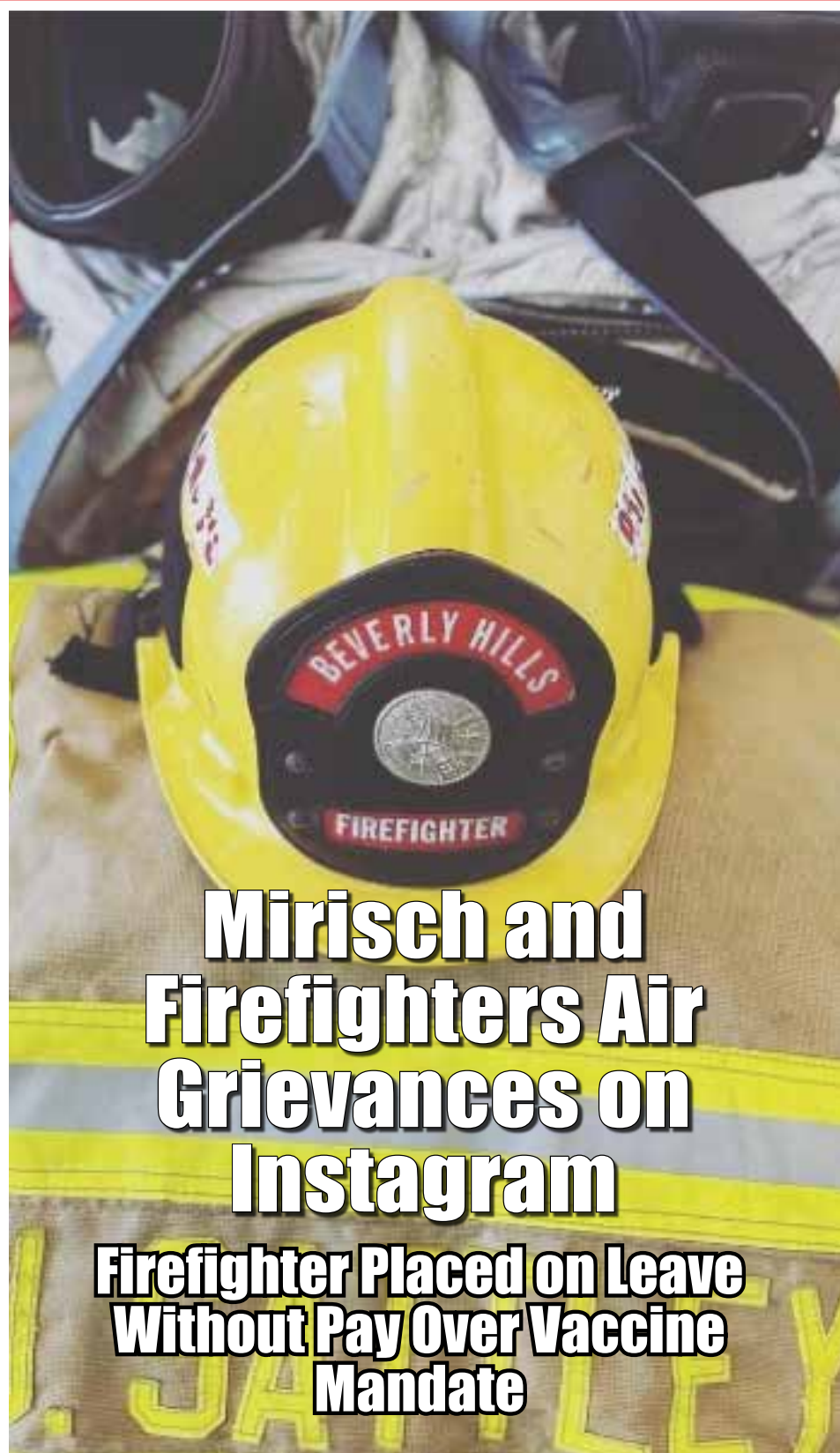


# Beverly Hills Weekly

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Issue 1149 • October 7 - October 13, 2021



## Mirisch and Firefighters Air Grievances on Instagram

**Firefighter Placed on Leave Without Pay Over Vaccine Mandate**



## Saban Theater Loses Metro Lawsuit

**Court Finds Saban Has Not Satisfied Burden of Proof**

# Notice of Public Hearing for Adoption of a GROUNDWATER SUSTAINABILITY PLAN

for the Santa Monica Groundwater Subbasin (Water Code Section 10728.4)

This is a Notice that the Santa Monica Groundwater Sustainability Agency (GSA), which is composed of the cities of Santa Monica, Culver City, Beverly Hills, Los Angeles through the Department of Water and Power, and the County of Los Angeles, is proposing adoption of a Groundwater Sustainability Plan (GSP) for the Santa Monica Groundwater Subbasin pursuant to Water Code Section 10728.4 under the Sustainable Groundwater Management Act (SGMA) of 2014. The GSP is the governing document related to groundwater for Santa Monica Subbasin, Groundwater Basin Number 4-11.01.

SGMA stipulates that at least 90 days prior to holding a public hearing to adopt a GSP, a GSA must provide notice to a city or county within the area of the proposed GSP (Water Code Section 10728.4). The GSA must review and consider comments from any city or county within the area of the proposed GSP that receives this notice and shall consult with any city or county that requests consultation within 30 days of receipt of this notice.

The GSP was available for public comment from July 15, 2021, to September 28, 2021, and was posted on <https://www.santamonica.gov/gsp>.

A Public Hearing for Adoption of the GSP for the Santa Monica Subbasin is being held at 5:30 pm on Thursday, January 13, 2022, via Zoom pursuant to SB 361. This legislation allows local agencies to address emergent pandemic conditions by allowing local officials, and the public, to participate in public meetings via virtual platforms. If the order is in effect, the Zoom link to the meeting will be posted on December 1, 2021.

Once adopted by the GSA, the GSP for the Santa Monica Groundwater Subbasin will be submitted to the California Department of Water Resources (DWR) via the DWR web portal for their review and evaluation. Once the GSP is posted on the DWR web portal, it will be open to additional public comment for 75 days. The GSA will begin implementing the GSP immediately, even before DWR's review of the GSP is complete.

Please contact Lisette A. Gold (Lisette.Gold@santamonica.gov) for questions or comments on this Notice or any of its contents.



## Beverly Hills Community Free Shredding and Compost Event

**OCTOBER 10<sup>TH</sup>  
9 AM TO 12 PM\***

*\*Event will end at 12pm  
or when truck is full  
which ever comes first*

**Civic Center Drive  
and 3rd Street**

### OPEN TO ALL COMMUNITY MEMBERS.

Here's your chance to shred your old documents safely, securely and pick up some compost for FREE.

### PLEASE FOLLOW THESE RULES FOR EVERYONE'S SAFETY:

- Noncompliance with these instructions results in non-participation.
- Please remain in vehicle at all times, and wait for instructions from staff.
- Drop off only.
- Face covering are Mandatory at all times.
- Staff will not open vehicle door or enter vehicle cabin.
- First come first serve.
- Stage parking line will be on Burton way in front of courthouse and the corner of Civic Center Dr. Exit through the alley on Foothill Rd.
- Please visit [WWW.BEVERLYHILLS.ORG/SHRED](http://WWW.BEVERLYHILLS.ORG/SHRED)

For more information please contact: Public Works (310) 285-2467 or [AskPW@Beverlyhills.org](mailto:AskPW@Beverlyhills.org)



## SNAPSHOT



### ARRIVEDERCI SOUTH SANTA MONICA BLVD.

(L to R): Councilmember Lili Bosse, Italian Ambassador Mariangela Zappia, and Mayor Robert Wunderlich met at the Beverly Hills Chamber of Commerce rooftop on Sept. 28.

## Beverly Hills Weekly

Issue 1149 • October 7 - October 13, 2021  
Beverly Hills Weekly Inc.

Founded: October 7, 1999  
Published Thursdays

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

[www.bhweekly.com](http://www.bhweekly.com)

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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





## WHAT'S ON YOUR MIND?

You can write us at:  
140 South Beverly Drive  
#201  
Beverly Hills, CA 90212

You can fax us at:  
310.887.0789

email us at:  
editor@bhweekly.com

# briefs

## Evening With The Mayor to Take Place Tonight

Mayor Robert Wunderlich will deliver the State of the City Address in the Greystone Mansion Formal Gardens tonight from 5-7 p.m.

This affair will include a wine and hors d'oeuvres reception featuring hors d'oeuvres from Il Fornaio, live music, and the formal address by Wunderlich. A question-and-answer session follows the Mayor's speech with more than 350 guests planning to attend.

Parking at the event is restricted to event sponsors. Shuttles provided by Starline Tours of Hollywood will be available from 4:30-7:30 p.m. The pick-up location is located at 436 North Rexford Drive, adjacent to the library where there is parking in the lot at 450 North Rexford Drive as well as 450 North Crescent Drive.

Visit <http://members.beverlyhills-chamber.com/events/details/an-evening-with-the-mayor-state-of-the-city-address-22720> for ticket information.

## Gold Appointed Vice President of the Independent Cities Association

Councilmember Julian Gold was installed as the new Independent Cities Association (ICA) Vice President on Sept. 30.



Julian Gold

The ICA was founded in 1960 and is made up of 40 member cities in the Southern California area and focuses on public safety, education, infrastructure, legislative advocacy, intergovernmental relationships and other major issues. ICA holds two Annual Seminars bringing together city council members, city officials and business partners for the purpose of collaboration, networking, and knowledge exchange. The Winter Seminar held in Jan. addresses public safety and the Summer Seminar held in July focuses on contemporary issues.

"It is a privilege to serve as the Vice President of the Independent Cities Association. While some cities contract with the county for the provision of fire and police services, ICA includes cities who have their own fire and police departments. Our mission is the education of our member cities as well as information sharing between them about best practices. ICA was founded in 1960 providing 61 years of service to our member cities. I am honored to serve," said Gold.

## Traffic and Parking Commission to Discuss Spalding Bike Lanes

At their Thursday meeting, the Traffic and Parking Commission is expected to provide feedback on the design of proposed class II bike lanes on Spalding Drive from Wilshire Boulevard to Olympic Boulevard.

Spalding Drive is a proposed bikeway in the City's Complete Streets Plan. This bikeway would connect with other proposed bikeways on Charleville Boulevard, Moreno Drive, and Gregory Way. There would be no loss of parking or reduction in vehicle lanes, but the center turn lane and left-turn pockets between Gregory Way and Charleville Boulevard would be eliminated. The Spalding Drive bikeway would also provide access to Beverly High.

Spalding Drive is about 50-feet wide from curb to curb and pre-pandemic levels carried approximately 4,000 vehicles per day on weekdays and 2,000 vehicles per day on weekends.

The segment of Spalding Drive from Wilshire Boulevard to Charleville Boulevard has one travel lane in each direction and on-street parking on both sides of the streets. By narrowing the travel lanes to 11-foot each and maintaining eight-foot parking lanes, six-foot bike lanes can be added to this block. There is an eastbound left-turn pocket onto Charleville Boulevard, which would be eliminated to accommodate the bike lanes.

The segment from Charleville Boulevard to Gregory Way includes one travel lane in each direction, with on-street parking on both sides of the street and a 10-foot wide center turn lane that provides left-turn pockets onto westbound Charleville

Boulevard and eastbound Gregory Way. By eliminating the center turn lane and left-turn pockets to include two 11-foot travel lanes and eight-foot parking lanes, bike lanes can be added to this block.

The northern portion of the segment from Gregory Way to Olympic Boulevard has one travel lane in each direction and on-street parking on both sides. Bike

lanes can be added to these blocks by narrowing the travel lanes to 11-foot each and maintaining eight-foot parking lanes. The southbound bike lanes would transition into sharrows within the two turn lanes onto Moreno Drive and resume on the west side of Moreno Drive to continue to

*briefs cont. on page 4*



## NOTICE OF PUBLIC HEARING

**DATE:** Wednesday, October 27, 2021  
**TIME:** 2:00 P.M.  
**LOCATION:** Meeting will be held via teleconference; details provided below  
**PROJECT ADDRESS:** 339 North Beverly Drive  
(In between Brighton Way & Dayton Way)

The City of Beverly Hills will hold a public hearing on Wednesday, October 27, 2021, beginning at 2:00 P.M. to consider the following:

A request for a **Determination of Public Convenience or Necessity** to allow the sale of a full-line of alcoholic beverages for off-site consumption pursuant to a Type-21 Off-Sale General license and to allow for on-site instructional tasting pursuant to a Type-86 license with the California Department of Alcoholic Beverage Control (ABC) within a new specialty grocery market at 339 North Beverly Drive. Pursuant to §23958.4 of the California Business and Professions Code, the City of Beverly Hills is required to make a determination as to whether allowing the sale of alcohol from the project site will serve the public convenience or necessity.



This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the state CEQA Guidelines. Accordingly, the Hearing Officer will consider a recommendation to find the project exempt from the environmental review requirements of CEQA.

### How To Participate

This meeting will be conducted via teleconference at <https://beverlyhills-org.zoom.us/j/90210> (passcode: 90210). In the interest of maintaining appropriate social distancing, members of the public can participate by listening to the meeting and/or providing oral public comment at 877-853-5247 (meeting ID: 489 235 2870), and/or offering comment through email at [Jcaraveo@beverlyhills.org](mailto:Jcaraveo@beverlyhills.org). Written comments should identify the topic in the subject line of the email. In order to have written material included in the Hearing Officer's packet, it must be received no later than eight (8) calendar days before the date of the Hearing. The hearing will also be aired live on BHTV Channel 10 and streamed live at [www.beverlyhills.org/live](http://www.beverlyhills.org/live).

Comments will be read into the record, with a maximum allowance of three (3) minutes per individual comment (approximately 350 words), subject to the Hearing Officer's discretion. It is recommended that written comments be submitted prior to the posted meeting date/time. It is recommended that written comments be submitted at least two hours prior to the posted meeting date/time. If a comment is received after the agenda item is heard, it will not be a part of the record.

According to Government Code Section 65009, if you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact Jason Caraveo, Assistant Planner, in the Planning Division at (310) 285-1132, or by email at [Jcaraveo@beverlyhills.org](mailto:Jcaraveo@beverlyhills.org). Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed above.

Sincerely,  
Jason Caraveo, Assistant Planner



Members of the public may listen to this meeting telephonically at 877-853-5247 (meeting ID: 489 235 2870). Written public comment can be offered electronically prior to and during the meeting by emailing [jcaraveo@beverlyhills.org](mailto:jcaraveo@beverlyhills.org). Oral public comment can be offered during the meeting by calling (310) 285-1020. Live meeting coverage will be available via BHTV Channel 10 on Spectrum Cable and webcast live at [www.beverlyhills.org/watchlive](http://www.beverlyhills.org/watchlive). If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (ADA), please contact (310) 285-1126 prior to the meeting for assistance.

briefs cont. from page 3

southbound Spalding Drive. Northbound bike lanes would connect with future proposed bike lanes. Five-foot bike lanes can be accommodated with Nine-foot travel lanes in each direction with a parking lane on the west side of the street.

“I like the Spalding lane for several reasons. First, Spalding provides our Southwest area residents below Olympic with a straight and safe route north through the Wilshire signalized intersection to meet the east-west routes of Charleville and Gregory. Spalding provides access to Century City, the high school and even the business triangle. Second, it is a relatively easy improvement that will serve as a reminder to those who drive that we share the road with bicyclists. But not just on Spalding: on most streets in Beverly Hills the rider has priority and the driver must yield. I think everyone will be happier when bicyclists and device users have their dedicated place.” said Mark Elliot, founder of Better Bike.

“Third, bicycle lanes are a state-approved traffic control device. It is no different in that regard than a crosswalk or lane lines. We will see many more Class-II dedicated bicycle lanes as the state and localities get serious about encouraging ‘active’ modes of mobility in order to reduce vehicular congestion. We should all

become accustomed to seeing them and navigating them and here Spalding is a low-impact opportunity to do just that,” said Elliot.

On April 20, the City Council adopted the Complete Streets Plan that outlines a long-range vision that is intended to improve mobility in the community. The plan includes a bikeways network map to serve as a blueprint for new bikeways in Beverly Hills.

Based on feedback received from the commission the city intends to implement the bikeways shown on the map as quickly as possible, while also ensuring that the public outreach and implementation process is followed for each individual street.

Several of the proposed bikeways can be installed without reducing parking spaces or the number of travel lanes on the road. City staff is working to bring some of these bikeways forward for review by the commission with the anticipation that they could be included as part of the annual Pavement Marking Project and installed in 2022.

Feedback received from the commission will be incorporated into the designs, which are anticipated to be finalized in winter and brought to City Council for consideration.

Staff will also be working with the BHUSD regarding possible bikeway de-



### Stepenosky Recognized as Superintendent of the Year

On Wednesday Oct. 6, Superintendent Dr. Debra Duardo (not pictured) surprised Las Virgenes Unified School District Superintendent Dr. Dan Stepenosky (right) by recognizing him as the 2021 Los Angeles County Superintendent of the Year. LACOE celebrated Stepenosky as a leader who modeled how schools could respond to the needs of their school communities while still confronting the pandemic by championing their educational mission of the Los Angeles County Department of Public Health’s policy guidelines. Stepenosky served as Beverly High principal from 2003 to 2006. At left is retired Beverly High teacher Rhoda Sharp.

signs for Moreno Drive to coordinate with and will be brought forward to the commission at a future meeting.



## NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, October 12, 2021 at 7:00 p.m.**, or as soon thereafter as the matter may be heard, will hold a public hearing to consider:

### **AN AMENDMENT TO THE GENERAL PLAN TO ADOPT AN UPDATED HOUSING ELEMENT FOR THE 6TH CYCLE PLANNING PERIOD FROM 2021 TO 2029; AND THE REVIEW OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE UPDATE TO THE HOUSING ELEMENT**

**City Council Study Session:** In addition to the public hearing held at 7:00 pm, **the City Council will begin the discussion regarding the Housing Element document during its study session meeting on October 12, 2021 at 2:30 PM.** The study session will entail a preliminary discussion and opportunity for City Council questions related to the Housing Element, however, any formal action on the Housing Element will take place at the formal meeting at 7:00 PM.

The Project involves the amendment of the City’s General Plan to adopt an updated Housing Element for the next planning period from 2021 to 2029. No physical development nor construction is currently proposed as part of the Project. The Housing Element is a planning document, which contains programs and policies to guide housing development in the City. The Housing Element includes the following topics: analysis of the City’s demographic characteristics and housing needs; evaluation of resources and opportunities available to address housing needs; analysis of potential constraints to meeting the City’s housing needs; a review of the City’s accomplishments during the previous planning period; and updated policies and programs intended to address the City’s housing needs for the next 8 years. Additionally, the updated Housing Element discusses how the City’s land use and zoning regulations and programs will accommodate the City’s Regional Housing Needs Assessment (RHNA), which is the number of housing units expected to be needed for the next planning period (2021-2029), and which includes housing at various levels of affordability. As such, the Housing Element may call for changes to the land use and zoning regulations in the City, but will not approve specific development projects. The Project area covers the entire City of Beverly Hills, since the Housing Element addresses housing conditions throughout the City. The City Council will also review and consider adoption of an Initial Study/Mitigated Negative Declaration prepared for the Project. The revised Housing Element document is available at: [www.beverlyhills.org/housingelementupdate](http://www.beverlyhills.org/housingelementupdate).

The Planning Commission reviewed the revised Housing Element document at its September 23, 2021 meeting, and unanimously adopted a resolution recommending the City Council’s adoption of the Housing Element as modified in response to comments from the State Department of Housing and Community Development and adoption of a Mitigated Negative Declaration and mitigation monitoring and reporting program.

#### **ENVIRONMENTAL REVIEW**

The City of Beverly Hills has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the updates to the Housing Element of the General Plan (Project). The City of Beverly Hills is the lead agency, pursuant to the California Environmental Quality

Act (CEQA), and is responsible for the preparation of the IS/MND. The Project description and location are described above. Comments on the Draft IS/MND will be accepted through October 11, 2021. The document is available at [www.beverlyhills.org/environmental](http://www.beverlyhills.org/environmental). If a digital copy cannot be obtained by an interested party, please contact the staff listed in this notice and alternate arrangements will be made.

The initial study analysis indicates that the Project would not result in significant impacts to Agricultural and Forestry Resources, and Mineral Resources, and less than significant impacts, with certain mitigations, related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Transportation/Traffic, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. **Accordingly the City Council will consider adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in conjunction with the proposed project.**

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

Pursuant to Assembly Bill 361, and in the interest of maintaining appropriate social distancing, members of the Beverly Hills City Council and staff may participate in this meeting via teleconference/video conference, and members of the public can access City Council meetings telephonically, through live webcast, and BHTV Channel 10 on Spectrum Cable.

To submit Audio/Oral comments during the hearing call: 310-288-2288, to submit written comments please email: [cityclerk@beverlyhills.org](mailto:cityclerk@beverlyhills.org), to submit video comments (during public comment only) use <https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210). To Watch Video Live use <http://beverlyhills.org/live> or On-Demand use <http://beverlyhills.org/citycouncilmeetings>.

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

Any interested person may participate in the meeting and be heard or present written comments to the City Council. According to Government Code Section 65009, if you challenge the Council’s action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing. If there are any questions regarding this notice, please contact **Chloe Chen, Associate Planner** in the Planning Division at **(310) 285-1194**, or by email at [cchen@beverlyhills.org](mailto:cchen@beverlyhills.org).

HUMA AHMED  
City Clerk

 If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (“ADA”) please contact (310) 285-2400 or (310) 285-6881 (TTY) preferably 24-hours prior to the meeting for assistance.

“Residents say they are more likely to ride if there is a place to ride safely. The Spalding lane, like other striped bicycle lanes, will encourage the riding of bicycles and personal mobility devices and each one means one fewer car on our city streets,” said Elliot.

Installation of the bikeway on Spalding Drive is estimated to cost approximately \$5,000.

## Public Works Commission Discuss Basin Groundwater Sustainability Plan

At their Monday meeting, the Public Works Commission made a recommendation to the City Council to approve the Santa Monica Basin Groundwater Sustainability Plan and to designate a City representative to sit on the Board of the

Santa Monica Basin Groundwater Sustainability Agency (SMBGSA).

A Groundwater Sustainability Plan (GSP) is a 20-year plan to ensure that groundwater is managed sustainably within a groundwater basin. One of the primary objectives of a GSP is to define a framework for sustainable groundwater management with consideration of the physical setting and beneficial uses and

users of groundwater.

At the Commission meeting on Aug. 12, staff presented a summary of the Santa Monica Basin Groundwater Sustainability Plan outlining the legal requirements, participating agencies, contents of the plan, and outcomes as related to the city. Since the plan is lengthy and to provide

*briefs cont. on page 6*



## NOTICE OF PUBLIC HEARING

**DATE:** Wednesday, October 27, 2021  
**TIME:** 2:00 P.M.  
**LOCATION:** Meeting will be held via teleconference; details provided below  
**PROJECT ADDRESS:** 8689 Wilshire Boulevard  
 (Cross Street: N. Hamel Drive)

The City of Beverly Hills will hold a public hearing on Wednesday, October 27, 2021, beginning at 2:00 P.M. to consider the following:

A request for a **Determination of Public Convenience or Necessity** to allow the sale of a full-line of alcoholic beverages for off-site consumption pursuant to a Type-21 Off-Sale General license with the California Department of Alcoholic Beverage Control (ABC) within an existing whisky lounge, restaurant Double Barrel, located at 8689 Wilshire Boulevard. Pursuant to §23958.4 of the California Business and Professions Code, the City of Beverly Hills is required to make a determination as to whether allowing the sale of alcohol from the project site will serve the public convenience or necessity.



This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the state CEQA Guidelines. Accordingly, the Hearing Officer will consider a recommendation to find the project exempt from the environmental review requirements of CEQA.

### How To Participate

This meeting will be conducted via teleconference at <https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210). In the interest of maintaining appropriate social distancing, members of the public can participate by listening to the meeting and/or providing oral public comment at 877-853-5247 (meeting ID: 489 235 2870), and/or offering comment through email at [Jcaraveo@beverlyhills.org](mailto:Jcaraveo@beverlyhills.org). Written comments should identify the topic in the subject line of the email. In order to have written material included in the Hearing Officer's packet, it must be received no later than eight (8) calendar days before the date of the Hearing. The hearing will also be aired live on BHTV Channel 10 and streamed live at [www.beverlyhills.org/live](http://www.beverlyhills.org/live).

Comments will be read into the record, with a maximum allowance of three (3) minutes per individual comment (approximately 350 words), subject to the Hearing Officer's discretion. It is recommended that written comments be submitted prior to the posted meeting date/time. It is recommended that written comments be submitted at least two hours prior to the posted meeting date/time. If a comment is received after the agenda item is heard, it will not be a part of the record.

According to Government Code Section 65009, if you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact **Jason Caraveo, Assistant Planner**, in the Planning Division at (310) 285-1132, or by email at [Jcaraveo@beverlyhills.org](mailto:Jcaraveo@beverlyhills.org). Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed above.

Sincerely,  
 Jason Caraveo, Assistant Planner

Members of the public may listen to this meeting telephonically at 877-853-5247 (meeting ID: 489 235 2870). Written public comment can be offered electronically prior to and during the meeting by emailing [jcaraveo@beverlyhills.org](mailto:jcaraveo@beverlyhills.org). Oral public comment can be offered during the meeting by calling (310) 285-1020. Live meeting coverage will be available via BHTV Channel 10 on Spectrum Cable and webcast live at [www.beverlyhills.org/watchlive](http://www.beverlyhills.org/watchlive). If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (ADA), please contact (310) 285-1126 prior to the meeting for assistance.



## NOTICE OF PUBLIC HEARING

**DATE:** Wednesday, October 27, 2021  
**TIME:** 2:00 P.M.  
**LOCATION:** Meeting will be held via teleconference; details provided below  
**PROJECT ADDRESS:** 9705 - 9709 South Santa Monica Boulevard  
 (Cross Street: N. Roxbury Drive)

The City of Beverly Hills will hold a public hearing on Wednesday, October 27, 2021, beginning at 2:00 P.M. to consider the following:

A request for a **Determination of Public Convenience or Necessity** to allow the sale of a full-line of alcoholic beverages for off-site consumption pursuant to a Type-21 Off-Sale General license with the California Department of Alcoholic Beverage Control (ABC) within a new specialty foods store and deli at 9705 - 9709 South Santa Monica Boulevard. Pursuant to §23958.4 of the California Business and Professions Code, the City of Beverly Hills is required to make a determination as to whether allowing the sale of alcohol from the project site will serve the public convenience or necessity.



This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the state CEQA Guidelines. Accordingly, the Hearing Officer will consider a recommendation to find the project exempt from the environmental review requirements of CEQA.

### How To Participate

This meeting will be conducted via teleconference at <https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210). In the interest of maintaining appropriate social distancing, members of the public can participate by listening to the meeting and/or providing oral public comment at (877) 853-5247 (meeting ID: 489 235 2870), and/or offering comment through email at [earroyo@beverlyhills.org](mailto:earroyo@beverlyhills.org). Written comments should identify the topic in the subject line of the email. In order to have written material included in the Hearing Officer's packet, it must be received no later than eight (8) calendar days before the date of the Hearing. The hearing will also be aired live on BHTV Channel 10 and streamed live at [www.beverlyhills.org/live](http://www.beverlyhills.org/live).

Comments will be read into the record, with a maximum allowance of three (3) minutes per individual comment (approximately 350 words), subject to the Hearing Officer's discretion. It is recommended that written comments be submitted prior to the posted meeting date/time. It is recommended that written comments be submitted at least two hours prior to the posted meeting date/time. If a comment is received after the agenda item is heard, it will not be a part of the record.

According to Government Code Section 65009, if you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact **Edgar Arroyo, Associate Planner**, in the Planning Division at (310) 285-1138, or by email at [earroyo@beverlyhills.org](mailto:earroyo@beverlyhills.org). Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed above.

Sincerely,  
 Edgar Arroyo, Associate Planner

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### Nazarian Holds “Meet and Greet”

City Council candidate Sharona Nazarian held a “Meet and Greet” on Sept. 30 with over 220 Beverly Hills residents and business leaders in attendance at the home of Sabrina and Kami Younesi

*briefs cont. from page 5*

more time to review, staff informed the commission that the issue would be returned for a vote at a later date.

The SMBGSA was formed in 2017. The five-member agencies of the SMBGSA, whose jurisdictions overlay the boundaries of the Santa Monica Groundwater Basin, include Santa Monica, Beverly Hills, Los Angeles, by and through its Department of Water and Power, Culver City, and the County of Los Angeles. The five-member agencies signed a Memorandum of Understanding (MOU) for the formation of the SMBGSA in May 2017.

The SMBGSA is responsible for developing a Groundwater Sustainability Plan (GSP) pursuant to the California Sustainable Groundwater Management Act (SGMA). The GSP will be the first comprehensive groundwater plan specific to the Santa Monica Basin. As part of GSP development, SGMA requires the SMBGSA to understand the basin context, basin conditions, basin water budget, and the hydrogeological conceptual model, as well as provide a description of the sustainable management criteria for the basin, stakeholder engagement, monitoring network planning, and identification of management plans. The deadline for submission of the Santa Monica Basin GSP is Jan. 2022.

### Human Relations Commission Recognizes October as Civility Month

The Human Relations Commission recognizes Oct. as Civility Month to promote positive human relations in all aspects of community life and invites the community to support this mission by participating



### Roz Wyman Court of Honor Plaque Unveiling

(L to R): Former Los Angeles Councilmember Roz Wyman and Supervisor Janice Hahn at the Los Angeles Memorial Coliseum Court of Honor on Sept. 30. In 1953, at the age of 22, Wyman became the youngest person ever to serve on the Los Angeles City Council. She is credited, along with Supervisor Janice Hahn’s father, Supervisor Kenneth Hahn, with bringing the Dodgers to Los Angeles. Watch her Beverly Hills View interview here <https://vimeo.com/121512989>.

in an environment where civility, respect, and responsible actions prevail.

“While our Commission encourages its community members to always act in a civil and kind manner, we take the opportunity to highlight its importance and spread the message of civility throughout the entire month. You will see banners and posters around the City as reminders and Commissioners will be distributing Embrace Civility pins throughout the month to those demonstrating acts of civility. And, for the first time this year, we will be posting civility challenges on the social media platforms @CommunityLifeBH all month, so be sure to follow us,” said Vice Chair Rhoda Sharp.



### Academy Museum Civic Dedication

The Academy Museum of Motion Pictures held a civic dedication and ribbon cutting ceremony at their official opening on Sept. 30. The museum is dedicated to the history, arts, sciences, and cultural impact of the film industry. It is located at the intersection of Wilshire Blvd. and Fairfax Ave in the old May Company building. Left to Right (Back Row): Kristin Sakoda, Executive Director, Los Angeles County Arts Commission; Brendan Connell Jr., Chief Operating Officer and General Counsel, Academy Museum; Ted Sarandos, Board Chair, Academy Museum; Jacqueline Stewart, Chief Artistic and Programming Officer, Academy Museum; Bill Kramer, President and Director, Academy Museum; Dawn Hudson, CEO, Academy of Motion Pictures Arts and Sciences; Mayor Eric Garcetti; David Rubin, President, Academy of Motion Pictures Arts and Sciences; Effie T. Brown, Inclusion Advisory Committee Chair, Academy Museum; (Front Row) Assemblymember Richard Bloom (D- Santa Monica); City Councilmember (District 4) Nithya Raman; Colleen Bell, Executive President, California Film Commission; Jeanette Castillo, Jimi Castillo, Tongva Spiritual Leader; Virginia Carmelo, Tongva Community Leader; State Senator Ben Allen (D- Santa Monica), Danielle Brazell, General Manager, City of Los Angeles Department of Cultural Affairs.

### Beverly Vista Middle School PTA Presents “White Party”



(L to R): Beverly Vista Middle School PTA President Kim Hartley, Mayor Robert Wunderlich, and Board of Education Member Amanda Stern at the PTA parent mixer “White Party.”



(L to R): Beverly Vista Middle School PTA President Kim Hartley, BHUSD Board President Rachelle Marcus, Executive Vice President Nathan Kruger and Principal Dr. Kelly Skon.

In support of Civility Month, the Commission will present the 10th annual Civility Award at the Oct. 26 City Council meeting, to recognize an individual who demonstrates positive civic behavior, takes a stand in support of respect and responsible actions, and promotes positive neighbor-to-neighbor relations.

For more information about Civility Month visit [www.beverlyhills.org/em-bracecivilityaward](http://www.beverlyhills.org/em-bracecivilityaward).

[bracecivilityaward](http://www.beverlyhills.org/em-bracecivilityaward).

### BHPD to Hold Annual Auction

Each year, the annual Beverly Hills Police Black and White Gala brings Beverly Hills together to honor the Beverly Hills Police, while also raising funds for the Beverly Hills Police Officers Benevolent Scholarship Fund and Medical Trust

# Q&A Hunter Rice

## Beverly High Grad Creates App

Hunter Rice founded the popular iOS & Android app *sendit*, a new format for people to spark conversations through interactive augmented reality (AR) games. Hunter graduated from Beverly High in 2012. *Sendit* is based in Santa Monica, CA.

### How did you get into tech?

I've always been interested in the idea of connecting people and helping people find a place where they are comfortable being themselves. Attending El Rodeo and Hawthorne, and eventually Beverly High, I found a great group of friends that made my experience growing up in Beverly Hills that much better. I wanted to take that same feeling with me when I went to Dallas for [Southern Methodist University] SMU. I think I was able to do that in a great way. I started a Chapter of Alpha Epsilon Pi which is now the Jewish Fraternity there. I was really proud of the impact we had on campus but I knew I wanted to accomplish that on a much bigger scale and in order to impact millions the network needs to be digital. That is sort of what led me down the path to get into tech and ultimately starting *sendit*.

### Tell us about your platform and app.

*Sendit* is this brand new format of communication that uses augmented reality to spark conversations with your friends, your favorite creators, maybe your crush. The way it works is you open up

*sendit*, [standalone app] you find an AR experience that you want to use and you share that to your friends. Your friends can then interact with you, send you fun messages and in the AR world around you, because you're inside this camera, transforms based on those interactions. It's basically a really fun and easy way for users to get to know one another.

Over the last year we have grown quite a bit. Six million people are using the *sendit* app each month. Our focus has primarily been in the US, where we are currently ranked number three right after Tinder. We are also ranked top ten on the app store in 25 other countries. It's really been incredible to see how well the product has resonated internationally.

I think when you look at how social media has transformed and how this younger generation interacts with each other on it, they are a lot more focused on one to one connections and we have seen that through products like Snapchat. The behavior that's driving the younger users to post content is no longer about posting and showing off your most polished self. The younger generation sees this content as more of a medium to spark conversation with their friends. During a time where we may not be going to gatherings or have as many exciting things to do, *sendit* has really come in and served this community in a big way. Now instead of having to go to big parties or cool va-

cations to post content and invoke these messages with friends, our *sendit* community can basically post from the safety of their own house and attain the same results. That's what enabled us to pick up in a big way.

### Can you explain some of the games that are available?

A lot of our games are near the games we were also



Hunter Rice

used to as kids growing up. You'll see common titles like 'truth or dare' or 'never have I ever' or 'this or that' which is one of our most popular ones, sort of a 'would you rather' type of experience. All AR experiences that are offered on the platform are simple, quick, light weight, and they are just a fun way for users to interact and get to know each other.

### Were there any specific classes or teachers at Beverly High that helped you pursue that?

I graduated Beverly High in 2012. It was a little too early for actually coding classes. I know they offer those now. Unfortunately I didn't have a specific teacher that got me into coding or the text side itself. There were many classes

offered on the business end. I had a great economics teacher [Catherine Pincu]. A bunch of different experiences led me down the path.

### What do you hope to accomplish from your app?

The main objective of *sendit* is to get people closer to those they care about. I decided to do this by innovating around the entry point of conversation

of conversation. I was thinking about a product that focused on an initial ice breaker, kind of removing all friction from sparking conversations. When I look towards the future I think about where those conversations continue and currently they are happening on snapshot, instagram DM, text message, and while were focused on the entry point of conversation I am always thinking about brainstorming with the team how we can continue that conversation on *sendit* itself to create interactive and engaging ways, and new ways to harness that interaction and conversation.

Visit [www.getsendit.com](http://www.getsendit.com) to download the app.

Fund. This year the auction will take place online and will be live from Friday, Oct. 8 at 10:00 a.m. – Sunday, Oct. 17 at 7:00 p.m.

This year's auction will be filled with hotel stays, restaurants, luxury designer bags, jewelry and more. Also BHPD experiences will be offered exclusively at the online auction. They include a Day with the SWAT Team, a Day with the K-9 Unit, a BHPD Scenario Simulator Party for six guests and a day at the BHPD Range with a range instructor for six guests.

Visit <https://bhpoa2021.ggo.bid> to register to bid.

For more information please contact the Beverly Hills Police Officers Benevolent Fund at 310.550.4551 or [auction@bhpoa.org](mailto:auction@bhpoa.org).

## BHEF Announced Innovative Teacher Grant Decisions

Recipients were announced at the Sept. 28 Board of Education meeting for the Beverly Hills Education Foundation (BHEF) Innovative Teacher Grant Program.

The BHEF has dedicated \$20,000 to fund a district-wide initiative for teachers who would like to bring visionary projects to the classroom. The Grant Program will provide teachers with the re-

sources needed to impact student achievement throughout BHUSD.

The first awardee is Special Education Preschool Teacher Jason C. Reyes, his grant title is "Dramatic Play Center Evolution." His submission premise is that most preschool dramatic play centers consist of a single kitchen. With these funds, he will create several real-world settings. Such as a gas station, supermarket, or pet store in order to expose students to other environments and model how to appropriately interact in these settings.

The second awardee is Technology teacher

of special assignment/i4Coach Lisa Bieler. Her grant title is "Physical Computing Connects

*briefs cont. on page 8*



## Not Today Cancer 5k Race

(L to R): Stacey Book, Madeline Duncan-Book, and JJ Duncan are the founders of "Not Today Cancer" Parents of Mason Duncan-Book, Madeline is Mason's sister, a 4th Grade student at Horace Mann School. Mason was nine years old when he was diagnosed with Cancer. He passed away a few months ago after a valiant battle. Throughout his treatment Stacey and Jen used the slogan "Not Today Cancer" to cheer him on. On Sept. 26 hundreds of people came out to participate in the first annual Not Today Cancer 5k at Roxbury Park.

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Presented by City of Beverly Hills Community Services Department

briefs cont. from page 7

Computer Science with Hands-On Learning." With these funds, she will purchase piper kits [computer building kit], which will challenge students to build their own computer from scratch and code it.

The next awardee is a team from BBMS. The leaders are Social Studies Teacher Marissa Long, Instrumental Music Teacher Katina Vallens, Counselor Rachel LeGrand, and Assistant Principal Rich Waters. Their Grant Title is "WEB (Where Everybody Belongs) Funding and

Implementation." It is a program that will provide a supportive structure for incoming sixth graders as they transition into being middle schoolers by pairing them up with eighth-graders.

The next awardee is Biology/Engineering/Robotics Teacher John Castle II. His grant title is "Robotics Competition: Build a Competitive Robot." The grant money will go towards tools that will enable his students to build competitive robots and prototypes.

The last awardee

is Yearbook Adviser and English Teacher Gaby Doyle. Her grant title is "Backpack storytelling." The grant money will be used for backpack kits that will have recording abilities for investigative journalism.

"We are really pleased with these submissions. These teachers and certificated personnel really stepped up with interesting possibilities and all of these projects are scalable, all of them address different aspects of our strategic plan," said BHEF President Farrah Dodes.

--Briefs Compiled by Danielle Berjikian



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# coverstory

## MIRISCH AND FIREFIGHTERS AIR GRIEVANCES ON INSTAGRAM

### Firefighter Placed on Leave Without Pay Over Vaccine Mandate

By Danielle Berjikian

Councilmember John Mirisch and Beverly Hills Firefighter Josh Sattley took to social media to air their disagreement on Sunday regarding vaccine mandates.

By Oct. 1, the Los Angeles County Department of Public Health required all health care workers, including paramedics and emergency medical technicians, to be fully vaccinated against the coronavirus or submit to weekly testing if an exemption is granted. Beverly Hills has received requests from 25 members of the Beverly Hills Fire Department (BHFD) to be exempted from vaccination.

The exemption requests that the city has received cite religious beliefs or medical reasons as a basis for not receiving the vaccine.

The City's Human Resources Department, along with a representative from

the City Attorney's Office, have completed interviews with staff members requesting the exemptions and issued the following decisions; four firefighters have been granted a temporary 30 day medical exemption; one firefighter has been granted a medical exemption;

***"I've been placed on leave without pay. They have removed my religious liberties and denied me my due process"***

—Josh Sattley

14 firefighters have been granted a temporary 30 day religious exemption, and six firefighters were denied exemptions.

Out of the six who were denied exemptions, five have now been vaccinated,

and one has been placed on unpaid leave.

Josh Sattley is the only firefighter who has been placed on leave without pay.

"I've been placed on Leave Without Pay. They have removed my religious liberties and denied me my due process. Placing me on LWP without due process is RETALIATORY! They are trying to

force me into submission and take the VAXXX or be terminated at some unknown date or time?! I WILL NOT GIVE IN!! #herotzero #firedforfreedom," Sattley said on his Instagram on Saturday.

Any employee granted an exemption is required to be

tested on a weekly basis in accordance with county guidelines. Those exempted for medical reasons will be individually evaluated based on documentation submitted by their health care provider. Those requesting exemptions related to religious beliefs will meet with the city again in 30 days to re-evaluate their request.

"I want to assure the Beverly Hills community that this department will continue to provide world-class care with full staffing and emergency medical technicians on all shifts. The County's requirement for vaccination of first responders is now in effect. While personal opinions on the issue of requiring vaccination vary, it is the City's duty and responsibility to follow the County's directive. I will not allow anything to distract from our mission of protecting the health and safety of the community," said Fire Chief Greg Barton.

Sattley accused Mirisch of lying on Instagram when responding to concerns regarding emergency response times.

"We will never compromise when it comes to public safety," said Mirisch.

Sattley claimed that firefighters re-



Josh Sattley

sponded to a cardiac arrest last week and there were no paramedics on board to assist because the department is not allowing unvaccinated firefighters to respond to calls.

"There are five paramedics assigned to a truck company today [Sunday]

not available for medical calls because they hadn't gotten the [vaccine]. So the engine responded without BHFD paramedics on board," said Sattley.

Mirsch took to Instagram on Monday to reiterate his stance on vaccination mandates.

"If you're an opera fan and want to go to the LA Opera, you need to show proof of vaccination. If you want to go to a bar in LA County, you need to show proof of vaccination. Heck, if you want to attend a Las Vegas Raiders home game, you need to show proof of vaccination. The Raiders mean business, as they write on their stadium's website: 'Please note, the Governor's State of Nevada Emergency Directive expressly provides that medical and religious exemptions cannot be accommodated and that buying, or using a fake, adulterated or someone else's vaccination card may be a criminal offense.' If everyone from opera lovers to schoolchildren to Raiders fans can get a shot, so can firefighters and other public safety employees," said Mirsch.

Sattley appeared on Newsmax Mon-

*firefighters cont. on page 10*

# coverstory

## SABAN THEATER LOSES METRO LAWSUIT

### Court Finds Saban Has Not Satisfied Burden of Proof

By Danielle Berjikian

On Sept. 28 the Saban Theater lost on its inverse condemnation claim against Metro.

Saban Theatre filed the action on June 14, 2019, alleging that the Purple Line Extension Project damaged, and impacted access to its building. Saban pursued two separate theories.

***"It was the plaintiff's burden to prove that the excavation damaged the Saban Theatre, not the defendants' burden to prove otherwise, and they did not satisfy their burden"***

caused physical damage to its building. Second, they allege that the construction and related closures deprived its congregants and tenants of access to the building.

The theater is located across the street from the Wilshire/ La Cienega station that is currently under construction.

First, they alleged that the excavation The court split the trial on Oct. 7,

2020, ordering a bench trial on the damage claim and then a jury trial on the remaining causes of action. The court held the bench trial from May 19 to June 2. The court allowed the parties to prepare closing briefs, and the court held closing arguments on Aug. 16, following which the court took the matter under submission.

The court found that Saban Theater has not satisfied its burden of proof under either theory.

According to the court, the plaintiff's case relied on one witness, former BHUSD Construction Manager Tim Buresh, and they could not prevail unless the court accepted his testimony. In the court's opinion, Buresh made a series of errors; he did not sufficiently address certain issues raised by the defendant expert witnesses; his testimony was not sufficiently corroborated at times; his investigation was deficient, and his qualifications were not well-suited to opine on the issues in this case.

The court further stated that the de-

fendants presented a well-organized and thorough defense that addressed each issue with sufficient corroboration, supported by many experts whose qualifications were well-suited to opine on the issues in this case.

It was the plaintiff's burden to prove that the excavation damaged the Saban Theatre, not the defendants' burden to prove otherwise, and they did not satisfy their burden.

The plaintiffs also did not demonstrate that the access issues rose to the level of

a compensable taking. The court said that the construction posed a major inconvenience to plaintiffs congregants, tenants, and visitors, and the frustration experienced was reasonable and understandable. However, the court said the plaintiffs had not satisfied the standard to warrant compensation in this case.

The Court will hold a hearing on the remaining claims on Nov. 5th.



Tim Buresh

## firefighters cont. from page 9

day night to discuss his unpaid leave and the vaccination mandate.

Beverly Hills Firefighters held a rally at City Hall Tuesday in response to vaccine mandates for the Beverly Hills Fire

Department. There were several people in attendance with American flags and signs against vaccination mandates. Sattley was chanted as a hero by the people in attendance.

Mirisch sent out a tweet on Tuesday in

response to the rally at City Hall.

“As predicted, the “protest” was an Anti-Vaxxer MAGA-palooza, featuring people babbling about “science,” along with such memorable signs as “Covid is a scam.” Definitely NOT represen-

tative of Beverly Hills. Not surprising considering how it was promoted in a right-wing Ventura County paper,” said Mirisch.

Sattley declined several requests for comment.

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FICTITIOUS BUSINESS NAME STATEMENT: 2021192823 The following person(s) is/are doing business as: CREATIVE MARKETING NINJA. 2151 Hillside Ave. Los Angeles, CA 90034. MARTINE MUKTA CHOLETTE TETRAULT 2151 Hillside Ave. Los Angeles, CA 90034. This business is conducted by: An Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 1/2021. Signed: MARTINE MUKTA CHOLETTE TETRAULT, Owner. This statement is filed with the County Clerk of Los Angeles County on: 8/27/21. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 9/16/21, 9/23/21, 9/30/21, 10/7/21 102

FICTITIOUS BUSINESS NAME STATEMENT: 2021197591. The following person(s) is/are doing business as: PET SUPPLIES PLUS-SILVER LAKE. 3875 OVERLAND AVE UNIT 230 CULVER CITY CA 90232. 8121 NORTON AVE UNIT 101 WEST HOLLYWOOD CA 90048. DON PET SUPPLIES. 8121 NORTON AVE UNIT 101 WEST HOLLYWOOD CA 90048. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2021. Signed: FADI EL EL RABAA, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 09/02/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/16/2021, 09/23/2021, 09/30/2021, 10/07/2021 TBS 6,194

FICTITIOUS BUSINESS NAME STATEMENT: 2021187557. The following person(s) is/are doing business as: GREEN POWER NRG. 549 OLMSTED DRIVE GLENDALE CA 91202. 10843 REDMONT AVE TUJUNGA CA 91042. A M AIR INC. 549 OLMSTED DRIVE GLENDALE CA 91202. SEVAK ANJUNYAN. 10843 REDMONT AVE TUJUNGA CA 91042. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2020. Signed: ALFRED MOVSESYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/23/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/16/2021, 09/23/2021, 09/30/2021, 10/07/2021 TBS 6,195

FICTITIOUS BUSINESS NAME STATEMENT: 2021192803. The following person(s) is/are doing business as: ONYX. 210 N MONTEREY ST ROOM 503 ALHAMBRA CA 91801. 325 W BELLEVUE DR PASADENA CA 91105. 425 W BELLEVUE DR PASADENA CA 91105. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2021. Signed: HA0 T HU, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/27/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/16/2021, 09/23/2021, 09/30/2021, 10/07/2021 TBS 6,196

FICTITIOUS BUSINESS NAME STATEMENT: 2021192863. The following person(s) is/are doing business as: QZO RESTORATION AND DEVELOPMENT. 2120 MIRA MAR AVE LONG BEACH CA 90815-2649. JOSEPH YU. 2120 MIRA MAR AVE LONG BEACH CA 90815. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/2021. Signed: JOSEPH YU, CEO. This statement is filed with the County Clerk of Los Angeles County on: 08/27/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/16/2021, 09/23/2021, 09/30/2021, 10/07/2021 TBS 6,197

FICTITIOUS BUSINESS NAME STATEMENT: 2021196455. The following person(s) is/are doing business as: L.A. SOUND FX. 15733 SEPTO ST GRANADA HILLS CA 91343. LALO GABREMAHDIN. 15733 SEPTO ST GRANADA HILLS CA 91343. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: LALO GABREMAHDIN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/01/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/16/2021, 09/23/2021, 09/30/2021, 10/07/2021 TBS 6,198

FICTITIOUS BUSINESS NAME STATEMENT: 2021193943. The following person(s) is/are doing business as: COMMON BODY. 1714 N AVE 45 LOS ANGELES CA 90041. NATHANIEL SMITH. 1714 N AVE 45 LOS ANGELES CA 90041. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2016. Signed: NATHANIEL SMITH, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/30/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/16/2021, 09/23/2021, 09/30/2021, 10/07/2021 TBS 6,200

FICTITIOUS BUSINESS NAME STATEMENT: 2021197230. The following person(s) is/are doing business as: GYMNASITKA. 6015 RESEDA BLVD TARZANA CA 91356. 1741 SUNSET PLAZA DRIVE LOS ANGELES CA 90069-1311. GALYNA GORBIS. 1741 SUNSET PLAZA DRIVE LOS ANGELES CA 90069-1311. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2021. Signed: GALYNA GORBIS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/02/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/16/2021, 09/23/2021, 09/30/2021, 10/07/2021 TBS 6,200

FICTITIOUS BUSINESS NAME STATEMENT: 2021198054. The following person(s) is/are doing business as: CESAR CHAVEZ PAWN & JEWELRY. 2209 E CESAR E CHAVEZ AVE LOS ANGELES CA 90033. 5 STAR WEST CORPORATION. 2209 E CESAR E CHAVEZ AVE LOS ANGELES CA 90033. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: DMITRY GAREZU, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/03/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/16/2021, 09/23/2021, 09/30/2021, 10/07/2021 TBS 6,201

FICTITIOUS BUSINESS NAME STATEMENT: 2021183386. The following person(s) is/are doing business as: FRUTA FRESCA. 10979 BLUFFSIDE DRIVE #2425 STUDIO CITY CA 91604. TRAVIS CAMRON BENSON. 10979 BLUFFSIDE DRIVE #2425 STUDIO CITY CA 91604. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: TRAVIS CAMRON BENSON, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/18/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/16/2021, 09/23/2021, 09/30/2021, 10/07/2021 TBS 6,202

FICTITIOUS BUSINESS NAME STATEMENT: 2021183398. The following person(s) is/are doing business as: KAYAK CHART BEATS. 4343 OCEAN VIEW BLVD #170 MONTEREY PARK CA 91020. RYAN ANTHONY PAZASIS. 4343 OCEAN VIEW BLVD #170 MONTEREY PARK CA 91020. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/2019. Signed: RYAN ANTHONY PAZASIS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/18/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/16/2021, 09/23/2021, 09/30/2021, 10/07/2021 TBS 6,203

FICTITIOUS BUSINESS NAME STATEMENT: 2021183390. The following person(s) is/are doing business as: DIE CRAFT TRUCKING. 5628 RIVERTON AVE NORTH HOLLYWOOD CA 91601. OGANES K MANUKYAN. 5628 RIVERTON AVE NORTH HOLLYWOOD CA 91601. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2000. Signed: OGANES K MANUKYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/18/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/16/2021, 09/23/2021, 09/30/2021, 10/07/2021 TBS 6,204

FICTITIOUS BUSINESS NAME STATEMENT: 2021183392. The following person(s) is/are doing business as: MINASI ENTERPRISES. 1325 VALLEY VIEW RD UNIT 205 GLENDALE CA 91202. MARO MINASI. 1325 VALLEY VIEW RD UNIT 205 GLENDALE CA 91202. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2021. Signed: MARO MINASI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/18/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/16/2021, 09/23/2021, 09/30/2021, 10/07/2021 TBS 6,205

FICTITIOUS BUSINESS NAME STATEMENT: 2021195540. The following person(s) is/are doing business as: GUMES PRODUCTIONS. 6504 OTIS AVE APT B BELL CA 90201. GUMERCINDO CISNEROS. 6504 OTIS AVE APT B BELL CA 90201. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2008. Signed: GUMERCINDO CISNEROS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/01/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/16/2021, 09/23/2021, 09/30/2021, 10/07/2021 TBS 6,206

FICTITIOUS BUSINESS NAME STATEMENT: 2021194288. The following person(s) is/are doing business as: MJ PROJECT MANAGEMENT INC. 15891 SWAIN ST SYLMAR CA 91342. MJ PROJECT MANAGEMENT INC. 15891 SWAIN ST SYLMAR CA 91342. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: JOHNNY YBARRA JR, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 08/31/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/16/2021, 09/23/2021, 09/30/2021, 10/07/2021 TBS 6,207

FICTITIOUS BUSINESS NAME STATEMENT: 2021197671. The following person(s) is/are doing business as: BUKWIZ, SICK DESIGN, BLUFF STREET POKER. 4075 BLUFF ST TORRANCE CA 90505. BLUFF STREET ENTERPRISES LLC. 4075 BLUFF ST TORRANCE CA 90505. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ROBERT BUSCH, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 09/02/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/16/2021, 09/23/2021, 09/30/2021, 10/07/2021 TBS 6,196

statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/16/2021, 09/23/2021, 09/30/2021, 10/07/2021 TBS 6,208

FICTITIOUS BUSINESS NAME STATEMENT: 2021199386. The following person(s) is/are doing business as: LITTLE DOGGIE STUDIO RENTALS. 19174 LUDLOW ST PORTER RANCH CA 91326. RAUL BENJAMIN ROSARIO. 19174 LUDLOW ST PORTER RANCH CA 91326. NICOLE ROSARIO. 19174 LUDLOW ST PORTER RANCH CA91326. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/2021. Signed: RAUL BENJAMIN ROSARIO, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 09/07/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/16/2021, 09/23/2021, 09/30/2021, 10/07/2021 TBS 6,209

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 21DCPD00370  
09/20/2021  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
600 EAST BROADWAY  
SAC  
GLENDALE 91206  
GLENDALE COURTHOUSE- NORTH DENTRAL DISTRICT  
PETITION OF: BRITANNY DANIEL ON BEHALF OF MARVELL MICHAEL HAL LUCAS JR, a minor, for change of name:  
TO ALL INTERESTED PERSONS:  
Petitioner: BRITANNY DANIEL for a decree changing names as follows:  
Present name: MARVELL MICHAEL HAL LUCAS JR  
Proposed name: MARVELL ELUAH DANIEL  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
NOTICE OF HEARING  
Date: 10/28/2021 Time: 8:30 AM Dept: E Room:  
Signed: DARELL MAVIS, Judge of the Superior Court  
Date: 08/19/2021  
Published: 09/16/2021, 09/23/2021, 09/30/2021, 10/07/2021 TBS 6,210  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 21PSCP00400  
08/20/2021  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
400 CIVIC CENTER PLAZA  
400 CIVIC CENTER PLAZA POMONA CA 91766  
POMONA CA 91766  
POMONA COURTHOUSE SOUTH  
PETITION OF: WANRU ZHAO for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: WANRU ZHAO for a decree changing names as follows:  
Present name: WANRU ZHAO  
Proposed name: JOANNA KIM  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
NOTICE OF HEARING  
Date: 10/15/2021 Time: 8:30 AM Dept: O Room: 543  
Signed: PETER A. HERNANDEZ/ JUDGE, Judge of the Superior Court  
Date: 08/20/2021  
Published: 09/16/2021, 09/23/2021, 09/30/2021, 10/07/2021 TBS 6,211  
FICTITIOUS BUSINESS NAME STATEMENT: 2021181974  
The following person(s) is/are doing business as: WEST AUTO, 6436 MADDEN AVENUE, LOS ANGELES, CA 90043. DWAYNE WESLEY GARDNER, 6436 MADDEN AVENUE LOS ANGELES CA 90043. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed DWAYNE WESLEY GARDNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 8/16/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 9/16/2021, 9/23/2021, 9/30/2021, 10/07/2021 NIN 47585

FICTITIOUS BUSINESS NAME STATEMENT: 2021181996  
The following person(s) is/are doing business as: GSG CLEANERS SERVICES, 12115 GARFIELD AVE, SOUTH GATE, CA 90280. DANNY OSEGUERA JR, 12115 GARFIELD AVE SOUTH GATE CA 90280. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed DANNY OSEGUERA JR. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 8/16/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 9/16/2021, 9/23/2021, 9/30/2021, 10/07/2021 NIN 47584

FICTITIOUS BUSINESS NAME STATEMENT: 2021182698  
The following person(s) is/are doing business as: LUXEN AUTO CLUB, 9359 PALM ST, ROSEMEAD, CA 91770. UNDERHOOD INVESTMENTS INC, 9359 PALM ST ROSEMEAD CA 91770. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ANGELICA TAYS. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 8/17/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 9/16/2021, 9/23/2021, 9/30/2021, 10/07/2021 NIN 47587

FICTITIOUS BUSINESS NAME STATEMENT: 2021182615  
The following person(s) is/are doing business as: DAMIAN UNIVERSITY, 12440 FIRESTONE BLVD STE 3000, NORWALK, CA 90650. DIAMOND-COLLAR INTERNATIONAL ACADEMY & DIA, 12440 FIRESTONE BLVD STE 3000 NORWALK CA 90650. This business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed DONG JUNG YOO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 8/17/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 9/16/2021, 9/23/2021, 9/30/2021, 10/07/2021 NIN 47588

FICTITIOUS BUSINESS NAME STATEMENT: 2021183080  
The following person(s) is/are doing business as: PRO STAR BELLFLOWER, 9348 OAK ST, BELLFLOWER, CA 90706. PRO STARZ, 9348 OAK ST BELLFLOWER CA 90706. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ANGELICA TAYS. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 8/18/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 9/16/2021, 9/23/2021, 9/30/2021, 10/07/2021 NIN 47589

FICTITIOUS BUSINESS NAME STATEMENT: 2021183114  
The following person(s) is/are doing business as: ELADANI STUDIO, 1401 S MAIN ST, LOS ANGELES, CA 90015. DIANA D FLORES ROMERO, 1401 S MAIN ST LOS ANGELES CA 90015. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed DIANA D FLORES ROMERO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 8/18/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 9/16/2021, 9/23/2021, 9/30/2021, 10/07/2021 NIN 47590

FICTITIOUS BUSINESS NAME STATEMENT: 2021202172  
The following person(s) is/are doing business as: TIENZO AUTO SERVICES, 4141 COGSWELL RD EL MONTE CA 91732. CARLO TIENZO, 1600 NAGLER STREET WEST COVINA CA 91792. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2018. Signed: CARLO TIENZO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/09/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 09/23/2021, 09/30/2021, 10/07/2021, 10/14/2021 TBS 6,213

FICTITIOUS BUSINESS NAME STATEMENT: 2021198969.  
The following person(s) is/are doing business as: THE PHIRATE. 18981 COLIMA RD ROWLAND HEIGHTS CA 91709. KOREAN SEAFOOD BBO INC. 7 STONY POINT PL. POMONA CA 91766. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: JAMES KWON, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/07/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/23/2021, 09/30/2021, 10/07/2021, 10/14/2021 TBS 6,214

FICTITIOUS BUSINESS NAME STATEMENT: 2021204152.  
The following person(s) is/are doing business as: AMERICAN RESOURCES. 2424 POPLAR BLVD #C ALHAMBRA CA 91801. P O BOX 1647 TEMPLE CITY CA 91780. YIU K HO. 2424 POPLAR BLVD #C ALHAMBRA CA 91801. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2021. Signed: YIU K HO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/13/202



GUADALUPE PALESTINA, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 09/31/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/30/2021, 10/07/2021, 10/14/2021, 10/21/2021 TBS 6.253 FICTITIOUS BUSINESS NAME STATEMENT: 2021208839. The following person(s) is/ are doing business as: GIFT THE ANGELS STORE, 18125 SATICOY ST #B RESEDA CA 91335. ESMERALDA VALENZUELA AYALA, 7650 BALBOA BLVD #97 VAN NUYS CA 91406. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2017. Signed: ESMERALDA VALENZUELA AYALA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/20/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/30/2021, 10/07/2021, 10/14/2021, 10/21/2021 TBS 6.254 FICTITIOUS BUSINESS NAME STATEMENT: 2021208846. The following person(s) is/are doing business as: NATALIE'S CLEANING, 8228 WHITSETT AVE NORTH HOLLYWOOD CA 91605. JULIA NATALY ENCIOS ESPINO, 9229 WHITSETT AVE NORTH HOLLYWOOD CA 91605. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: JULIA NATALY ENCIOS ESPINO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/20/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/30/2021, 10/07/2021, 10/14/2021, 10/21/2021 TBS 6.255 FICTITIOUS BUSINESS NAME STATEMENT: 2021208850. The following person(s) is/are doing business as: BENNYTHEGHOSH, 529 N BENTON WAY LOS ANGELES CA 90026. BENJAMIN HON, 529 N BENTON WAY LOS ANGELES CA 90026. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2020. Signed: BENJAMIN HON, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/20/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/30/2021, 10/07/2021, 10/14/2021, 10/21/2021 TBS 6.256

FICTITIOUS BUSINESS NAME STATEMENT: 2021208855. The following person(s) is/are doing business as: THE GREEN GARAGE LEADS CONSULTANT & HANDYMAN SERVICES, 13764 FENTON AVE SYLMAR CA 91342. CAMERON TERRELL JUNIUS, 13764 FENTON AVE SYLMAR CA 91342. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2021. Signed: CAMERON TERRELL JUNIUS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/20/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/30/2021, 10/07/2021, 10/14/2021, 10/21/2021 TBS 6.257

FICTITIOUS BUSINESS NAME STATEMENT: 2021208859. The following person(s) is/are doing business as: CLUTCH MASTERS AUTO REPAIR, 7488 FOOTHILL BLVD TUNJUNGA CA 91042. GUSTAVO LOPEZ MARTINEZ, 10029 MARCUS AVE TUNJUNGA CA 91042. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2021. Signed: GUSTAVO LOPEZ MARTINEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/20/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/30/2021, 10/07/2021, 10/14/2021, 10/21/2021 TBS 6.258

FICTITIOUS BUSINESS NAME STATEMENT: 2021208863. The following person(s) is/are doing business as: SMOKYS TRUCKING, 15241 DORIAN ST SYLMAR CA 91342. HAKOP TUMANYAN, 15241 DORIAN ST SYLMAR CA 91342. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2016. Signed: HAKOP TUMANYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/20/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/30/2021, 10/07/2021, 10/14/2021, 10/21/2021 TBS 6.260

FICTITIOUS BUSINESS NAME STATEMENT: 2021208865. The following person(s) is/are doing business as: SOCAL GARDEN SUPPLY, 11666 PENDELTON ST SUN VALLEY CA 91352. AEH ENTERPRISES INC, 11666 PENDELTON ST SUN VALLEY CA 91352. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2020. Signed: ARAM PETROSSIAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/20/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/30/2021, 10/07/2021, 10/14/2021, 10/21/2021 TBS 6.261

FICTITIOUS BUSINESS NAME STATEMENT: 2021208861. The following person(s) is/are doing business as: WHATA PEACH, 11055 VENTURA BLVD STUDIO CITY CA 91604. AVETISYAN ENTERPRISES INC, 11055 VENTURA BLVD STUDIO CITY CA 91604. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/2021. Signed: GRIGOR AVETISYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 09/20/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/30/2021, 10/07/2021, 10/14/2021, 10/21/2021 TBS 6.262

FICTITIOUS BUSINESS NAME STATEMENT: 2021208841. The following person(s) is/are doing business as: GO ECO RESTORATION, 20554 VALERIO ST APT 201 CANOGA PARK CA 91303. JASON ALBERTO GALDAMEZ, 20954 VALERIO ST APT 201 CANOGA PARK CA 91303. SAMUEL RIVERA RUIZ, 20954 VALERIO ST APT 201 CANOGA PARK CA 91303. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: JASON ALBERTO GALDAMEZ, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 09/20/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/30/2021, 10/07/2021, 10/14/2021, 10/21/2021 TBS 6.263

FICTITIOUS BUSINESS NAME STATEMENT: 2021208844. The following person(s) is/are doing business as: THE KORDA GROUP, 2566 OVERLAND AVE STE 700 LOS ANGELES CA 90064. R.P.K. DEVELOPMENT CORPORATION, 2566 OVERLAND AVE STE 700 LOS ANGELES CA 90064. This business is conducted by: JOINT VENTURE. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/2006. Signed: ROBERT KORDA, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 09/20/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/30/2021, 10/07/2021, 10/14/2021, 10/21/2021 TBS 6.264

FICTITIOUS BUSINESS NAME STATEMENT: 2021208844. The following person(s) is/are doing business as: THE KORDA GROUP, 2566 OVERLAND AVE STE 700 LOS ANGELES CA 90064. R.P.K. DEVELOPMENT CORPORATION, 2566 OVERLAND AVE STE 700 LOS ANGELES CA 90064. This business is conducted by: JOINT VENTURE. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/2006. Signed: ROBERT KORDA, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 09/20/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/30/2021, 10/07/2021, 10/14/2021, 10/21/2021 TBS 6.265

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME File No. 2020093812 Date Filed: 06/10/2020 Name of Business: P.E.Y. SANITATION & CLEANING SOLUTIONS 4500 WOODMAN AVE UNIT A112 SHERMAN OAKS CA 91423 Registered Owner: AVRAHAM NAGAR

4500 WOODMAN AVE UNIT A112 SHERMAN OAKS CA 91423 Registered Owner: AMIT SHARON 4500 WOODMAN AVE UNIT A112 SHERMAN OAKS CA 91423 Current File #:202108857 Date: 09/20/2021 Published: 09/30/2021, 10/07/2021, 10/14/2021, 10/21/2021 TBS 6.266 STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME File No. 2016236979 Date Filed: 09/26/2016 Name of Business: CLUTCH MASTERS AUTO REPAIR, 7488 FOOTHILL BLVD TUNJUNGA CA 91042 Registered Owner: ELIAS ALVAREZ. Current File #:2021208858 Date: 09/20/2021 Published: 09/30/2021, 10/07/2021, 10/14/2021, 10/21/2021 TBS 6.267 FICTITIOUS BUSINESS NAME STATEMENT: 2021194762

The following person(s) is/are doing business as: Power X Media, 7 Figure Marketing, 10450 Eastborne Avenue, #306, Los Angeles, CA 90024. Ron Pouraty, 10450 Eastborne Avenue, #306 Los Angeles CA 90024. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 08/21. Signed Ron Pouraty. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 03/31/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 9/30/2021, 10/7/2021, 10/14/2021, 10/21/2021 NIN 47580 FICTITIOUS BUSINESS NAME STATEMENT: 2021194993

The following person(s) is/are doing business as: G. C TRUCKING, 11203 LOUISE AVE, LYNWOOD, CA 90262. GILBERTO CAMPOS, 11023 LOUISE AVE LYNWOOD CA 90262. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 08/21. Signed GILBERTO CAMPOS. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 8/31/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 9/30/2021, 10/7/2021, 10/14/2021, 10/21/2021 NIN 47610 FICTITIOUS BUSINESS NAME STATEMENT: 2021196248

The following person(s) is/are doing business as: LEGACY AUTO, 6321 7TH AVENUE, LOS ANGELES, CA 90043. JANNESSE BELINDA ALEXANDER, 6321 7TH AVENUE LOS ANGELES CA 90043. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed JANNESSE BELINDA ALEXANDER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/1/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 9/30/2021, 10/7/2021, 10/14/2021, 10/21/2021 NIN 47610

The following person(s) is/are doing business as: The Wahah Co, 827 Larchwood Ave, Hacienda Heights, CA 91745. Noemi Romero, 827 Larchwood Ave Hacienda Heights CA 91745. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed Noemi Romero. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/1/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 9/30/2021, 10/7/2021, 10/14/2021, 10/21/2021 NIN 47631

FICTITIOUS BUSINESS NAME STATEMENT: 2021183003 The following person(s) is/are doing business as: VIDAL TRUCKING, 14603 CALIFORNIA AVE, BALDWIN PARK, CA 91706. VIDAL CORTEZ MEJIA, 14603 CALIFORNIA AVE BALDWIN PARK CA 91706. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed VIDAL CORTEZ MEJIA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/1/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 9/30/2021, 10/7/2021, 10/14/2021, 10/21/2021 NIN 47633

FICTITIOUS BUSINESS NAME STATEMENT: 2021196299 The following person(s) is/are doing business as: The Wahah Co, 827 Larchwood Ave, Hacienda Heights, CA 91745. Noemi Romero, 827 Larchwood Ave Hacienda Heights CA 91745. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed Noemi Romero. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/1/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 9/30/2021, 10/7/2021, 10/14/2021, 10/21/2021 NIN 47632

FICTITIOUS BUSINESS NAME STATEMENT: 2021197016 The following person(s) is/are doing business as: ISIDRO GOMEZ F MAINTENANCE, 2624 PASADENA AVENUE, LOS ANGELES, CA 90031. ISIDRO GOMEZ FRAUSTO, 2718 LINCOLN CT APT #2 NATIONAL CITY CA 91950. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 08/21. Signed ISIDRO GOMEZ FRAUSTO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/2/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 9/30/2021, 10/7/2021, 10/14/2021, 10/21/2021 NIN 47624

FICTITIOUS BUSINESS NAME STATEMENT: 2021197869 The following person(s) is/are doing business as: EXOTIX MARKETING, 17412 VENTURA BLVD NUM 692, ENCINO, CA 91316. ROBERT SHAINSKY, 17412 VENTURA BLVD NUM 692 ENCINO CA 91316. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 06/21. Signed ROBERT SHAINSKY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/3/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 9/30/2021, 10/7/2021, 10/14/2021, 10/21/2021 NIN 47626

FICTITIOUS BUSINESS NAME STATEMENT: 2021193135 The following person(s) is/are doing business as: MYSTIC MOON, 10222 RUOFF AVE #C, WHITTIER, CA 90604. LISA RODELA, 10222 RUOFF AVE #C WHITTIER CA 90604. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed LISA RODELA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/7/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 9/30/2021, 10/7/2021, 10/14/2021, 10/21/2021 NIN 47625

Amelia Grace Thurman 8656 Davista Dr Whittier, CA 90605 Case Number: 21NWCP00374 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 12720 Norwalk Bl Norwalk, CA 90650 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Amelia Grace Thurman TO ALL INTERESTED PERSONS Petitioner: Amelia Grace Thurman Present name: Amelia Grace Braakmsa Proposed name: Amelia Grace Braakmsa

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least 2

court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 11/29/21 Time: 10:30a Dept: C Rm: 312 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 9/28/21 Signed: Margaret M. Bernal, Judge of the Superior Court Published: 10/7/21, 10/14/21, 10/21/21, 10/28/21 108

Lainie Jean Thurman 8656 Davista Dr Whittier, CA 90605 Case Number: 21NWCP00372 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 12720 Norwalk Bl Norwalk, CA 90650 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Lainie Grace Thurman TO ALL INTERESTED PERSONS Petitioner: Lainie Grace Thurman Present name: Lainie Grace Thurman Proposed name: Lainie Grace Braakmsa

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 11/29/21 Time: 10:30a Dept: C Rm: 312 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 9/28/21 Signed: Margaret M. Bernal, Judge of the Superior Court Published: 10/7/21, 10/14/21, 10/21/21, 10/28/21 109

Bennett Bradley Thurman 8656 Davista Dr Norwalk, CA 90650 Case Number: 21NWCP00379 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 12720 Norwalk Bl Norwalk, CA 90650 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Bennett Bradley Thurman TO ALL INTERESTED PERSONS Petitioner: Bennett Bradley Thurman Present name: Bennett Bradley Thurman Proposed name: Bennett Bradley Braakmsa

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 11/29/21 Time: 10:30a Dept: C Rm: 312 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 9/28/21 Signed: Margaret M. Bernal, Judge of the Superior Court Published: 10/7/21, 10/14/21, 10/21/21, 10/28/21 108

FICTITIOUS BUSINESS NAME STATEMENT: 2021212034 The following person(s) is/are doing business as: LUXURY HOMES + SPACES, 9454 Wilshire Blvd #100, Beverly Hills, CA 900212, 351 Sunset Ave #4, Venice, CA 90291. TARA HOTCHKIS, 9454 Wilshire Blvd #100, Beverly Hills, CA 90212. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Tara Hotchkis, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/24/21. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/7/21, 10/14/21, 10/21/21, 10/28/21 111

Joseph Quincy Austin 7930 W. Sacramento St Norwalk, CA 91065 Case Number: 21B8CP00334 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 300 E Olive St Burbank, CA 91502 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Joseph Quincy Austin TO ALL INTERESTED PERSONS Petitioner: Joseph Quincy Austin Present name: Joseph Quincy Austin Proposed name: Joseph Quincy Kindred

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 10/1/21 Time: 8:30a Dept: A Rm: A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 8/10/21 Signed: Darrel Mavis, Judge of the Superior Court Published: 10/7/21, 10/14/21, 10/21/21, 10/28/21 112

FICTITIOUS BUSINESS NAME STATEMENT: 2021196881 The following person(s) is/are doing business as: ALMA Y CORAZON DE MEXICO, 3100 E IMPERIAL HIGHWAY B2-111 LYNWOOD CA 90262. 15137 SAN JOSE AVENUE PARAMOUNT CA 90723. JOSE ALAN SANDOVAL AL-INGUEZ, 15137 SAN JOSE AVENUE PARAMOUNT CA 90723. MARTHA GUTIERREZ-TORRES, 15137 SAN JOSE AVENUE PARAMOUNT CA 90723. This business is conducted by: A GENEL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2021. Signed: JOSE ALAN SANDOVAL AL-INGUEZ, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 09/02/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P) Published: 10/07/2021, 10/14/2021, 10/28/2021 TBS 6.269

FICTITIOUS BUSINESS NAME STATEMENT: 2021217064. The following person(s) is/are doing business as: WANDERLY GP, 29753 BOUQUET CYN RD SANTA CLARITA CA 91390. VASILY PAVDUN, 29753 BOUQUET CYN RD SANTA CLARITA CA 91390. YAZMIN ALALLI, 29753 BOUQUET CYN RD SANTA CLARITA CA 91390. KHADIJA BENSELIM, 29753 BOUQUET CYN RD SANTA CLARITA CA 91390. ABHIJEET OSMAN, 29753 BOUQUET CYN RD SANTA CLARITA CA 91390. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2021. Signed: ABHIJEET OSMAN, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 10/04/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/07/2021, 10/14/2021, 10/21/2021, 10/28/2021 TBS 6.270

FICTITIOUS BUSINESS NAME STATEMENT: 2021211164. The following person(s) is/are doing business as: MCLAUGHLIN MANAGEMENT, 4140 TILDEN AVE CULVER CITY CA 90232-4024. DOUGLAS WARD OSBORNE, 4140 TILDEN AVE CULVER CITY CA 90232-4024. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/2008. Signed: DOUGLAS WARD OSBORNE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/23/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/07/2021, 10/14/2021, 10/21/2021, 10/28/2021 TBS 6.271

FICTITIOUS BUSINESS NAME STATEMENT: 2021205041. The following person(s) is/are doing business as: TUNING IN WITH TONE, TUNING IN WITH TONE - REVIEWS: MOVIES

& TELEVISION, 10309 S INGLEWOOD AVE #5 INGLEWOOD CA 90304. PATRICIA TONE, 10309 S INGLEWOOD AVE #5 INGLEWOOD CA 90304. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: PATRICIA TONE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/14/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/07/2021, 10/14/2021, 10/21/2021, 10/28/2021 TBS 6.272

FICTITIOUS BUSINESS NAME STATEMENT: 2021201599. The following person(s) is/are doing business as: GOLDEN WEST BROKERS, 5610 PACIFIC BLVD STE 202 HUNTINGTON PARK CA 90255. JOSE LUIS CARRILLO, 5610 PACIFIC BLVD STE 202 HUNTINGTON PARK CA 90255. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2015. Signed: JOSE LUIS CARRILLO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/09/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/07/2021, 10/14/2021, 10/21/2021, 10/28/2021 TBS 6.273

FICTITIOUS BUSINESS NAME STATEMENT: 2021207794. The following person(s) is/are doing business as: JULIE'S CREATIVE TOUCH, 420 EAST 214TH ST CARSON CA 90745. JULIA MARTINEZ, 420 EAST 214TH ST CARSON CA 90745. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: JULIA MARTINEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/16/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/07/2021, 10/14/2021, 10/21/2021, 10/28/2021 TBS 6.2

name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/7/2021, 10/14/2021, 10/21/2021, 10/28/2021 NIN 47636 FICTITIOUS BUSINESS NAME STATEMENT: 2021199210

The following person(s) is/are doing business as: EG PROPERTY SERVICES, 12301 ALONDRA BLVD #205, NORWALK, CA 90650. ELIZABETH GARCIA, 12301 ALONDRA BLVD #205 NORWALK CA 90650. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 08/16. Signed ELIZABETH GARCIA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/7/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/7/2021, 10/14/2021, 10/21/2021, 10/28/2021 NIN 47635 FICTITIOUS BUSINESS NAME STATEMENT: 2021200138

The following person(s) is/are doing business as: Salju Dessert, 35 W Valley Blvd Ste B, ALHAMBRA, CA 91792. HENSU1899 LLC, 35 W Valley Blvd Ste B ALHAMBRA CA 91792. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ANGELICA TAYS. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/8/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/7/2021, 10/14/2021, 10/21/2021, 10/28/2021 NIN 47640 FICTITIOUS BUSINESS NAME STATEMENT: 2021201162

The following person(s) is/are doing business as: TERESA DEMO, 15127 POLK ST, SYLMAR, CA 91342. TERESA IBARRA, 15127 POLK ST SYLMAR CA 91342. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed TERESA IBARRA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/9/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/7/2021, 10/14/2021, 10/21/2021, 10/28/2021 NIN 47644 FICTITIOUS BUSINESS NAME STATEMENT: 2021201215

The following person(s) is/are doing business as: J& G CARRERA TRANSPORTATION, 5244 WOOD AVE #A, SOUTH GATE, CA 90280. J & G CARRERA TRANSPORTATION LLC, 5244 WOOD AVE #A SOUTH GATE CA 90280. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed JORGE LUIS HERNANDEZ CARRERA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/9/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/7/2021, 10/14/2021, 10/21/2021, 10/28/2021 NIN 47647 FICTITIOUS BUSINESS NAME STATEMENT: 2021201223

The following person(s) is/are doing business as: Beauty by Kitty Kat, 1519 Obispo Ave #14, LONG BEACH, CA 90804. Katrina M Ford, 1519 Obispo Ave #14 LONG BEACH CA 90804. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed Katrina M Ford. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/9/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/7/2021, 10/14/2021, 10/21/2021, 10/28/2021 NIN 47645 FICTITIOUS BUSINESS NAME STATEMENT: 2021201227

The following person(s) is/are doing business as: SAN GABRIEL VALLEY PHOTOGRAPHY SERVICES, 3038 PROSPECT AVE, ROSEMEAD, CA 91770. KIT KAN, 3038 PROSPECT AVE ROSEMEAD CA 91770 ALBERT HAN, 3038 PROSPECT AVE ROSEMEAD CA 91770. The business is conducted by a General Partnership. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed KIT KAN. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/9/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/7/2021, 10/14/2021, 10/21/2021, 10/28/2021 NIN 47641

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

**NOTICE OF PETITION TO ADMINISTER ESTATE OF PETER LEVIN aka FAISSAL ZAOUJAL aka FAISAL ZAOUJAL aka PETER ZAOUJAL**

Case No. 21STPB08240

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of PETER LEVIN aka FAISSAL ZAOUJAL aka FAISAL ZAOUJAL aka PETER ZAOUJAL

A PETITION FOR PROBATE has been filed by Barbara Brown & Steven Gordon in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Barbara Brown & Steven Gordon be appointed as personal representative to administer the estate of the decedent.

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

should not grant the authority.

A HEARING on the petition will be held on Oct. 26, 2021 at 8:30 AM in Dept. No. 11 located at 111 N. Hill St., Los Angeles, CA 90012.

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

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

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

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

**Attorney for petitioner:**

**MIRIAM J GOLBERT ESQ**

**SBN 85936**

**GLASER WEIL FINK HOWARD**

**AVCHEN & SHAPIRO LLP**

10250 CONSTELLATION BL

19TH FL

LOS ANGELES CA 90067

CN980532 LEVIN Sep 23,30, Oct 7, 2021

FILE NO. 2021 203151

FICTITIOUS BUSINESS

NAME STATEMENT

TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 24 HORAS LAVANDERIA, 8301-8313 COMPTON AVENUE LOS ANGELES CA 90001 county of: LA COUNTY.

AI #ON:

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

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

/s/ JOHN CHO, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on SEP 10 2021 expires on SEP 10 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-459317 BEVERLY HILLS WEEKLY 9/23,30 & 10/7,14 2021

FILE NO. 2021 206314

FICTITIOUS BUSINESS

NAME STATEMENT

TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: ADVANCED 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 CAN-

OGA 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 SEP 15 2021 expires on SEP 15 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-462869 BEVERLY HILLS WEEKLY 9/23,30 & 10/7,14 2021

**NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF FAITH M. MAYHEW aka FAITH MARJORIE MAYHEW aka FAITH MAYHEW aka F ERISTOFF MAYHEW**  
Case No. 21STPB06940

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of FAITH M. MAYHEW aka FAITH MARJORIE MAYHEW aka FAITH MAYHEW aka F ERISTOFF MAYHEW

AN AMENDED PETITION FOR PROBATE has been filed by Kimberly H. Mayhew in the Superior Court of California, County of LOS ANGELES.

THE AMENDED PETITION FOR PROBATE requests that Kimberly H. Mayhew be appointed as personal representative to administer the estate of the decedent.

THE AMENDED 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 AMENDED 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 amended petition will be held on Nov. 9, 2021 at 8:30 AM in Dept. No. 29 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:  
PATRICIA Y DOYLE ESQ  
SBN 173741**

**RUTTENBERG CUTLER  
BROOMER LLP  
11111 SANTA MONICA BLVD  
STE 1840**

LOS ANGELES CA 90025-3352  
CN980866 MAYHEW Sep 23,30, Oct 7, 2021

FILE NO. 2021 205056  
FICTITIOUS BUSINESS  
NAME STATEMENT

TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: WESTERN STATES 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 SEP 14 2021 expires on SEP 14 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-428261 BEVERLY HILLS WEEKLY 9/23, 30 & 10/7, 14 2021

**NOTICE OF AMENDED PETITION  
TO ADMINISTER ESTATE OF:  
PIERRE P. BERG AKA PIERRE BERG  
AKA PIERRE PETER BERG  
CASE NO. 21STPB08901**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of PIERRE P. BERG AKA PIERRE BERG AKA PIERRE PETER BERG.

AN AMENDED PETITION FOR PROBATE has been filed by GEORGE BERG in the Superior Court of California, County of LOS ANGELES.

THE AMENDED PETITION FOR PROBATE requests that GEORGE BERG be appointed as personal representative to administer the estate of the decedent.

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

proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 11/01/21 at 8:30AM in Dept. 9 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  
BRENT BIGLER - SBN 170419  
9930 DURANT DRIVE, #6  
BEVERLY HILLS CA 90212  
9/30, 10/7, 10/14/21  
**CNS-3514059#**

**NOTICE OF PETITION TO ADMINISTER  
ESTATE OF RONALD M. POPEIL  
Case No. 21STPB09108**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of RONALD M. POPEIL

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

THE PETITION FOR PROBATE requests that Robin Popeil & Britten Marin be appointed as personal representative to administer the estate of the decedent.

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

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

A HEARING on the petition will be held on Nov. 18, 2021 at 8:30 AM in Dept. No. 29 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 credi-

tor. 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:  
LEAH M BISHOP ESQ  
SBN 097427**

**LOEB & LOEB LLP  
10100 SANTA MONICA BLVD  
STE 2200**

LOS ANGELES CA 90067  
CN980866 POPEIL Sep 30, Oct 7,14, 2021

T.S. No.: 2021-00116 Loan No.: 00x APN: 4342-034-106 Property Address: 460 North Palm Drive, Unit 203, Beverly Hills, CA 90210 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/29/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Grachya Nersisyan and Sofya Nersisyan Duly Appointed Trustee: Imperial Processing Recorded 8/31/2018 as Instrument No. 20180883157 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 11/2/2021 at 10:30 AM Place of Sale: Behind the fountain located in Civil Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$730,190.49 Street Address or other common designation of real property: 460 North Palm Drive, Unit 203 Beverly Hills, CA 90210 A.P.N.: 4342-034-106 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times

by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844)477-7869 or visit this Internet Website [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case 2021-00116. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: 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 (844)477-7869, or visit this internet website [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case 2021-00116 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. FOR TRUSTEE'S SALES INFORMATION, PLEASE CALL (844)477-7869 OR VISIT WEBSITE: [www.stoxposting.com](http://www.stoxposting.com) Date: 9/30/2021 Imperial Processing 10866 Wilshire Blvd, Suite 400 Los Angeles, California 90024 (424)488-3144 Vladimir Val-sky, Processor

**NOTICE TO CREDITORS OF BULK  
SALE AND INTENTION TO TRANSFER  
ALCOHOLIC BEVERAGE LICENSE  
(U.C.C. 6101 et seq. and B  
& P 24073 et seq.)  
Escrow No. 1350-SS**

Notice is hereby given to creditors of the within named Seller that a bulk sale is about to be made of the assets described below:

The names(s) and business address(es) of the Seller(s)/Licensee(s) is/are: LADOVI COMPANY, LLC, 9785 SANTA MONICA BLVD., BEVERLY HILLS, CA 90210

The location in California of the chief executive office of the Seller is: SAME AS ABOVE

The name(s) and business address(es) of the Buyer(s)/Transferee(s) is/are: EIGHT WASTED APRONS LLC, 1727 NORTH CRESCENT HEIGHTS BLVD., LOS ANGELES, CA 90069

As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: LA DOLCE VITA

The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, LEASEHOLD INTEREST, INVENTORY OF STOCK IN TRADE, AND ABC LICENSE and are located at: 9785 SANTA MONICA BLVD., BEVERLY HILLS, CA 90210

The ABC License to be transferred is: ON-SALE GENERAL EATING PLACE License No. 47-398755

Now issued for the business known as: LA DOLCE VITA

The anticipated date of the bulk sale is UPON ISSUANCE OF THE PERMANENT ABC LICENSE TO BUYER at the office of: INNOVATIVE ESCROW, INC., 28212 KELLY JOHN-SON PKWY, STE. 110, VALENCIA, CA 91355

The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory, is the sum of \$150,000.00, which consists of the following: DESCRIPTION, AMOUNT: CASH \$150,000.00

It has been agreed between the Seller/Licensee and the intended Buyer/Transferee,

as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.  
LADOVI COMPANY, LLC, Seller/Licensee  
EIGHT WASTED APRONS LLC, Buyer/  
Transferee  
ORD-496542 BEVERLY HILLS WEEKLY  
10/7/21

FILE NO. 2021 214583  
FICTITIOUS BUSINESS NAME STATEMENT

TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE)  
DOING BUSINESS AS: KING OF LA BREA,  
1617 S LA BREA AVE. LOS ANGELES CA  
90019 county of: LA COUNTY.  
AI #ON:  
Registered Owner(s): TI YS INC, 1617 S LA  
BREA AVE. LOS ANGELES CA 90019 [CAL-  
IFORNIA]. This Business is being conducted  
by a/an: CORPORATION. The date regis-  
trant commenced to transact business under  
the fictitious business name or names listed  
above on: N/A.  
I declare that all the information in this state-  
ment is true and correct. (A registrant who

declares true any material matter pursuant to  
Section 17913 of the Business and Profes-  
sions 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/ TI YS INC BY TAE IL JUNG, CEO  
This statement was filed with the County  
Clerk of LOS ANGELES County on SEP 29  
2021 expires on SEP 29 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 Subdivi-

sion (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 busi-  
ness 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 vio-  
lation of the rights of another under federal,  
state, or common law (see Section 14411 et  
seq., Business and Professions Code).  
ORD-480109 BEVERLY HILLS WEEKLY  
10/7,14,21,28 2021

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

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ATTENTION: OXYGEN USERS!

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

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

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

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

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

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

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)

## 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 Meadownlawn 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](mailto: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.

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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 [mainelineswitch@yahoo.com](mailto:mainelineswitch@yahoo.com)

## 809-INSURANCE/HEALTH

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Brake Special. 15% off brake parts Lifetime warranty on brakes, shocks & struts 8537 Wilshire Blvd. 310-652-3040

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

## 955-FINANCIAL SERVICES

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

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# Just Listed by JENNY OKHOVAT



## 9473

Rembert Lane  
Beverly Hills PO



**4 BED**  
**3.5 BATH**  
**±3,980 SF**  
**\$4,125,000**

Spacious and light filled traditional reminiscent of the Hamptons, in coveted lower BHPO. Located on a cul-de-sac street, this newly remodeled view home exudes privacy and character, while upgraded for today's modern living standards. A brand new kitchen, hardwood floors, French windows/doors, and custom woodwork are just some of the intricate details that can be seen in the property. The functional floor plan features formal dining, living, den, pantry, 1 bedroom downstairs, 3 bedrooms upstairs, bonus room, 2 car garage, and more. Outdoor terraces and a sizable backyard make the perfect setting for play areas and outdoor dinner parties. Enjoy all the conveniences of the city, while living in a serene environment adjacent to Trousdale Estates.

## Jennifer Okhovat

Residential and Commercial Real Estate & BHHS Alumna

310.435.7399

jennyohomes@gmail.com

jennyohomes.com

DRE 01866951



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