water, to make it seem deep.’ This is not deep, this is shallow. We all know who is behind this ugly effort. It is a purely political stunt perpetrated by social terrorists designed to harass me by weaponizing my personal life. This effort will fail, as have all the other malice efforts by the same crowd. This is a legal matter of my residency, one that can simply be resolved so that it can cease to be a distraction any longer. In fact, as I had previously expressed support for, the board has directed an inquiry to be undertaken to resolve this allegation. I am a resident of Beverly Hills, as I have been for nearly my entire life to date. I remain committed to BHUSD and focusing on the students, their education, and most importantly, our ongoing response to the pandemic,” said Walker-Shuman.

Walker-Shuman has also stated she looks forward to being cleared of the allegations.

Much of the case seems to hinge on what the legal definition of a “resident” is. The IRS defines it as residing in a location for a total of 180 days a year. Some board members believe that to qualify for office a resident must reside within the city limits for five nights per week.

## BHUSD Among Top Vaccinated Districts

The Los Angeles County Department of Public Health announced last Friday the vaccination rates for school-aged residents 12-18 years of age who have received at least one dose. Vaccine recipients were mapped out by the school district where their reported home address is located. As of Friday the Beverly Hills Unified School District has a vaccination rate of 82.4%.

As of Friday, Beverly Hills Unified School District had a lower vaccination rate compared to El Segundo Unified with 97.2% of students vaccinated, and Palos Verdes with 92.7% vaccinated. Beverly Hills was ahead of Glendale which has a vaccination rate of 58.6% and Pasadena with a vaccination rate 64.1%.

Among all County teens aged 12 to 17 years old, more than half have been vaccinated. Sixty-nine percent of 16 to 17 years have received at least one dose and 59% are fully vaccinated.

According to the Los Angeles County Department of Public Health, case rates have declined 30% among children since schools reopened.

## Planning Commission Discusses Inclusionary Housing Regulations

The Planning Commission discussed and approved two motions in regards to inclusionary housing regulations at their meeting last Thursday.

At their Aug. 26 meeting, the Planning Commission discussed financial studies that were created for the purpose of creating a permanent inclusionary housing ordinance.

At the conclusion of the meeting, the commission created an Ad Hoc Committee consisting of Commissioners Peter Ostroff and Commissioner Myra Demeter in order to explore the idea of creating incentives for developers to complement any inclusionary housing regulations.

The Ad Hoc Committee met virtually on Aug. 31 and discussed current multi-family housing trends and regulations, as well as the inclusionary housing and state density bonus programs and their impact on housing projects in the city.

The Ad Hoc further discussed their desire to craft a local density bonus program that provides density bonuses and incentives beyond what is provided for in the state density bonus program. They also discussed the importance of clearly defining the goals of any inclusionary or density bonus program in order to ensure that the program is designed to achieve the stated goals.

The motion that was adopted at last Thursday’s meeting directed staff to bring back an inclusionary housing ordinance with specific changes that were discussed in the meeting, along with a resolution that recommended City Council adopt that ordinance with the changes as a stop-gap measure. The resolution also recommended the council direct staff to work on a primitive incentives-based program.

The first motion that recommended staff create a draft ordinance with the discussed changes was approved in an 4-1 vote, with Commissioners Peter Ostroff dissenting. Staff will present the ordinance to the commission at their Sept. 23 meeting.

Ostroff stated that the current ordinance in effect serves no proper purpose, and has not resulted in the creation of any affordable housing. He believes it will deter efforts to design projects that could possibly include affordable housing.

“If the intention was to create affordable housing, clearly this ordinance that we have just wasn’t working. It didn’t provide any likelihood of affordable housing and therefore we shouldn’t reenact this,” said Ostroff.

Ostroff also stated that re-enacting the ordinance will do more harm than good and there is no risk that negative consequences will result if there is a period in



(L to R) BHPD Sergeant Billy Fair and Awardee Elise Knebel

## Knebel Awarded BHPD Student Scholarship

The BHPD awarded their annual Beverly Hills High School Student Scholarship to 2021 BHHS graduate Elise Knebel, noting her ongoing commitment to community service. Elise has completed hundreds of hours during her high school career. She has served veterans, law enforcement and fire personnel at dinners, helped with a local food bank, participated in Flag Day and Memorial Day Flag Placements with the Santa Monica Elks Lodge, and accomplished her Girl Scout Gold Award creating a project of Caring Card Kits for hospital patients. Elise is now at Michigan State University studying Hospitality Management.

which no such mandate is in effect.

The second motion that directed staff to create an ordinance with robust incentives was unanimously approved.

“Making people when they build a building have x percent of affordable housing doesn’t make it happen. We need to make it financially feasible for somebody to build a building so then they will have what’s called inclusionary housing,” said Chair Andy Licht.

The commission will continue to work through the details of the robust incentive ordinance and is expected to finish their discussion on Sept. 23.

## City Council Discusses Oversight of Planning Commission

At their Tuesday meeting, in a 3-2 vote the City Council approved an Ordinance regarding the assignment of planning agency functions. Mayor Bob Wunderlich and Councilmember John Mirisch voted against the ordinance.

The planning agency is a legal term described for the purposes of reviewing development agreement applications for conformity with the General Plan. This is meant as a safeguard to prevent jurisdictions from entering into a development agreement that might be inconsistent with adopted goals or policies.

The Planning Commission is currently designated as the city’s planning agency.

The city has processed several development agreements that have been reviewed by the Planning Commission after already being preliminarily negotiated by a City Council Ad Hoc Committee.

According to the council, this has resulted in some “awkwardness” in distinguishing roles between the City Council and the Planning Commission since the Planning Commission is usually asked to review an agreement that is ultimately negotiated by the City Council.

The City Council previously noted a desire to reassign the planning agency duties as they relate to the review of development agreements in order to create a more smooth review process.

“I was very disappointed in the decision for two reasons. First, it undermines good government principles of checks and balances, transparency, the importance of public participation and utilization of the Planning Commission’s special and superior knowledge of the General Plan. Second, it sends a very disturbing message about what happens when a Commission expresses even mild opposition to the position of some members of the Council. If Councilmembers disagree with our recommendations the remedy is to disagree, not stifle or eliminate expressions of dissent,” Planning Commissioner Peter Ostroff said in a statement to the *Weekly*.

The ordinance would require that the City Council shall serve as the planning agency for purposes of reviewing development agreement applications.

## City Council Discusses “First Thursdays”

At their Tuesday Study Session, the City Council discussed “First Thursdays,” which was recommended by the Next BH liaisons, Councilmember Julian Gold, and Mayor Robert Wunderlich.

At their May 20 and June 17 meetings Next BH began discussing how to energize the City Post-COVID 19. The goal of these discussions was to develop new concepts for implementation in order to continue attracting visitors to the city from the wider Los Angeles region.

On June 17, Next BH discussed creating a “First Fridays,” similar to Venice, CA where the first Friday of each month is dedicated to showcasing food trucks and encouraging retailers to conduct some of their business outside. Wunderlich suggested changing it to Thursdays as a way to help businesses get the weekend started early.

First Thursdays will be a pilot program intended to increase the visibility of Beverly Hills in terms of nightlife. It will complement the “Shop Local” program commissioned by the City Council as well as the Open BH program. First Thursdays will be centered on business promotion and marketing.

Examples of incentives that businesses could offer might include discounts, special menu items, or an extended happy hour.

Next BH will also include using the trolley on the evenings of First Thursdays as an additional way to attract visitors. The trolley had been out of commission due to both maintenance and COVID-19. During First Thursdays, the Trolley will run from 5 p.m. – 9 p.m.

If approved, first Thursdays will begin on Oct. 7, from 7 p.m. to 9 p.m., following the Chamber’s “Evening with the Mayor”

event. The following First Thursdays will occur from 5 p.m. to 9 p.m., although businesses could shorten or lengthen the hours based on their individual needs.

Marketing for First Thursdays will be absorbed in the Policy & Management Communications budget. The Trolley costs for nine months will be funded with Proposition A Local Return funds. The cost is anticipated to be around \$228 for each evening, for a total of \$2,054 for nine months of Trolley use.

## City Council Discusses Roxbury Drive Bike Lanes

At their Tuesday Study Session, the City Council discussed a proposed one-year pilot project for protected bike lanes on Roxbury Drive south of Olympic Boulevard to implement the adopted Complete Streets Plan.

The Roxbury Drive Protected Bike Lane Pilot Project would provide a southbound Class four parking-protected bike lane on Roxbury Drive, in conjunction with a northbound Class two bike lane on the east side of the street.

On April 20, the City Council adopted the Complete Streets Plan. The Complete Streets Plan proposes a bikeway network that prioritizes low-stress facilities that connect to key destinations in Beverly Hills, including parks, schools, and the future Metro D Line stations. Roxbury Drive is included on the Plan’s Bikeway Network Map and the segment south of North Santa Monica Boulevard is identified as a high priority project.

A Protected Bike Lane Demonstration Project event was held on July 25 to introduce the concept of a protected bike lane to the Beverly Hills community. About 50 residents attended the event and 30 took a brief survey to provide feedback on the design. Twenty-five respondents thought a permanent, protected bike lane would be a good fit for Roxbury Drive.

Two respondents said a protected bike lane is not a good fit and three said it might be. Respondent’s concerns included that it would make parking more difficult and the street narrower.

Installation of the Roxbury Drive protected bike lane pilot project is estimated to cost \$5,000.

## Man Agrees to Plead Guilty in Hate Crime Case for Attacking Family-Owned Restaurant

William Stepanyan, 23, has agreed to plead guilty to criminal charges for attacking five victims at a Turkish restaurant last year on South Beverly Drive while hurling chairs at the victims and threatening to kill them.

Armenia and Turkey are two neighboring countries that have experienced historical conflict, part of which has stemmed from Turkey’s support of Azerbaijan in its border conflict with Armenia. When a new war broke out between Azerbaijan and Armenia in Sept. 2020, tensions in Armenian and Turkish communities escalated in the United States. Numerous protests pitting individuals of Turkish and Armenian descent against one another took place in Los Angeles County.



## Lawn Bowlers Take the Win

Beverly Hills Mayor Robert Wunderlich (left) presents Disney Tournament winners with prize money and certificates. Beverly Hills Lawn Bowling Club President Bill Wolff (center left), Winning Bowlers Corey Vose (center right) and Dean Warmington (right).

On Nov. 4, 2020, Stepanyan, who is Armenian-American, sent a message saying that he planned to go “hunting for [T]urks.” Stepanyan then met with his co-defendant Harutyun Harry Chalikyan, 24, later that day, and other Armenian-Americans to protest what they considered to be Turkish aggression against Armenians and to show their support for Armenia.

Stepanyan and Chalikyan then drove to the restaurant and stormed and attacked the victims inside. Stepanyan and Chalikyan flung chairs at the victims while shouting derogatory slurs about Turkish people. Four of the five victims were of Turkish descent. One of the defendants also threatened to kill the victims, shouting: “We came to kill you! We will kill you!”

Several victims were injured during the attack, and one individual lost feeling in their legs, causing them to collapse multiple times from the injury. Stepanyan also ripped out the restaurant’s computer terminals and stole an iPhone.

The restaurant suffered at least \$20,000 in damages and thousands of dollars in lost revenue.

Stepanyan will face a maximum sentence of 15 years in prison after he pleads guilty. Chalikyan has pleaded not guilty and is scheduled to go on trial on Oct. 26.

## Planning Commission Approves Planned Development and Tentative Tract Map Amendments

At their Thursday meeting, the Planning Commission conditionally approved a resolution regarding amendments for a Planned Development to allow construction of a retail and residential mixed-use project for property located at 9908 South Santa Monica Boulevard. The commission also adopted an addendum to the previously certified Final Environmental Impact Report for the project.

On Aug. 26, the Commission held a public hearing to consider proposed amendments to a previously approved Planned Development and Vesting Tentative Tract Map approval for a mixed-use building. The amendments include

changes to the interior and exterior of the approved building. The proposed changes include modifications to the second-floor terrace and the rooftop, ground floor outdoor space, subterranean parking facilities and ground level loading, number of residential units, reduction in exterior building modulation area, and modifications to the interior commercial and residential floor area configurations.

At the conclusion of the hearing, the Commission unanimously directed staff to prepare a resolution to approve the proposed amendments with modified conditions of approval and return to the Commission on Sept. 9.

The draft resolution included a new condition of approval limiting the use of the Project’s loading space for commercial deliveries between 9:30 a.m. and 3:00 p.m., seven days a week.

The City of Beverly Hills certified a Final Environmental Impact Report (FEIR) for the mixed-use project on Feb. 4, 2020. The project amendment includes physical changes to the approved building that are consistent with the height, overall size, and development standards adopted for the site. The proposed physical modifications have been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA) and the environmental regulations of the City. The Planning Commission adopted both the certified Final EIR and an addendum prepared to evaluate the project amendments in making a CEQA determination regarding the modifications to the building.

## Rent Stabilization Commission Discusses Relocation Fees

The Rent Stabilization Commission discussed possible amendments to the Rent Stabilization Ordinance regarding relocation fees at their Monday meeting. Recommendations from the commission will be presented to the City Council at a future meeting.

On Jan. 24, 2017, and Feb. 21, 2017,

*briefs cont. on page 6*

briefs cont. from page 5

the City Council approved an urgency ordinance and conducted the first reading of a non-urgency ordinance to modify a Rent Stabilization Ordinance. The Ordinance became effective on May 5, 2017. The Ordinance established relocation fees for no-fault evictions for Chapter 6 tenants. It also increased existing Chapter 5 relocation fees so they would be the same as Chapter 6 relocation fees.

Chapter 6 tenants are eligible for relocation for refusal to execute a lease and when there is a change in building managers. Both Chapter 5 and 6 tenants are eligible for relocation fees when used by landlords and for demolition or condominium conversion. It also includes major remodeling and a withdrawal of residential rent structures from the rental market.

Relocation fees are intended to compensate tenants for replacement housing costs associated with involuntary, no-fault evictions, including out-of-pocket moving costs, and to protect the housing provider's ownership rights, which include the right to self occupancy.

The relocation fee for a studio rental is \$6,726.53, \$9,936.10 for a one bedroom, and \$13,461 for a two bedroom. Fees increase if the tenant has children, or other factors.

### City Council to Consider Extension of North Canon Drive Closure

At their Sept. 21 meeting, the City Council will consider an extension of the North Canon Drive closure.

In July 2018, the council approved the closure of North Canon Drive and the installation of a cul-de-sac and soundwall at Wilshire Boulevard for two to six years to provide a safe, consistent traffic pattern while the Metro Purple Line Extension rail project is underway. The rail project will provide transportation from downtown Los Angeles to Westwood and includes two stops in Beverly Hills at Wilshire/Rodeo and Wilshire/La Cienega.

Staff will be recommending that the council extend the closure and maintain the soundwall until Sept. 2022. The closure, cul-de-sac, and soundwall will remain in place for another year to support construction activities such as deliveries and concrete pours along Wilshire Boulevard, if approved. Staff will then revisit the project with the City Council in Fall 2022 to consider whether to maintain the closure beyond Sept. 2022.

### Beck Appointed on Arts and Culture Commission



Maralee Beck

At their Tuesday meeting, the City Council appointed Maralee Beck onto the Arts and Culture Commission. Beck previously served as Chair of the Cultural Heritage Commission.

Read her cover story interview in Issue #773.

### City Council Postpones Discussion on Partnership with International Competitions and Festivals, Inc.

The City Council postponed a discussion that was planned for their Tuesday Study Session regarding a proposal for the RACHFEST program for 2022 and 2023 at the Wallis Annenberg Center for Performing Arts.

The proposal for the RACHFEST 2022 program was presented to the Beverly Hills City Council Liaison Rodeo Drive / Special Events / Holiday Program Committee on Feb. 27, 2020, and later to the City Council Arts & Culture Commission Liaisons on March 24, 2021. Councilmembers Lili Bosse and John Mirisch recommended that City Council approve the hosting of the program for 2022 and 2023. The Wallis Annenberg Center for Performing Arts was very supportive of the proposal as well.

RachFest event organizers are now looking for additional City funding to help underwrite this event. Due to complications, staff was unable to bring this revised request back to either of the Council Liaisons as changes in the assigned liaison assignments now present quorum issues in consideration of this event by Council Liaisons. As a result, this revised request was brought directly to the full City Council for consideration.

The original proposal included two separate events, one in 2022 and one in 2023. March 18 – March 22, RACHFEST 2022 will include a Junior Piano Competition that will be held throughout the greater Los Angeles area within a five-day period. The semi-finals will take place in Los Angeles at the UCLA Schoenberg Hall with the final round, award ceremony, and closing concert to be held at the Wallis

Annenberg Center for Performing Arts. Two masterclasses and lectures are also proposed to take place at either UCLA or Greystone Mansion and Gardens.

The International Competitions and Festivals, Inc., is requesting a venue for the final rounds of competitions, award ceremony, and masterclasses and requesting partial funding for the event in the amount of \$50,000. They are also asking for community members who would be interested in serving on the organizing and fundraising committees and for the city to help in promotional and outreach efforts for the program.

Sergei Rachmaninoff is considered one of the finest pianists of all time. He was born in Russia and later moved to Beverly Hills where he passed away in 1943. The Rachmaninoff International Piano Competition & Festival was first presented in Pasadena in 2002. This event captivated an audience of about 15,000.

### Four Beverly Hills Students to Compete in the National Merit Scholarship Program

On Sept. 15 the National Merit Scholarship Corporation (NMSC) announced the names of approximately 16,000 Semifinalists in the 67th annual National Merit Scholarship Program. Maya Goldkorn, Sarah Lepkowitz, Ethan Stone, and Tian Yang are among the four students from Beverly Hills who have qualified.

The Semifinalist will have the opportunity to compete for about 7,500 National Merit Scholarships worth around \$30 million.

To be considered for the award, Semifinalists must fulfill several requirements to advance to the final level of the competition. About 95 percent of the Semifinalists are expected to attain Finalist standing, and approximately half of the Finalists will win a National Merit Scholarship, earning the Merit Scholar title.

High school juniors entered the 2022 National Merit Scholarship Program by taking the Preliminary SAT/National Merit Scholarship Qualifying Test. The pool of Semifinalists, representing less than one percent of high school seniors, includes the highest-scoring entrants in each state.

To become a Finalist, the Semifinalist and a high school official must submit a detailed scholarship application. A Semifinalist must have an outstanding academic record throughout their high school career, be endorsed by a high school official, write an essay, and earn ACT or SAT scores that confirm the student's earlier performance.

From the 16,000 Semifinalists, approximately 15,000 are expected to reach the Finalist level.

### Beverly Hills Joins National Preparedness Month Efforts

September is National Preparedness Month and the city is encouraging businesses and residents to review their emergency plans to ensure they are up-to-date.

National Preparedness Month is a national campaign held to encourage individuals to take steps to prepare for emergencies in their businesses, homes, and schools. The goal is to raise public awareness and inspire a "call to action" by the community to take the steps necessary to protect property and life.

"It's important that we plan for any disaster, big or small so that we are able to protect ourselves and our families at all times. We want to continue to educate the community on ways to plan ahead as part of this annual campaign," said Emergency Management Manager, Meena Janmohamed.

To be adequately prepared for an emergency, residents are encouraged to be self-sufficient for at least seven days but it is recommended to be prepared for two weeks. A major disaster could overwhelm resources for emergency service, which could delay attention to those in need.

It is recommended that residents make a plan with family members and discuss how to communicate before, during, and after a disaster or emergency. Visit [ready.gov/plan](http://ready.gov/plan) for more details. The city also recommends building a kit by gathering supplies that will last for several days. Visit [beverlyhills.org/emergencysupply-kit](http://beverlyhills.org/emergencysupply-kit) for more details.

Residents can stay informed by visiting [beverlyhills.org/disaster](http://beverlyhills.org/disaster) and sign-up for the emergency notifications as well as its Earthquake Reporting App at [beverlyhills.org/reportquake](http://beverlyhills.org/reportquake).

### Theatre 40 Monday Night Seminars to be conducted on Zoom

The Fall session of Theatre 40's series of Monday Night Seminars will be conducted on Zoom this season. Each date of the series will feature the reading of a play by Theatre 40's actors. The plays selected include both dramas and comedies. The series will be moderated by John Leslie and Melanie MacQueen.

Seminar dates are Sept. 13, 27, Oct. 4, 18, Nov. 1, 15, Dec. 6, and 20, at 7:00 p.m. each date. All seminars are free.

Visit <https://us02web.zoom.us/>

briefs cont. on page 7

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# coverstory

## FRAN'S PUBLISHING FORAY

### The Farm Founder Fran Berger Releases New Book "The Catalogue"

By Danielle Berjikian

Tell us about your new book "THE CATALOGUE"

I am so excited about this book. It was two years of work on it because last year was more of a planning and strategic [time] for the book. It's all about entertaining and I show you how to use the things you already have, maybe things you didn't think about. It's mostly a photographic book so it's really a beautiful art book [and] definitely a coffee table book. I show you how to use all of those things [pieces you already have] in maybe a way you didn't think about that would be new to you and give you some new ideas on how to do it. I threw some entertaining tips in there; I threw a recipe for champagne vinaigrette in there just because I've got a chapter on salad bowls. I think that's an area that people tend to forget that they're all eating now. So, there's just something simple in there about that.

I decided that there was no resource for [home entertaining]. You can find resources for fashion and you can find resources for home design, but there's nobody showing you how to entertain with grace, sophistication, and ease. It should be easier, [but] we just won't do it. I became that resource, I decided that resources needed to be there. That's why I started the book.

Many of our readers know your North Beverly Drive restaurant, "The Farm."



**"Sometimes the best situations are the ones that are impromptu and at the last minute. I want people to see all of that. I want people to see how beautiful even the simple things can be"**

—Fran Berger

Can you tell us about the restaurant and how you got involved with that?

Yes, [it has been] over 20 years. We opened *The Farm* in May of 1995 and it grew to four locations. We had one out in Woodland Hills [and] one in Beverly Hills which is still open. I love that place [Beverly Hills location]. I am there regularly for breakfast. [We had] one at The Grove; we were there for ten years and then we had one at LA Live. So we had four, plus a commercial kitchen because of our 'Farm famous brownies.' I got in because it was started with a ton of dear friends of [mine]. I love food and we thought it sounded like a plan and it became an avocation. I loved it so much, it was great.

How did you get into home entertaining?

It was a natural transition because I was at *The Farm* so much. I was married and I had kids, and we entertained a lot at home. I was able to watch clients and friends and associates [because of *The Farm*] come together [and see] how important it was for them to be making those connections. It was a natural transition for me from owning the restaurant because people kept saying "Fran we need to learn what you do. You do it so easily and we want to know it." So, it was an easy transition when I sold the restaurant back in 2015 when I turned 65 to get into home entertaining and helping people with that.

You stated that "Welcoming friends

into your home is itself an act of love. Providing a place for communion, facilitating connection - these things are vital in our increasingly disconnected world."

Can you elaborate on that?

I have always been one to have the family over at my house. I have sons and the kids [were always] at my house every weekend. I think there is a space in everyone's soul that is wanting those connections, that is wanting to be reconnected and I think that's what feeds our joy too. Feeding people, as I said, is an act of love. Everything for me revolves around the table. The table is just a metaphor. It could be a park bench with your girlfriend and a paper cup of coffee. The fact that you're sharing your day or those moments, or something that's important to you or just to say hello, that's what feeds our soul and fills us with joy. I think that it's important that people do it, and continue to do it.

Tell us about some of your appearances on Hallmark's Home & Family TV.

That was so much fun. I had the best time with the cast and crew. I got to explain why there is a rhyme and reason to how a buffet is set up and why some work and some get bottlenecked, and how to avoid those. I helped them with hostess gifts because my mother fed it into me that you never show up empty-handed. What hostess gifts are right and what ones are going to find themselves in the hall closet. I helped them with Al fresco dining which here in Southern California, in particular, is so much fun and so great outdoors. I was there as the home entertaining guru experiment. They came to me for things about that. It was fun, I loved it.

You have been outspoken as a Beverly Drive merchant. Do you believe outdoor dining should be made permanent?

Absolutely, without a doubt. I think that especially here in Southern California we love the outdoors so much and I think that it's enabled people who might be a little more concerned about dining



indoors, it gives them a place to still be able to connect and still be with friends and enjoy that time.

Not only do I think that out-

door dining needs to stay, I think those outdoor parklets they have set up on the street, I think those need to remain permanent. I love them, I love eating in them as often as I can.

What is one thing you wish you knew before starting your restaurant?

A lot of people think that being in the restaurant business is a very sexy business and what they don't realize is that it's a 24/7 situation. It's not all that sexy. It's a lot of work and a lot of worries if you want to be successful at it. I wish I'd known how much work it was. But I clearly loved it because I was there for 20 years. You have to be kind of a little bit of a crazy person to go into the restaurant business and I am obviously that kind of crazy because I was there and loved it.

What do you hope to achieve from your book?

I want people to understand how easy it is to entertain, to have those connections, to use those pieces that they might have. You might have inherited something from your grandmother that you think is just awful that you don't want to put on your table but you loved her so much that you want to honor her. I hope that they understand that and see that they can take maybe the sugar and creamer and use that on their table. I hope that they understand that entertaining is as easy as stopping on the way home at the market and picking up stuff for salad and bread and a bottle of wine. It doesn't have to be a perfectly planned dinner party. Sometimes the best situations are the ones that are impromptu and at the last minute. I want people to see all of that. I want people to see how beautiful even the simple things can be. I want people to see how they can mix and match things. I want people to understand that it is a resource and I am that resource for them to help with that.

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[j/86958117238?pwd=R0pUWXF5bUt-DWG1iT05VbitQcmV1dz09](http://j/86958117238?pwd=R0pUWXF5bUt-DWG1iT05VbitQcmV1dz09) to access the seminars on the specified dates.

### Jacob Jonas The Company presents ACTIVATE LA in association with The Wallis

Jacob Jonas The Company (JJTC) will be presenting ACTIVATE LA, a series of

dance programs presented in association with The Wallis. Non-traditional outdoor spaces will be transformed into open-air stages.

The programs will be presented at three different venues across Los Angeles, including Century Park on Oct. 1 and 2, ROW DTLA ON Oct. 22-24, and Water Garden Santa Monica on Nov. 12 and 13.

ACTIVATE LA features two different

programs of world-premiere works. At Water Garden and Century Park, JJTC presents At Work, with live music composed by Steve Hackman, a Los Angeles-based composer, producer, and conductor who has worked with orchestras including Seattle, San Francisco, Pittsburgh, and artists Doja Cat and Kanye West. At ROW DTLA, JJTC premieres Juxtapose, with live music composed by

Anibal Sandoval, a composer, movement performer, sound artist, and educator also based in Los Angeles.

All performances are held outdoors and attendees are requested to socially distance.

For tickets and information, please visit [TheWallis.org/ActivateLA](http://TheWallis.org/ActivateLA) or call 310-746-4000.

--Briefs Compiled by Danielle Berjikian

# 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.

STANKOVICH, STEPHEN, JOSE, 50, arrested on 8/29/21 for petty theft, having a BHPD bench warrant, and an outside misdemeanor warrant.

VEGA, HERNANDEZ, 27, arrested on 8/27/21 for obstructing a public officer, carjacking from a person by means of force, commercial burglary, and grand theft.

FELIX, RUBEN JUNIOR, 28, arrested on 8/30/21 for driving under the influence of alcohol.

BERNER, MARIA, ANTOINETTE, 25, arrested on 8/30/21 for having a felony bench warrant.

RIERA, RAFAEL, GERALDO, 46, arrested on 8/30/21 for domestic violence.

BAILES, GEORGINA, PAPPAS, 61, arrested on 8/30/21 for domestic violence.

SANNER, MEGHAN, MICHELE, 37, arrested on 8/30/21 for possession of Meth, criminal conspiracy, burglary, and having an outside misdemeanor warrant.

SMITHGIGIELLO, CODIE, G, 28, arrested on 8/30/21 for theft or driving a stolen vehicle, possession of a controlled substance, criminal conspiracy, and residential burglary.

SALMAN SALVADOR, LUIS, 43, arrested on 8/30/21 for petty theft.

SNOWDEN, UNIQUE, NIREE, 25, arrested on 8/30/21 for attempted arson of an inhabited property.

IBARRA, OMAR, ALEJANDRO, 23, arrested on 8/31/21 for theft or driving of a stolen vehicle, presenting false identification to a police officer, forgery of an official seal, and appropriating lost property.

CONGER, STEPHON, ADRIAN, 40, arrested on 8/31/21 for having an outside felony warrant.

KENNEDY, LATOYA, STAR, 39, arrested on 9/1/21 for having a BHPD bench warrant.

RABBANY, FARHAD, 58, arrested on 9/1/21 for use of force or violence upon another person.

WHITEHEAD, DULUAN, DECARLOS, 38, arrested on 9/1/21 for trespassing.

MCKAY, DONTAE, 28, arrested on 9/1/21 for

theft or driving a stolen vehicle, smuggling a controlled substance or liquor into jail, petty theft, and receiving stolen

property.

GREEN, JOHN, 37, arrested on 9/2/21 for possession of drug paraphernalia, possession of meth, proving false identification to a police officer, receiving stolen property, prowling on private property, and peeking in doors.

ROWSER, DARIUS EMANUEL, 32, arrested on 9/1/21 for driving under the influence of drugs.

MCKAY, DONTAE, 28, arrested on 9/1/21 for loitering, and prowling on private property.

MARTIN, JEREMY, ELIJAH, 29, arrested on 9/2/21 for being under the influence of a controlled substance and having an outside misdemeanor warrant.

DAY, MICHAEL, TRUMAN, 37, arrested on 9/2/21 for damaging property in the amount of \$400 or less.

PEDROSO, KEVIN, 29, arrested on 9/2/21 for robbery and a parole violation.

SHARKOFF, DANIEL, ALEXANDER, 22, arrested on 9/3/21 for use of force or violence upon another person.

ESPINOSA, FABIAN, 28, arrested on 9/3/21 for having a loaded firearm in public and having an outside misdemeanor warrant.

JOSEPH, MAXWELL, 39, arrested on 9/4/21 for having an outside misdemeanor warrant.

RODRIGUEZ, VINCENT, 33, arrested on 9/4/21 for damage of property in the amount of \$400 or more.

HUGHES, PATRICK, KEITH, 34, arrested on 9/5/21 for commercial burglary.

DABIZHA, ANASTASIA, 21, arrested on 9/4/21 for grand theft.

WILSON, JAMEEL, MALIK, 25, arrested on 9/5/21 for public intoxication.

TURNER, FREDERICK, 38, arrested on 9/4/21 for petty theft.

SIMMONS, ROBERT, JOSEPH, 42,

arrested on 9/5/21 for delaying or obstructing a public officer and for petty theft.

FOSTER, ARTHUR, 42, arrested on 9/5/21 for burglary.

SHERRELL, DANA, MARSHALL, 52, arrested on 9/4/21 for public intoxication, resisting or threatening an officer, and having an outside felony warrant.

BAKER, MICHAEL, EDWARD, 65, arrested on 9/6/21 for commercial burglary.

NUNEMAKER, CATLIN, ROSE, 27, arrested on 9/6/21 for having a BHPD felony bench warrant.

JADIDOLLAHI, PEJMAN, 38, arrested on 9/5/21 for destruction of property in the amount of \$400 or less.

SMITH, GREGORY, JUDE, 49, arrested on 9/6/21 for assault.

CALIX, BRAULIO, ORDONEZ, 30, arrested on 9/6/21 for possession of drug paraphernalia, battery against a public officer, and resisting or threatening an officer.

KING, JOSHUA, ROBERT, 34, arrested on 9/7/21 for being in possession of burglary tools and appropriating lost property.

GRIFFIN, TYREN, IZONCHAE, 25, arrested on 9/7/21 for having an outside felony warrant.

NESET, JUSTIN, 31, arrested on 9/7/21 for being in possession of drug paraphernalia and providing false identification to a police officer.

SMITH, AJHNAE, EZOLA, 29, arrested on 9/7/21 for commercial burglary and providing false identification to a police officer.

SORRELS, MYANGEL, EMILY, 23, arrested on 9/7/21 for commercial burglary.

APIELER, HEATHER, SANDY, 30, arrested on 9/8/21 for roller skating on the

sidewalk.

WILKERSON, COLIN, LEE, 47, arrested on 9/8/21 for commercial burglary.

BOONE, NIKOLAUS, MYCHAL, 30, arrested on 9/8/21 for prohibited gambling.

GARCIA, MOISES, JOSUE, arrested on 9/8/21 for possession of drug paraphernalia, possession of meth, and receiving stolen property.

CIOFFI, CHRISTIAN, ANTHONY, 31, arrested on 9/8/21 for having an outside felony warrant.

HENDERSON, PELE, SANTEE, 39, arrested on 9/9/21 for residential burglary.

WALKER, DOMINIC, ANTONIO, 33, arrested on 9/9/21 for evading a peace officer, reckless driving, and having an outside felony warrant.

MAXWELL, DAVID, JOSEPH, 38, arrested on 9/10/21 for inflicting serious injury on someone.

THOMAS, NATHAN, ANDREW, 48, arrested on 9/10/21 for being in possession of drug paraphernalia and meth.

HARRIS, ELIZABETH, ISABELA, 55, arrested on 9/10/21 for battery and use of force or violence upon another person.

JEREZ, JONATHAN, REY, 37, arrested on 9/10/21 for petty theft, and having a BHPD arrest warrant.

NEVIASER, NATHAN, JON, 27, arrested on 9/10/21 for petty theft.

LYBERG, JEFFERY, DAVID, 45, arrested on 9/12/21 for battery, and destruction of property in the amount of \$400 or less.

NUNUEZ, DIEGO, NUNEZ, 26, arrested on 9/11/21 for being in possession of a controlled substance, and having an outside misdemeanor warrant.

SHATH, AHMAD, RASEM SULEIMAZ, 39, arrested on 9/11/21 for theft or driving a stolen vehicle.

PERKINS, RONNIE, 31, arrested on 9/11/21 for possession, purchase, or use of a stun gun by a felon, postrelease community supervision violation hold, and possessing a forged driver's license or identification card, acquiring another person ID with the intent to defraud.

SANCHEZ, RYAN, LUCIANO, 22, ar-

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of LOS ANGELES County on AUG 19 2021 expires on AUG 19 2026.

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-416855 BEVERLY HILLS WEEKLY 8/26 & 9/2,9,16 2021

FILE NO. 2021 184389  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: HOUSE OF JOY, 818 N PACIFIC AVE STE I GLENDALE CA 91203 county of: LA COUNTY.

AI #ON:  
Registered Owner(s): HOJ PACIFIC, INC., 818 N PACIFIC AVE STE I GLENDALE CA 91203. 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/ HOJ PACIFIC, INC. BY JEONG JAHWANG, CEO

This statement was filed with the County Clerk of LOS ANGELES County on AUG 19 2021 expires on AUG 19 2026.

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-417006 BEVERLY HILLS WEEKLY 8/26 & 9/2,9,16 2021

FILE NO. 2021 186545  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: EL LECHERO MILKMAN MARKET, 4025 BEVERLY BLVD. LOS ANGELES CA 90004 county of: LA COUNTY.

Registered Owner(s): MALLICKA BAINS, 4025 BEVERLY BLVD. LOS ANGELES CA 90004. 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/ MALLICKA BAINS, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on AUG 22 2021 expires on AUG 22 2026.

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). 423412 BEVERLY HILLS WEEKLY 9/2,9,16,23 2021

FILE NO. 2021 188184  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: MOURER-FOSTER INSURANCE AGENCY, 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, VICE PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on AUG 24 2021 expires on AUG 24 2026.

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-428241 BEVERLY HILLS WEEKLY 9/2,9,16,23 2021

FILE NO. 2021 188182  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: INGUARD INSURANCE SERVICES, 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, VICE PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on AUG 24 2021 expires on AUG 24 2026.

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-428239 BEVERLY HILLS WEEKLY 9/2,9,16,23 2021

FILE NO. 2021 188630  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: GORDON ASSOCIATES INSURANCE SERVICES, 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, VICE PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on AUG 24 2021 expires on AUG 24 2026.

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-424183 BEVERLY HILLS WEEKLY 9/2,9,16,23 2021

FILE NO. 2021 194334  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: CAFÉ DU LIBAN, 19223 VENTURA BLVD. TARZANA CA 91356 county of: LA COUNTY.

AI #ON: 4742709  
Registered Owner(s): SANTOMOBONO, INC. [CA], 19223 VENTURA BLVD. TARZANA CA 91356. 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/ SANTOMOBONO, INC. BY: MILTON BENJAMIN, CEO

This statement was filed with the County Clerk of LOS ANGELES County on AUG 31 2021 expires on AUG 31 2026.

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). 435329 BEVERLY HILLS WEEKLY 9/9,16,23,30 2021

#### 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 October 5, 2021**, sealed bids for the award of a Contract for the following:

#### BID NO. 21-22-001 BEVERLY HILLS HIGH SCHOOL MODULAR DISCONNECT AND HAUL AWAY

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:** October 18, 2021

**Contract Completion Date:** December 17, 2021

**Scope of Work:** The Project consists of exterior and interior disconnect work at twenty (20) modular buildings including 2 restroom units. Exterior work includes electrical, low voltage, fire alarm, security cameras, exterior site asphalt work, chain link fence removal and installation and other exterior site work, and plumbing and electrical cap off. Interior work includes classroom accessory removal including but not limited to digital clocks and speakers, white boards, fire alarm and strobe devices, IDF cabinets, surplus and off hauling trash, furniture and e-waste. Enhancements consist of removal of partition walls, additional power, additional data, and reinstallation of cameras.

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

#### 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/](http://www.bhusd.org/bids/)

There will be a **MANDATORY job walk and pre-bid conference at 8:00 a.m. on Wednesday, September 22, 2021 at Beverly Hills High School (wait at the gate off Olympic Blvd. and Heath Road), 241 S. Moreno 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 se-

curity 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: September 9, 2021 & September 16, 2021

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
ANDREA NICOLE LEFT  
CASE NO. 21STPB06084**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the lost WILL or estate, or both of ANDREA NICOLE LEFT.

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

THE PETITION FOR PROBATE requests that MARC SHOMER be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's lost WILL and codicils, if any, be admitted to probate. The lost WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 10/01/21 at 9:30AM in Dept. 4 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

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

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

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

Attorney for Petitioner  
MATTHEW F. BAKER - SBN 293779, RO-SHANNE C. KATOZIAN - SBN 307134, RMO LLP

2029 CENTURY PARK EAST, STE 2910  
LOS ANGELES CA 90067  
9/16, 9/23, 9/30/21

**CNS-3509790#**

APN: 2272-014-016 TS No: CA08000104-21-1 TO No: 210179014-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED December 8, 2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On November 9, 2021 at 10:00 AM, behind the fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on December

15, 2006 as Instrument No. 06 2798155, of official records in the Office of the Recorder of Los Angeles County, California, executed by JUNE-ELIZABETH THORSEN, A WIDOW, as Trustor(s), in favor of FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDYMAC BANK, F.S.B. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 4056 DAVANA RD, SHERMAN OAKS, CA 91423 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$1,226,483.88 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance 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 In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Website www.insourcelogic.com for information regarding the sale of this property, using the file number assigned to this case, CA08000104-21-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement informa-

tion is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA08000104-21-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: September 7, 2021 MTC Financial Inc. dba Trustee Corps TS No. CA08000104-21-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660-4288 Amy Lemus, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ON LINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Trustee Corps may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. Order Number 77298, Pub Dates: 9/16/2021, 9/23/2021, 9/30/2021, BEVERLY HILLS WEEKLY

FILE NO. 2021 201671  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: PARIS BAGUETTE, 404 W. 8TH STREET LOS ANGELES CA 90014 county of: LA COUNTY.  
Registered Owner(s): MAX & JACK LLC, 11451 LOWEMONT STREET NORWALK CA 90650 [CALIFORNIA]. 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/ MAX & JACK LLC BY VICTOR OH, MANAGING MEMBER

This statement was filed with the County Clerk of LOS ANGELES County on SEP 09 2021 expires on SEP 09 2026.

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).  
448330 BEVERLY HILLS WEEKLY 9/16,23,30 10/7 2021

**NOTICE OF PETITION TO ADMINISTER ESTATE OF JUDITH ESACOVE**  
Case No. 21STPB08565

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

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

THE PETITION FOR PROBATE requests that Paul Esacove be appointed as personal representative to administer the estate of

the decedent.

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

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless

an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on Oct. 22, 2021 at 8:30 AM in Dept. No. 67 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:**  
**KIRA S MASTELLER ESQ**  
**SBN 226054**  
**KYLA A PARRINO ESQ**  
**SBN 309616**

**LEWITT HACKMAN SHAPIRO**  
**MARSHALL & HARLAN**  
16633 VENTURA BLVD  
11TH FLR

ENCINO CA 91436  
CN980690 ESACOVE Sep 16,23,30, 2021

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## 115-CEMETERY

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

Hollywood Forever Cemetery 2 plots in mausoleum. Garden of Israel-Tier B 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

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

Mt Sinai Hollywood - 2 plots in sold out Moses 25. Priced way below market! Call or text 805-300-1936

Pacific View Memorial Park, Corona del Mar Meadowlawn South, Plot 179-F (eligible to convert to double depth). Plot is adjacent to friend and veteran captain of John Wayne's yacht. \$16,000, (907) 903-5497 or 1bigdoggie@gmail.com.

## 125-PERSONALS

Single man, 77, no children, is ready to get married. Let's talk. [mullisen@sbcglobal.net](mailto:mullisen@sbcglobal.net)

I am 86. Recently widowed. I hope to find an educated lady in West LA for friendship, conversations about current affairs, people, and life in general. Except for a back injury (I walk with a cane) I am in good health. I play bridge, enjoy Ricky Gervais on Netflix, and tend toward the liberal left. Peter. 310-208 2646 . (It's my office - If I'm not in, please leave word.) Email: [greenfield@jagreenfield.com](mailto:greenfield@jagreenfield.com)

## 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)

## 170-CAREGIVER NEEDED

Vaccinated caregiver with references wanted to cover night work needed for 90 year old living alone with beloved dog. Needs someone to be there and oversee. Main issue: sleep. Wonderful West Hollywood home. Parking available. Light meals, vitals, pleasant socialization. English speaking. Call Beth: (L) 310-271-0544.

## 205-ADOPTIONS

ADOPTION: You are not alone.

For immediate counseling, help choosing a loving family, and financial assistance, call 24/7 (800) 658-8284 / Text (646) 988-6281. Expenses Paid. Confidential. [www.adoptionsfirst.com](http://www.adoptionsfirst.com) (Cal-SCAN) 1-844-653-7402 (Cal-SCAN)

## 310-HOUSESITTING

Looking for HOUSESITTING Opportunities - Architect/Landscape Architect, love Pets and Gardening. Contact: [spbeyer@gmail.com](mailto:spbeyer@gmail.com). 818-219-6830. References available.

## 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.viploan.com](http://www.viploan.com) Call 1-818-248-0000. Broker-principal DRE 01041073. No consumer loans. (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)

## 601-ITEMS WANTED

Wanted: WWI & WWII German and Russian medals, daggers, uniforms, flags, silverware, and swords. One item or whole collection. Dominic Panzica 213-361-3935 or [mainlineswitch@yahoo.com](mailto:mainlineswitch@yahoo.com)

## 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

Brake Special. 15% off brake parts Lifetime warranty on brakes, shocks & struts 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)

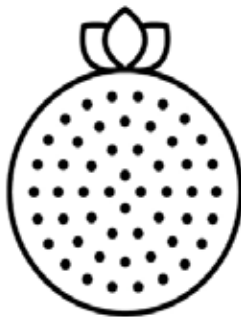
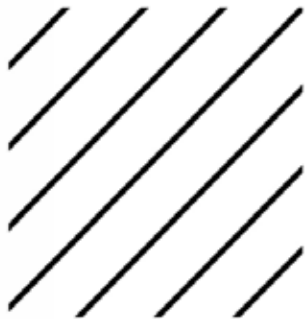
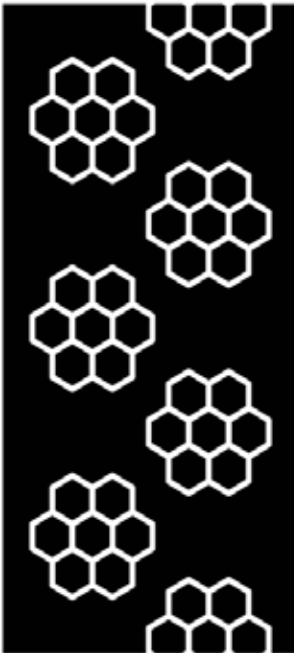
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# Have A Blessed Yom Kippur



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**To all of our  
readers and  
community  
May you have  
an easy and  
meaningful fast.**

**Thinking of making a move?  
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## Jennifer Okhovat

Residential and Commercial Real Estate & BHHS Alumna

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