

briefs • Planning Commission to Discuss Cheval Blanc **Page 3**

briefs • Board Expected to Issue Measure BH Bonds **Page 6**

sports • Three BHHS Teams To Play in Playoffs **Page 10**

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Issue 1167 • February 10 - February 16, 2022

Reinventing Renting

Rent Stabilization Commission Chair Donna Tryfman on Landlords, Tenants and Beverly Hills



cover story • page 7



SAVE THE DATE

The Beverly Hills City Council invites you to the

**INSTALLATION OF
MAYOR LILI BOSSE
& VICE MAYOR
JULIAN A. GOLD M.D.**

**Tuesday April 5, 2022
7 pm**

Details to follow



wellness wednesdays

Join Mayor Bob Wunderlich for 'Wellness Wednesdays,' a Mayoral Initiative that aims to inspire community members to get outside and participate in exercise classes and incorporate wellness into their lives.

In-Person Class:

Self-Care & Intuitive Healing

Hosted by **Erica Felsenthal, PhD**

**2-16-22 at 8 am
Roxbury Park**

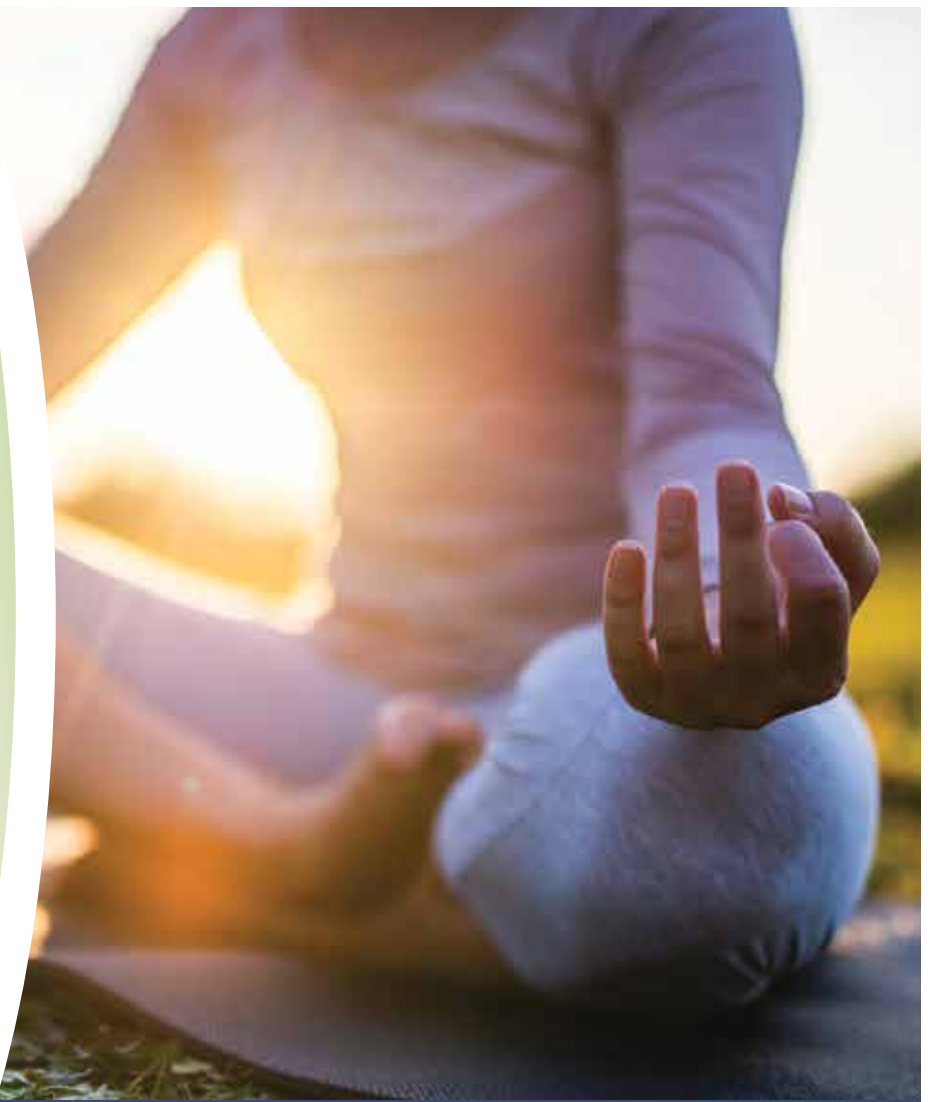
471 S Roxbury Dr.
Beverly Hills, CA 90212

**Please meet in front of basketball court.
Please bring your own towel, mat and
water bottle; masks strongly encouraged*

Upcoming Wellness Wednesdays Activities

- **3-2-22 at 8 am:**
Self-Defense Class with BHPD
» Roxbury Park
- **3-16-22 at 8 am:**
Harmony Fitness (hosted by
Ladan's Wellness Sanctuary)
» Roxbury Park
- **3-30-22 at 8 am:** Pickleball
» La Cienega Tennis Center

Activities subject to change; more details at beverlyhills.org/wellnesswednesdays



beverlyhills.org/wellnesswednesdays | Questions can be directed to 310-285-1014 | #BHHealthyCity



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

Planning Commission to Discuss Cheval Blanc

At their Thursday Special Meeting the Planning Commission is expected to discuss Cheval Blanc, a luxury hotel with



restaurants and ancillary services, a private club, and street level retail uses with North Rodeo Drive. The project site is located at 456 and 468 North Rodeo Drive.

At their meeting, the commission is expected to discuss an analysis of various topics including, but not limited to urban context, site planning, building design, land uses, public right of way modifications, vehicle circulation, parking supply, loading facilities, local traffic assessment, and construction.

The development standards contained in the proposed plan allow up to 220,950 square feet of floor area in the building

and up to 115 hotel rooms. The proposed building varies in height across the site. If approved, the building would stand four stories, 51' tall on the North Rodeo Drive side, and a maximum height of nine stories, 115' tall on the Beverly Drive side.

The Planning Commission held a public hearing on Oct. 28 to review the contents of the Draft EIR as part of a 45-day public review period for the draft document from Sept. 17 through Nov. 1. The city received

19 written comments regarding the draft document.

The city has completed a Final

EIR document for the Project and includes responses to all written and oral comments received during the 45-day Draft EIR public review period.

During the comment period, extensive comment letters were received from GK Law on behalf of the union Unite Here Local 11, as well as the Law Offices of Murray D. Fischer and KOA Corporation on behalf of Hermes and Chanel.

GK Law commented on the adequacy of the transportation evaluation, greenhouse gas evaluation, and housing issues. Fisher commented on the proposed alley modification's effects on the operations of his two

clients and KOA Corporation commented on the transportation evaluations, parking demand study, and alley operations.

The public alley that currently runs north-south across the Project Site is proposed to be relocated to the southern portion of the Project Site. The relocated alley would be accessed from North Beverly Drive instead of South Santa Monica Boulevard and continue to have one-way vehicle travel.

During the Draft EIR comment period and at the Oct. 28 hearing, Fischer and KOA Corporation submitted comments, on behalf of Hermès and Chanel, regarding parking, traffic, and modifications to the alley.

There were concerns that vehicles using loading bays would have to back into the alley in order to exit, as well as tight turning clearances for large trucks in the alley. Other concerns were in regards to insufficient alley width during congested alley conditions and that the analysis did not take into account two existing driveways on the east side of North Beverly Drive.

If approved, construction is expected to commence later in the year and take approximately 38 months.

The commission is expected to provide direction to the applicant and staff. They could provide direction on the preparation of materials, such as additional analysis and/or City Council recommendation documents for the Feb. 24 commission hearing in regards to the Project

briefs cont. on page 5



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OUR DATA SPEAKS VOLUMES



SNAPSHOT



FIRST THURSDAY FESTIVITIES NORTH BEVERLY DRIVE

On Feb. 3, the Next Beverly Hills Committee hosted a Salsa dance lesson in Beverly Canon Gardens for the community as they kicked off this month's First Thursdays. (L-R): Omega Medina, Irma Hopkins, Raven Vermeil, Alex Callaghan, John Bernal, Tiffany Davis, Alana Morgan, Zohreh Tamjidi, Daniel Batista, Noelle Freeman, Todd Johnson, Ramsey Chapin, Crystal Chapin, and Erika De La Cruz.



NOTICE OF PUBLIC HEARING

DATE: Thursday, February 24, 2022
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Meeting will be held via teleconference; details provided below



PROJECT ADDRESS: 9120 Olympic Boulevard
 (cross street: South Doheny Drive)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, February 24, 2022, will hold a public hearing beginning at 1:30 PM, or as soon thereafter as the matter may be heard to consider the following:

Conditional Use Permit (CUP). The proposed project involves the renovation and expansion of an existing educational institution located at 9120 Olympic Boulevard (Harkham Hillel Hebrew Academy). This educational institution is located in both the C-3 commercial zone and R-4 multi-family residential zone. Pursuant to Beverly Hills Municipal Code (BHMC) §§10-3-1203 and 10-3-1604, an educational institution is permitted in the R-4 and C-3 Zones only if authorized by a CUP. Additionally, pursuant to BHMC §10-3-3801, the height and area requirements set forth in the BHMC shall not apply to conditional uses for which a CUP application is submitted and later granted. Accordingly, the applicant is seeking relief from the 45' height limit for that portion of the project located within the R-4 Zone.

Development Plan Review (DPR). The proposed project includes an addition of approximately 27,000 SF and a height of approximately 60'-0", measured to the highest element. Pursuant to BHMC §10-3-3100, a DPR is required for all projects which would increase the floor area of a structure or building by 2,500 square feet (SF) or more and all projects which would increase the height of a structure or building.

Variations. Pursuant to BHMC §10-3-3700, the applicant is seeking Variations in order to deviate from the following development standards:

- The 15' required front yard setback along South Doheny Drive and South Oakhurst Drive. As proposed, the addition would have a 14' front yard setback along South Doheny Drive and a 9' front yard setback along South Oakhurst Drive.
- The prohibition of outdoor game courts within a multi-family residential zone. As proposed, an outdoor game court is located on the roof of the proposed addition within the R-4 Zone.

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 14 Categorical Exemption (Minor Additions to Schools) in accordance with the requirements of Sections 15314 of the state CEQA Guidelines. This exemption is applicable to minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less. Accordingly, the Planning Commission will consider a recommendation to find the project exempt from the environmental review requirements of CEQA.

How to Participate

Pursuant to Government Code Section 54953(e)(3), members of the Beverly Hills Planning Commission and staff may participate in this meeting via teleconference. In the interest of maintaining appropriate social distancing, members of the public can participate by listening to the meeting at (888) 468-1195 (participant code 105093) and/or offer comment through email at commentPC@beverlyhills.org. Public comment can be offered during the meeting by calling (310) 288-2288 or by video via at <https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210).

Written comments should identify the Agenda Item Number or Topic in the subject line of the email. In order to have written material included in the Commissioners' packet, it must be received no later than eight (8) calendar days before the date of the Hearing.

Comments will be read into the record, with a maximum allowance of three (3) minutes per individual comment (approximately 350 words), subject to the Commission's discretion. 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 **Cindy Gordon, AICP, Principal Planner**, in the Planning Division at (310) 285-1191, or by email at cgordon@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,
 Cindy Gordon, AICP, Principal Planner

Members of the public may listen to this meeting telephonically at (888) 468-1195 (participant code 105093). Written public comment can be offered electronically prior to and during the meeting by emailing commentPC@beverlyhills.org. Oral public comment can be offered during the meeting by calling (310) 288-2288. Live meeting coverage will be available via BHTV Channel 10 on Spectrum Cable and webcast live at 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: Thursday, February 24, 2022
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Meeting will be held via teleconference; details provided below

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, February 24, 2022, will hold a public hearing beginning at 1:30 PM, or as soon thereafter as the matter may be heard to consider:

AN ORDINANCE OF THE CITY OF BEVERLY HILLS TO AMEND THE BEVERLY HILLS MUNICIPAL CODE TO CLARIFY OR ADD LANGUAGE RELATED TO DEVELOPMENT PLAN REVIEW EXEMPTIONS FOR INCREASES IN BUILDING HEIGHT, THE ALLOWABLE HEIGHT EXEMPTION FOR ROOFTOP ELEVATOR ENCLOSURES ON COMMERCIAL BUILDINGS, THE ALLOWABLE HEIGHT EXEMPTION FOR ROOFTOP DECKING MATERIALS AND PARAPETS ON MULTI-FAMILY RESIDENTIAL BUILDINGS, THE ALLOWABLE ROOFTOPS USES AND STRUCTURES FOR A MULTI-FAMILY RESIDENTIAL AND MIXED USE BUILDING, THE DEFINITION OF A PRIVATE TRAINING CENTER, AND REQUIREMENTS FOR A FENCE OR WALL FINISHES

This Ordinance is part of an ongoing effort to amend language in the Beverly Hills Municipal Code (BHMC) to improve clarity, remove outdated references, and align code language with current practices. The proposed amendments included in the Ordinance would not represent substantive changes to the current meaning or interpretation of the code sections being amended. The proposed ordinance would modify the BHMC as summarized here:

- BHMC §10-3-3100: Clarifying the threshold for an increase in building height that requires a Development Plan Review application;
- BHMC §10-3-100: Clarifying the definition of height for commercial buildings to increase the allowable height exemption for an elevator enclosure on commercial buildings;
- BHMC §10-3-100: Clarifying the definition of height for multi-family residential buildings to allow the addition of decking materials for rooftop amenities, and a proportionate increase in the parapet height;
- BHMC §10-3-100 and 10-3-1880: Clarifying the allowable height for residential rooftop amenities and structures for multi-family residential buildings and mixed use buildings;
- BHMC §10-3-100: Amending the definition of 'private training center' to be consistent with the regulations in BHMC §10-3-1617; and
- BHMC §10-3-2420, 10-3-2516, 10-3-2616, and 10-3-2814: Adding requirements related to the finishing of fences or walls in residential zones.

This Ordinance 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. The adoption and implementation of the Ordinance represents minor semantic changes to the existing code and does not represent substantive changes in meaning or interpretation of the code. It can therefore be seen with certainty that there is no possibility that the proposed amendments may have a significant effect on the environment. Accordingly, the Planning Commission will consider the recommendation to find the Ordinance exempt from the environmental review requirements of CEQA pursuant to Section 15061(B)(3) of Title 14 of the California Code of Regulations.

How to Participate

Pursuant to Government Code Section 54953(e)(3), members of the Beverly Hills Planning Commission and staff may participate in this meeting via teleconference. In the interest of maintaining appropriate social distancing, members of the public can participate by listening to the meeting at (888) 468-1195 (participant code 105093) and/or offer comment through email at commentPC@beverlyhills.org. Public comment can be offered during the meeting by calling (310) 288-2288 or by video via at <https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210).

Written comments should identify the Agenda Item Number or Topic in the subject line of the email. In order to have written material included in the Commissioners' packet, it must be received no later than 8 calendar days before the date of the hearing. Comments will be read into the record, with a maximum allowance of 3 minutes per individual comment (approximately 350 words), subject to the Commission's discretion. It is recommended that written comments be submitted prior to the posted meeting date/time. If a comment is received after the agenda item is heard, but before the close of the meeting, the comment will still be included as a part of the record of the meeting, but will not be read into the record.

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.

Sincerely,
 Chloe Chen, Associate Planner

Members of the public may listen to this meeting telephonically at (888) 468-1195 (participant code 105093). Written public comment can be offered electronically prior to and during the meeting by emailing commentPC@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. 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.



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briefs cont. from page 3

Law Firm Notifies Board Regarding COVID Protocols

On Feb. 7 the Board of Education received a letter from Aannestad Andelin & Corn LLP on behalf of 'Let Them Breathe', a group of more than 30,000 parents in California, including the BHUSD.

"As we approach the two year anniversary of Governor Newsom's declaration of the COVID-19 state of emergency, our clients are advocating for you as Trustees of BHUSD to urgently address the irreparable harm that has been caused for children in BHUSD and Los Angeles County as a result of overly restrictive and unnecessary COVID-19 mitigation measures," according to the letter.

The group has set out a list of demands

they wish the district to partake in within the next 30 days.

One of the demands is regarding the mask mandate and requests the Board petition the County to eliminate both the indoor and outdoor mask mandate.

"There are no credible studies that support continued mask mandates for school children," the letter states.

Another demand requests the District discontinue the asymptomatic COVID-19 testing program for unvaccinated students, and discontinue quarantines for asymptomatic students who are identified as a "close contact" of an individual who tests positive.

"BHUSD's asymptomatic testing is discriminatory, as only unvaccinated students are required to test, regardless of prior immunity, but vaccinated students also get infected with and spread COVID-19," the letter states.

They also demand the District advocates for state and local authorities not to implement a COVID-19 vaccination mandate for K-12 students, as well as acknowledge natural immunity.

"While the COVID-19 vaccine may reduce an individual's risk of hospitalization and death from COVID-19, it does not prevent infection or transmission. Thus, the COVID-19 vaccine does not provide a community benefit," the letter states.

The letter stops short of actually threatening legal action.

Marketing Liaison Committee Discusses "Feel Good" TV Campaign

At their Feb. 1 meeting City Council Liaisons Mayor Rober Wunderlich and Vice Mayor Lili Bosse discussed a request from the Beverly Hills Conference and Visitors Bureau (BHCVB) for the production and distribution of the "Feel Good" TV Campaign.

The BHCVB has put together a strategy that is intended to reinforce that the City is open, and has many new projects underway.

The Campaign is intended to combat negative press. The campaign will focus on a TV Commercial shoot that will feature Beverly Hills and play primetime on streaming services, such as KTLA.

The Commercial would air for eight weeks and would focus on the target markets of Los Angeles, San Diego, San Francisco and New York.

Bosse recommended that BHCVB pull the campaign out of San Francisco and replace it with Miami. BHCVB CEO Julie Wagner said they are trying to target San Francisco residents and that San Francisco residents come to Beverly Hills more than Miami residents because Miami has really

great weather.

The BHCVB's Fiscal Year 2021-2022 agreement is not to exceed the amount of \$3,430,990. The TV Campaign was not part of the original Work Plan Budget. The entire cost for the campaign is \$350,000. BHCVB currently has \$100,000 left from the spring campaign budget and \$200,000 that they have been sitting on. They have requested the remaining \$50,000 to be funded by the City.

City staff recommend that BHCVB wait until the end of the fiscal year to use any unspent funds given that for several fiscal years, the BHCVB has had unspent funds at the end of each fiscal year and will likely be able to absorb the cost.

This request will move forward to the City Council for final approval.

Marketing Committee Reviews Campaign Initiatives

At their Feb. 1 Marketing Committee Meeting City Council Liaisons Mayor Robert Wunderlich and Vice Mayor Lili Bosse reviewed the third and fourth Quarter 2021-2022 campaign initiatives from the Beverly Hills Conference and Visitors Bureau (BHCVB).

BHCVB CEO Julie Wagner delivered the presentation during the meeting.

As part of the third and fourth quarter initiatives, the City will collaborate with eight Tik Tok influencers to "promote the destination from their unique perspectives with authentic content," according to the staff report.

The eight influencers are Jeremy Austin and Angie Villa, Daniel Mac, Valerie Joy Wilson, Sami Clark, Helen Owen, Jasmine Luv, and Peng Peng Lee.

The total budget for the Tik Tok influencers is \$65,000. The amount covers agency fees and agent commissions, accommodations for those who do not live close by, and dining at some restaurants in the City.

Fisher, Manaster Announce Candidacies for Treasurer

Howard S. Fisher has announced his candidacy for City Treasurer. He has held the position for the past five years.

Fisher is a tax and business attorney who has been practicing in Beverly Hills for over 20 years. He is the past Chair of the Planning Commission and Public Works Commission and a former member of the Traffic and Parking Commission. He graduated from Beverly High in 1969 and is President of the Beverly Hills Bar Association. He has two sons, Alex and Merrick, who are Beverly Vista and Beverly High graduates.

Fisher said he hopes to refine and en-

briefs cont. on page 6

NOTICE OF PUBLIC HEARING

DATE: Thursday, February 24, 2022
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Meeting will be held via teleconference; details provided below
PROJECT ADDRESS: 9701 Wilshire Boulevard (nearest cross street: North Roxbury Drive)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, February 24, 2022, will hold a public hearing beginning at 1:30 PM, or as soon thereafter as the matter may be heard to consider the following:

A request for a Conditional Use Permit ("CUP") to allow a vehicle sales use at 9701 Wilshire Boulevard. The applicant, Polestar Los Angeles, proposes to occupy the ground floor of an existing multi-tenant building that was previously authorized for a vehicle sales use. The project site is zoned Commercial (C-3) and vehicles sales are an allowed use with the approval of a CUP.



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. This exemption is applicable to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. Accordingly, the Planning Commission will consider a recommendation to find the project exempt from the environmental review requirements of CEQA.

How to Participate

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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 **Judy Gutierrez, Associate Planner** in the Planning Division at (310) 285-1192, or by email at jgutierrez@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,
Judy Gutierrez, Associate Planner

Members of the public may listen to this meeting telephonically at (888) 468-1195 (participant code 105093). Written public comment can be offered electronically prior to and during the meeting by emailing commentPC@beverlyhills.org. Oral public comment can be offered during the meeting by calling (310) 288-2288. Live meeting coverage will be available via BHTV Channel 10 on Spectrum Cable and webcast live at 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.

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briefs cont. from page 5

hance the budgeting process by instituting a periodic zero-base budgeting process for all departments in the City.



Howard Fisher

"The current process serves to preserve rather than address inefficiencies. We should periodically undertake a top to bottom review of all aspects of our Departments and examine what is needed and what is not," Fisher said.



Jake Manaster

Former Traffic and Parking Commission Chair and BHUSD President Jake Manaster has also announced his

candidacy for Beverly Hills Treasurer.

He has lived in Beverly Hills for over 20 years with his wife Lynda, and their two

children.

Manaster served on the Traffic and Parking Commission from 2014-2020, and as Chair in 2016. He also served on the BHUSD Board from 2009 to 2013, serving as President from 2012-2013. He holds a BA from UCLA and a JD from Case Western University's Gund School of Law. He is currently the President and CEO of a 55 year old business, Contract Carpet Corporation.

Manaster said he is interested in re-constituting the Budget Review Committee.

"Former Treasurer Eliot Finkel organized and led just such an instrumental committee as the "Great Recession" hit, and with the challenges of COVID and our new need to budget for a new future, the expertise of Council appointed senior former city officials seems to carry particular importance at this moment, should the Council find that helpful in preparing each new budget," Manaster said.

Manaster also intends to accelerate the economic recovery out of the pandemic.

The election is June 7.

Help Needed to Identify Unknown Patient

On Jan. 27 an unidentified Black male was found down by paramedics due to an auto vs. pedestrian accident at 73rd and Figueroa Streets and subsequently brought to a local hospital.

Board Expected to Issue Measure BH Bonds

At their Tuesday meeting the Board of Education discussed a presentation from Keygent regarding the future issuance of Measure BH bonds.

In June 2018, BHUSD voters passed Measure BH with 60.8% support for \$385 million in bond authorization. Approval of 55% was required.

Approximately \$160 million was accessed in June 2019 to meet the district's first phase of construction projects.

In less than 30 years, several boards of education have spent slightly under \$1 billion on BHUSD school construction.

School Bond Measures Since 1993

Bond/Bond Year	Bond Amount
Measure S (1993)	\$77 million
Measure K (2000)	\$99 million
Measure E (2008)	\$334 million
Measure BH (2018)	\$385 million
Total	\$895 million

Does not include state bond money

About \$225 million in unissued authorization remains.

Remediation of the fields by the since-closed oil well ended up costing more than expected, at approximately \$39 million.

Estimated Future Project Funding Needs

Fiscal Year Ending	Beverly	El Rodeo	Oil Well	Districtwide Technology	Districtwide Active	Total Expenditures	Cumulative Expenditures
2022	\$ 27,251,454	\$ 17,149,173	\$ 18,461,537	\$ 1,622,865	\$ 2,870,008	\$ 67,355,036	\$ 67,355,036
2023	76,419,274	30,298,346	21,165,863	2,945,730	-	130,829,213	198,184,249
2024	76,185,948	30,298,346	-	2,945,730	-	109,430,024	307,614,273
2025	77,247,139	7,574,586	-	2,945,730	-	87,767,455	395,381,728
	\$257,103,815	\$ 85,320,451	\$ 39,627,400	\$ 10,460,054	\$ 2,870,008	\$395,381,728	

Source: Keygent Presentation

The Board was provided with three financing scenarios for the remaining \$225 million based on an allocation of tax-exempt vs taxable bonds. The Finance Committee recommended issuance of the remaining \$225 million but suggested that the district utilize the time between now and March 15, which is the deadline for the County, to determine project needs before deciding on the split between tax-exempt and taxable.

Scenario	Tax Status Allocation	All-Inclusive Interest Cost (%)	Financing Term	Net Debt Service	Repayment Ratio	Projected Measure BH Tax
1	100% Tax-Exempt	2.6%	23 Years	\$310,904,992	1.38 to 1	\$39.70
2	50% Tax-Exempt/ 50% Taxable	2.9%	23 Years	\$319,667,394	1.42 to 1	\$40.30
3	100% Taxable	3.2%	23 Years	\$334,144,748	1.49 to 1	\$41.50

Source: Keygent Presentation

The Board will formally adopt a resolution for the issuance of bonds at a future meeting.

Taxpayers will notice an increase in the next set of property tax bills, due in Nov.



NOTICE OF ELECTION AND NOTICE OF MEASURE TO BE VOTED ON

NOTICE IS HEREBY GIVEN that a General Municipal Election will be held in the City of Beverly Hills on Tuesday, June 7, 2022 for the following Officers and Ballot Measure:

For Three (3) Members of the City Council (Full term of four years)

For One (1) City Treasurer (Full term of four years)

Ballot Measure: Term Limits on City Elected Official Service

The nomination period for candidates begins on Monday, February 14, 2022 and closes on Friday, March 11, 2022 at 5:00PM.

If nomination papers for any incumbent officer of the City are not filed by March 11, 2022, 5:00PM (the 88th day before the election), the voters shall have until the 83rd day before the election, Wednesday, March 16, 2022 at 5:30PM, to nominate candidates other than the person(s) who are the incumbents.

If the number of persons who have been nominated for those offices does not exceed the number to be filled at that election, appointment to the elective office may be made as prescribed by § 10229, Elections Code of the State of California.

Additionally, the City Council per their meeting of Tuesday, February 16, 2021 approved the placement of a ballot measure to the voters regarding term limits for City-elected office. This initiative asks voters to consider term limits for City Council and City Treasurer seats within the City of Beverly Hills which would limit a person to no more than three total terms of office.

Vote centers will be open at 11-day and 4-day vote centers throughout Los Angeles County. Election day is on June 7, 2022 and vote centers will be open between the hours of 7:00AM and 8:00PM. Please visit lavote.gov or beverlyhills.org/elections for additional information.

Huma Ahmed

City Election Official



The hospital is seeking the public's help in identifying the patient because he had no documentation or evidence of his identity with him. He is currently unable to communicate any informa-

tion His age is estimated to be in his 50's-60's but may be slightly older. He has Brown/Black, salt and peppered colored hair and beard, stands 5'7"-5'8", and weighs around 150 pounds. He is a slight build with no tattoos, marks, or scars. The patient was brought in with black tennis shoes and gray sweatpants.

Anyone with information that may help to identify him can contact the County at (424) 306-7718.

--Briefs Compiled by Danielle Berjikian

detention&arrestsummary

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

DONOHO, KATHERINE, SCARLET, 26, arrested on 1/19/22 for having an outside

felony warrant.

PICKENS, MEGGATRONN, 43, arrested on 1/20/22 for amount of defacement, damage or destruction is \$400 or more.

BIHI, SAMIR, 36, arrested on 1/21/22 for driving while license is suspended for DUI, and driving under the influence of alcohol.

LEONVASQUEZ, CARLOS, 37, arrested on 1/21/22 for theft or driving of vehicle, driving while unlicensed upon highway, unlawful use/etc of identification, and false ID to police officer.

GAINES, MAGON, CHRISTINE, 32, arrested on 1/21/22 for battery - use of force or violence upon another, public intoxication, and resisting or deterring officer.

BERRY, CYNTHIA, 57, arrested on

1/21/22 for having an outside felony warrant.

LOPEZ, FRANK, RONNIE, 44, arrested on 1/22/22 for having a BHPD bench warrant - felony.

SANCHEZ, FELIX, JR, 47, arrested on 1/23/22 for public intoxication.

RYLAND, ASHLEY, TERELLY, 29, ar-

rests cont. on page 7

coverstory

REINVENTING RENTING

Rent Stabilization Commission Chair Donna Tryfman on Landlords, Tenants and Beverly Hills

By Danielle Berjikian

Why did you decide to join the Rent Stabilization Commission?

The way that it was described, it was going to be sort of a quasi-judicial function and I am always looking to involve myself with city activities and city commissions. And it was a chance to really define what the Rent Stabilization Commission would be because it was going to be a brand new commission. I was looking for a little more city involvement and it seemed like a great way to get involved with the City.

The commission has several responsibilities, such as examining Beverly Hills habitability standards and suggesting possible amendments to the city's Rent Stabilization Ordinance. What are some of the key issues you think the commission will be tackling this year?

We are still dealing with a lot of the COVID fallout. In the first couple of years of the commission, we did in fact hear some COVID appeals. And we sort of acted as a quasi-judicial administrative hearing board and sort of vetted out some of the appeals that were coming through the City. I see some of that probably continuing because the moratoriums are still in place. The City Council still has to decide how they are going to deal with those.

We voted in the last session to be an administrative hearing board as well for some habitability disputes. These are issues that will go through the code enforcement and then if a landlord and tenant cannot come to an agreement or compensation we'll be charged with hearing those disputes. That has not been something that existed in Beverly Hills

before this time. So, we are sort of figuring it out as we go. But it will sort of be like a quasi-judicial hearing much like the COVID-19 payment of rent appeals went.

Were there any specific issues you were hoping to tackle when you decided to join the commission?

Before I joined the commission I looked at the Beverly Hills ordinance and it sort of followed the law of the

State of California in terms of habitability. And habitability in people's homes, how it's maintained, and what's supposed to be provided is something that tends to be sort of an emotional issue. When I first looked at joining the commission I thought that it would probably be beneficial for the housing stock in Beverly Hills as it is aging, to perhaps re-look at some of the habitability standards. Perhaps some should be higher than some of the standards that are provided by the State. We don't know that yet, but that is something that inter-

ested me before I applied. And definitely as chair, we have already dealt into that. This year I see that as probably our very big issue. There are a lot of opinions about habitability, how much a landlord should be responsible for, how much a tenant should be responsible for, or what are appropriate baseline habitability standards, [and] whether there should be more. There are definitely going to be spicy conversations. There are a lot of great people on the commission who have wonderful opinions and are contributing very good thoughts and standards to the commission. So we look forward to making some sort of recommendation



“My style is to let everyone say pretty much everything that they want to say. I believe in making sure that everyone feels that they have been heard”

to the City Council.

You are one of the two neutral members on the commission, i.e. you are neither a landlord nor a tenant, how do you plan on ensuring discussions are kept fair but also productive?

My style is to let everyone say pretty much everything that they want to say. I believe in making sure that everyone feels that they have been heard. I don't think that there's a limit on discussion but we also can't go on for hours and hours. At a certain point discussions sort of have to be curated to accomplish whatever it is that we are looking at. So far everyone has been very respectful of each other. The interactions have been respectful, agreeable, and open to discussion. We have a bunch of people who are definitely not afraid to speak their minds and say what they think is the right thing to do or the right way to go. My job in that is to sort of accommodate the discussion, facilitate it, make sure people aren't speaking out of turn and make sure that the discussion goes in an organized way. For instance, when we started talking about habitability standards there's four prongs that we were going to look at. Whether we should have an administrative board to possibly hear habitability standard issues, whether we should raise the standards, whether we should have an inspection process. I feel like I am sort of an organizational facilitator I suppose. I tend to sort of break things down into steps. And so we started with if we should be a board. Next, we went on to whether we should have higher habitability standards, whether we should have an inspection process [and] we tabled that. These things are definitely not going to get settled in one meeting. I guess I'm a facilitating organizer.

The commission has had significant turnover since its inception. Do you think the unusual six person format is cumbersome?

I don't. I actually think for this type of commission it is dealing with a very narrow, significant issue to many. And there are so many competing interests that I think that the format and how the Council decided to set it up was a very prudent way to set up this type of commission. Both myself and [past Chair] Lou Milkowski are at large, we are considered the neutral. And then we have two landlords, two tenant representatives, and two alternates. And everyone gets to chime in and express their opinions and more often than not we reach a consensus. I think that it's helpful for the tenants to hear some of the landlords' concerns and I think that the landlords are respected and I think it's helpful for some of the

tenants' concerns. A lot of times, more often than not, we come to a reasoned and well thought out rational decision.

You are a public defender, tell us about that.

I am the protector of the constitutional rights for my clients. I represent those people who cannot afford to pay private representation when they are charged criminally in the criminal justice system. I am a big believer in due process. I pretty much make sure that the government does it right. A person cannot be convicted of a crime unless the government proved beyond a reasonable doubt that the person is guilty. Which means that they have to present evidence that the person is guilty. I think it's really important that because of all the resources and the big wheel turning of government, it's important that someone who is criminally accused has a voice, and that person is me.

Tell us about your family.

I am a first generation American. My parents are Holocaust survivors. I am also a widow. My husband was the child of Holocaust survivors. I have one daughter [Lenna Mor]. I am originally from New York. My parents moved out here for better business opportunities in the mid 1970s and that's when I started at Hillow. And because my parents heard that Beverly Hills had a better school district they rented a little apartment on La Peer and I went to Horace Mann [School]. After, they worked their way up the American Dream, bought a house on Maple, and I went to Beverly Hills High School [graduating in 1985].

What do you hope to accomplish as chair?

I think that from the start of the commission I know that a lot of tenants and landlords were very anxious about the discussion that were going to be surrounding habitability, what the standards [and] recommendations were going to be. And I hope in these next six months, to be able to formulate a recommendation to the City Council after a lot of discussion and a lot of consideration as to what the habitability standards in the City should be. Whether they should stay in line sort of with the minimum baseline standards that are in the State code. Or whether Beverly Hills should enact something that is a little more comprehensive. We are going to do that with input from the public. We often have a lot of public comments. We have interested parties. This is obviously a hot topic issue. And I hope to continue navigating recommendations to the City Council regarding COVID-19 impacts.

arrests cont. from page 6

rested on 1/22/22 for resisting, delaying or obstructing any public officer, peace officer or emergency medical technician, evading a peace officer: reckless driving, and grand theft.

MITCHELL, LAMAR, 24, arrested on 1/22/22 for evading a peace officer: reck-

less driving, and grand theft.

MCNICHOLS, ANGELA, KEYSHAREE, 23, arrested on 1/22/22 for resisting or obstructing a public officer, evading a peace officer: reckless driving, and grand theft.

JAMISON, ASHLEY, LATREECE, 26, arrested on 1/22/22 for resisting, delaying or obstructing any public officer, peace officer

or emergency medical technician, evading a peace officer: reckless driving, and grand theft.

RICHWALKSI, MATHEW, DANIEL, 37, arrested on 1/23/22 for trespassing of real property.

GRAY, CHRISTOPHER, GEORGE, 34, arrested on 1/23/22 for reckless driving.

SMITH, DARREN, MICHAEL, 36, arrested on 1/23/22 for petty theft.

MALDONADO-LOPEX, KARLA, YES-ENIA, 33, arrested on 1/24/22 for receiving stolen property.

TUSHER, ERIC, JASON, 54, arrested on

arrests cont. on page 9



BEVERLY HILLS ARTWALK - GUIDED TOURS

DAILY | THURS - SUN, FEB 17-20, 2022 | 2:00 PM

Beverly Gardens Park | 1302 Park Way (at the Lily Pond) Beverly Hills, CA 90210



RINGO STARR



JAUME PLENSA



AI WEIWEI



TOM FRIEDMAN



ROXY PAINE

We are proud to offer free guided art tours of sculptures from the City's Fine Art Collection, so join us for a fun afternoon with your family, friends, and fellow art lovers.

FREE EVENT

REGISTRATION REQUIRED
www.beverlyhills.org/artwalk

Follow @CommunityLifeBH
#bhartsandculture



ARTS & CULTURE



Frieze Week in Beverly Hills Traffic Advisory

The international contemporary art fair will take place in Beverly Hills for the first time at 9900 Wilshire Blvd.
More info at: beverlyhills.org/friezebh

FEBRUARY 14 - 21, 2022

- CLOSED TO SOUTHBOUND TRAFFIC
- ONE LANE CLOSURE



arrests cont. from page 7

1/24/22 for possession of drug paraphernalia, possession of Meth/etc, having an outside felony warrant, and having an outside misdemeanor warrant.

CLARE, DAVID, JOSEPH, 33, arrested on 1/25/22 for having a BHPD felony bench warrant.

ELIZALDE, PRISCILLA, 27, arrested on 1/25/22 for having a BHPD felony bench warrant.

INGRAM, JAYLEN, DERTRON, 18, arrested on 1/25/22 for theft or driving of vehicle, carrying a concealed firearm- upon a person, loaded firearm in public person or vehicle, and a large capacity magazine.

VALDEZ, JOHN, RICHARD, 42, arrested

on 1/25/22 for possession of drug paraphernalia, possession of meth/etc, smuggling controlled substances or liquor into jail, burglary - from auto, and receiving stolen property.

BURR, KEITH, BRADY, 39, arrested on 1/25/22 for possession of drug paraphernalia, burglary - shoplifting, having a BHPD felony warrant, and having an outside felony warrant.

FAULKNER, STEPHEN, 37, arrested on 1/26/22 for theft or driving of vehicle, possession of drug paraphernalia, and possession of meth/ect.

FAJARDOCORDOVA, DEYSY, YADIRA, 38, arrested on 1/26/22 for child abuse or edangerment.

arrests cont. on page 10

The Human Relations Commission
invites you to celebrate

kindness week



February 13-19, 2022

Be kind! Join in the fun!

#BKindnessWeek

beverlyhills.org/kindnessweek



15% OFF WITH THIS AD!

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(617) 290-4285



Public COVID-19 Vaccination Opportunity

WHEN

Saturday February 12
from 9 am - 11 am

WHERE

Roxbury Park Community Center

WHAT

First Dose, Second Dose and Booster Shots
of Pfizer and Moderna will be Offered
Free of Charge

WHO

All Eligible Ages 5+

REGISTER

www.beverlyhills.org/CovidVaxClinic

Appointments Preferred,
Walk-Ups Welcome

QUESTIONS

Call Emergency Management at
(310) 285 - 1021

BELLOSO, JUAN, LUIS, 46, arrested on 1/27/22 for public intoxication.

VAL, ANTHONY, 27, arrested on 1/28/22 for possession of drug paraphernalia, and being under the influence of a controlled substance.

PINA, ANDREW 32, arrested on 1/28/22 for possession of drug paraphernalia, possession of meth/etc, and having a misdemeanor warrant.

MILLER, KYLE, RICHARD, 30, arrested on 1/28/22 for possession of drug paraphernalia, and possession of meth/etc.

ABEL, BIANCA, 29, arrested on 1/28/22 for burglary - residential, appropriating lost property for own use without making efforts to locate owner and restore property to them.

ALAITI, REMI, 22, arrested on 1/28/22 for assault with a deadly weapon other than a firearm, and inflicting corporal injury upon a child.

sports & scores



Three BHHS Teams To Play in Playoffs

By Steven Herbert

Beverly High's Ocean League-champion boys' soccer and basketball teams are scheduled to begin play in the 2022 Southern Section playoffs Friday, one day before its Ocean League-champion girls' soccer team.

The Norman boys' soccer team is set to play a Division 4 first-round game Friday at 3 p.m. at Nickoll Field against the winner of Wednesday wild-card round game between Bishop Amat and Bonita, which ended after Beverly Hills Weekly's deadline.

If Beverly Hills wins, it would play a second-round game Tuesday against the

Kennedy-Schurr first-round winner. The Normans would play at Schurr, while the site of a Beverly Hills-Kennedy game would be determined by a coin toss.

Under Southern Section rules, the team with the fewer home playoff games is the home team for the next game.

The Beverly Hills boys' basketball team is scheduled to play a first-round Division 2AA game at 7 p.m. Friday against Crespi at the Swim-Gym. If the Normans win, they would face the Capistrano Valley Christian-Downey first-round winner Tuesday at 7 p.m. Beverly Hills would play at Downey, while the site of a game

Public Notices

310-887-0788

Forms available at www.onestopdbas.com

FICTITIOUS BUSINESS NAME STATEMENT: 2021279023 The following person(s) is/are doing business as: BEVERLY HILLS COMPLETE DENTISTRY, 8641 Wilshire Blvd #205, Beverly Hills, CA 90211. JASON V. KBOUDI DDS INC. 8641 Wilshire Blvd #205, Beverly Hills, CA 90211. 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: Jason V. Koudi DDS INC, President. This statement is filed with the County Clerk of Los Angeles County on: 1/29/21. 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: 1/20/22, 1/27/22, 2/3/22, 2/10/22 5

FICTITIOUS BUSINESS NAME STATEMENT: 2021275380 The following person(s) is/are doing business as: COLOR ME MINE BEVERLY HILLS, 233 S South Beverly Dr, Beverly Hills, CA 90212. FABZ ENTERPRISES INC. 233 S South Beverly Dr, Beverly Hills, CA 90212. This business is conducted by: A Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Fred Eric Anderson, President. This statement is filed with the County Clerk of Los Angeles County on: 12/21/21. 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: 1/20/22, 1/27/22, 2/3/22, 2/10/22 6

FICTITIOUS BUSINESS NAME STATEMENT: 2021274477 The following person(s) is/are doing business as: SOUR TROUT; SOUR TROUT APPAREL, 28364 SANTA ROSA LN SAUGUS CA 91350. NICOLE MALINOWSKI, 28364 SANTA ROSA LN SAUGUS CA 91350. 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: NICOLE MALINOWSKI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/28/2021. 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: 1/20/22, 1/27/22, 2/3/22, 2/10/22 6

FICTITIOUS BUSINESS NAME STATEMENT: 2022002569. The following person(s) is/are doing business as: ROSMAR CLEANING SERVICES, 853 W 49TH ST LOS ANGELES CA 90037. MARCELA ALVAREZ DIAZ, 853 W 49TH ST LOS ANGELES CA 90037. 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: MARCELA ALVAREZ DIAZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/05/2022. 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: 01/20/2022, 01/27/2022, 02/03/2022, 02/10/2022 TBS 6,677

FICTITIOUS BUSINESS NAME STATEMENT: 2021274477. The following person(s) is/are doing business as: GUZMAN LASHES, 14917 LABRADOR STREET NORTH HILLS CA 91343. CHRISTIAN PEREZ, 14917 LABRADOR STREET NORTH 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: 09/2020. Signed: CHRISTIAN PEREZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/20/2021. 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: 01/20/2022, 01/27/2022, 02/03/2022, 02/10/2022 TBS 6,678

FICTITIOUS BUSINESS NAME STATEMENT: 2022006589. The following person(s) is/are doing business as: POLLYANNA PRODUCTIONS, 122 N RAMPART BLVD APT 7 LOS ANGELES CA 90026. MELISSA ALVAREZ, 122 N RAMPART BLVD APT 7 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: 01/2021. Signed: MELISSA ALVAREZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/11/2022. 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: 01/20/2022, 01/27/2022, 02/03/2022, 02/10/2022 TBS 6,680

FICTITIOUS BUSINESS NAME STATEMENT: 2022003332. The following person(s) is/are doing business as: LANGKAM SERVICES, 21042 E ARROW HWY UNIT #216 COVINA CA 91724. ELIZABETH D OLIVEROS, 21042 E ARROW HWY UNIT #216 COVINA CA 91724. 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: ELIZABETH D OLIVEROS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/06/2022. 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: 01/20/2022, 01/27/2022, 02/03/2022, 02/10/2022 TBS 6,682

FICTITIOUS BUSINESS NAME STATEMENT: 2022008114. The following person(s) is/are doing business as: M&G MAID, 10317 E AVENUE R14 LITTLE ROCK CA 93543. MARIA ISABEL LOPEZ MEZA, 10317 E AVENUE R14 LITTLE ROCK CA 93543. 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: MARIA ISABEL LOPEZ MEZA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/12/2022. 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: 01/20/2022, 01/27/2022, 02/03/2022, 02/10/2022 TBS 6,684

FICTITIOUS BUSINESS NAME STATEMENT: 2022009363. The following person(s) is/are doing business as: MOLORAK WEEKLY, 416 N GLENDALE AVE SUITE #213 GLENDALE CA 91206. SIMON BADALIAN, 416 N GLENDALE AVE SUITE #213 GLENDALE CA 91206. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2017. Signed: SIMON BADALIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/12/2022. 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: 01/20/2022, 01/27/2022, 02/03/2022, 02/10/2022 TBS 6,684

FICTITIOUS BUSINESS NAME STATEMENT: 2022009247. The following person(s) is/are doing business as: SARA FABRICS, 305 E 9TH ST #241 LOS ANGELES CA 90015. RAKHEL VALIZADEH, 305 E 9TH ST #241 LOS ANGELES CA 90015. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2013. Signed: RAKHEL VALIZADEH, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/13/2022. 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: 01/20/2022, 01/27/2022, 02/03/2022, 02/10/2022 TBS 6,685

FICTITIOUS BUSINESS NAME STATEMENT: 2021281305. The following person(s) is/are doing business as: AVA HOMES LA, 330 N BRAND BLVD #130 GLENDALE CA 91203. 15335 MAGNOLIA BLVD SHERMAN OAKS CA #113 91403. AVA HOMES LA INC. 330 N BRAND BLVD #130 GLENDALE CA 91203. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2021. Signed: KATHRYN AVAKIAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 12/30/2021. 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: 01/20/2022, 01/27/2022, 02/03/2022, 02/10/2022 TBS 6,688

FICTITIOUS BUSINESS NAME STATEMENT: 2022008216. The following person(s) is/are doing business as: TUK TUK THAI, 1638-1940 SAWTELLE BLVD LOS ANGELES CA 90025. THAVEE KHUN INC., 1638 SAWTELLE BLVD LOS ANGELES CA 90025. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: MICHAEL COHEN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/12/2022. 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: 01/20/2022, 01/27/2022, 02/03/2022, 02/10/2022 TBS 6,690

FICTITIOUS BUSINESS NAME STATEMENT: 2022001565. The following person(s) is/are doing business as: BETTERU MEDICAL WEIGHT LOSS AND NUTRITION, 19425 SOLE-DAD CANYON RD #253 CANYON COUNTRY CA 91351. CALIFORNIA NURSES EDUCATIONAL NETWORK CANEN LLC. 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: KENA WILLIAMS, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 01/04/2022. 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: 01/20/2022, 01/27/2022, 02/03/2022, 02/10/2022 TBS 6,691

FICTITIOUS BUSINESS NAME STATEMENT: 2022009249. The following person(s) is/are doing business as: AT CONSULTING, 820 LUTON DR GLENDALE CA 91206. ASMIK TSATURYAN, 820 LUTON DR GLENDALE CA 91206. 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: ASMIK TSATURYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/13/2022. 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: 01/20/2022, 01/27/2022, 02/03/2022, 02/10/2022 TBS 6,693

FICTITIOUS BUSINESS NAME STATEMENT: 202127567. The following person(s) is/are doing business as: CHISPREE NUTS, 12241 BURBANK BLVD UNIT 105, VALLEY VILLAGE, CA 91607. MARIA ESPERANZA SAN JUAN SILLONA YOUSEFI, 12241 BURBANK BLVD VALLEY VILLAGE, CA 91607. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/21. Signed: MARIA ESPERANZA SAN JUAN SILLONA YOUSEFI. 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: 12/21/2021. 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: 1/20/2022, 1/27/2022, 2/3/2022, 2/10/2022 NIN 47858

FICTITIOUS BUSINESS NAME STATEMENT: 2021280301. The following person(s) is/are doing business as: LOCKE SAINTS ALUMNI MEN, 106 1/2 JUDGE JOHN ALSO ST #127, LOS ANGELES, CA 90012. JAMES MITCHELL, 106 1/2 JUDGE JOHN ALSO ST #127 LOS ANGELES CA 90012. This 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 JAMES MITCHELL. 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: 12/29/2021. 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: 1/20/2022, 1/27/2022, 2/3/2022, 2/10/2022 NIN 47865

FICTITIOUS BUSINESS NAME STATEMENT: 2021281022. The following person(s) is/are doing business as: SWE SEWER SOLUTIONS AND ENGINEERING, 2105 FOOTHILL BLVD STE B182, LA VERNE, CA 91750. THE SEWER SURGEON INC, 2105 FOOTHILL BLVD STE B182 LA VERNE CA 91750. 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 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: 12/23/2021. 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 Code.) Published: 1/20/2022, 1/27/2022, 2/3/2022, 2/10/2022 NIN 47863

against Capistrano Valley Christian would be determined by a coin toss.

The Norman girls' soccer team is scheduled to face Ventura at 11 a.m. Saturday at Nickoll Field in a Division 4 first-round game. If Beverly Hills wins, it would face the Mayfield-Shadow Hills winner in second-round game Wednesday. The Normans would play at Shadow Hills, which is located in Indio, while the site of a Beverly Hills-Mayfield game would be determined by a coin toss.

Steven Herbert has covered Beverly Hills High School sports for Beverly Hills Weekly since 1999. He has also covered college and professional sports for the Los Angeles Times and The Washington Post. He can be reached at (786) 201- 2460 or by email at stvherbert@aol.com.

Beverly Hills
Weekly

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designation of real property: 1209 LARRA-BEE STREET NO 2 WEST HOLLYWOOD, CA 90069 A.P.N.: 5560023041 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. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869 or visit this Internet Web site www.STOXPOSTING.com, using the file number assigned to this case 21-25591. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: 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, using the file number assigned to this case 21-25591 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 "el-

igible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 01/12/2022 Carrington Foreclosure Services, LLC 1500 South Douglass Road, Suite 150 Anaheim, CA 92806 Automated Sale Information: (844) 477-7869 or www.STOXPOSTING.com for NON-SALE information: 888-313-1969 Vanessa Pessina, Trustee Sale Specialist

APN: 5528-017-061, 5528-017-062, 5528-017-064 T.S. No.: 2020-1601 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/20/2018. 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.** Will sell at a public auction sale to the highest bidder, payable at time of sale in lawful money of the United States, by 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: TOBY MAZZIE JR., A SINGLE MAN Duly Appointed Trustee: S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION Recorded 12/4/2018 as Instrument No. 20181222403 in book XX, page XX of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 2/17/2022 at 11:00 AM Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 Amount of unpaid balance and other charges: \$3,745,856.01 Property being sold "as is - Where is" Street Address or other common designation of real property: 8444 MELROSE AVENUE AND 619 NORTH CROFT AVENUE WEST HOLLYWOOD, CA 90048 AKA 8444 MELROSE AVENUE AND 619 NORTH CROFT AVENUE LOS ANGELESCA 90048 EXHIBIT "A" LEGAL DESCRIPTION Real property in the City of West Hollywood, County of Los Angeles, State of California, described as follows: Parcel 1: (APN: 5528-017-061) Lot 9 in Block 2 of Tract No. 6072, in the City of West Hollywood, in the County of Los Angeles, State of California, as per Map recorded in Book 66, Page 98 of Maps, in the Office of the County Recorder of said County. Except the easterly 20 feet of the Southerly 42 feet thereof. Parcel 2: (APN: 5528-017-064) The southeast 42 feet measured on the southwest one of Lot 10, in Block 2 of Tract No. 6072, in the City of West Hollywood, in the County of Los Angeles, State of California, as per Map recorded in Book 66, Page 98 of Maps, in the Office of the County Recorder of said County. Parcel 3: (APN: 5528-017-062) The northeast 20 feet of the southeast 42 feet of Lot 9, in Block 2 of Tract No. 6072, in the City of West Hollywood, in the County of Los Angeles, State of California, as per Map recorded in Book 66, Page 98 of Maps, in the Office of the County Recorder of said County. A.P.N.: 5528-017-061, 5528-017-062, 5528-017-064 THE BENEFICIARY MAY ELECT, IN ITS DISCRETION, TO EXERCISE ITS RIGHTS AND REMEDIES IN ANY MANNER PERMITTED UNDER SECTION 9604 OF THE CALIFORNIA COMMERCIAL CODE, OR ANY OTHER APPLICABLE SECTION, AS TO ALL OR SOME OF THE PERSONAL PROPERTY, FIXTURES AND OTHER GENERAL TANGIBLES AND INTANGIBLES MORE PARTICULARLY DESCRIBED IN THE DEED OF TRUST, GUARANTEES, UCC'S, SECURITY AGREEMENTS. 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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342 or visit this Internet Web site www.superiordefault.com, using the file number assigned to this case 2020-1601. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: 1/12/2022 **S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION. 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362 (818)991-4600. By: Colleen Irby, Trustee Sale Officer. WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. (TS# 2020-1601 SDI-22666)**

NOTICE OF PETITION TO ADMINISTER ESTATE OF MURRAY RUCKER CASE NO. 21STPB06438

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Murray Rucker A PETITION FOR PROBATE has been filed by Beverly Rucker in the Superior Court of California, County of Los Angeles. THE PETITION FOR PROBATE requests that Beverly Rucker be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with full authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on 03/07/2022 at 9:30 A.M. in Dept. 4 located at 111 N. HILL ST. LOS ANGELES CA 90012 STANLEY MOSK COURTHOUSE. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court

within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner: CRAIG A. HUMPHREY SBN 150435 MESSNER REEVES LLP 650 Town Center Drive, Suite 700, Costa Mesa, CA 92626 Telephone: (310) 909-7789 1/27, 2/3, 2/10/22 **CNS-3549034#**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: LARRY KING CASE NO. 21STPB01218

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of LARRY KING. A PETITION FOR PROBATE has been filed by ABBA BAIL BONDS, INC. in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that DALE C. MILLER 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 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: 02/28/22 at 8:30AM in Dept. 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 TROY L. MARTIN - SBN 183846 LURIE, ZEPEDA, SCHMALZ, HOGAN & MARTIN, APC 1875 CENTURY PARK EAST, SUITE 2100 LOS ANGELES CA 90067 2/10, 2/17, 2/24/22 **CNS-3552587#**

Notice Calling for Requests for Proposals

REQUEST FOR PROPOSALS NO. 2122-PUR001 PROFESSIONAL AUDITING SERVICES -

DISTRICT AND BOND FINANCIAL AUDIT

Notice is hereby given that the Beverly Hills Unified School District, hereinafter referred to as the District, pursuant to Education Code Section 41020, et. seq. invites proposals for furnishing auditing services for 2021-22 annual Financial Audit as specified in the Standards and Procedures for Audits of California K-12 Local Educational Agencies by the State Controller of the State of California, and such other publications on school District audit procedures as have been or shall be issued during the period of this contract. The audit must be performed in accordance with generally accepted

auditing standards for financial and compliance audits, as promulgated by the U.S. General Accounting Office (GAO) in Standards for Audit of Governmental Organizations, Programs, Activities, and Functions and the standards issued by the Office of the State Controller. In addition, the audit shall be in accordance with the requirements established by Single Audit Act of 1984 (P.L. 98-502).

Proposals must be received by the Beverly Hills Unified School District by **11:00 a.m., February 22, 2022**, and shall be emailed to Gilda Keshishyan @ GKeshishyan@bhUSD.org with a subject line of "RFP No. 2122-PUR001,

Financial Auditing Services." **Late submittals will not be accepted.**

The District reserves the right to reject any or all proposals or to waive any irregularities or informalities in any proposal or in the bidding. No proposal may be withdrawn for a period of sixty (60) days after the date set for the opening of proposals.

RFP documents are available at https://www.bhUSD.org/apps/pages/index.jsp?uREC_ID=31867&type=d&pREC_ID=1074500

The Contract for the services, if awarded, will be by action of the District's Board of Educa-

tion to the Bidder that meets the qualifications established by the RFP documents.

This document is for informational purposes and shall not relieve the Bidder of the requirements to fully become familiarized with all the factors affecting the Proposal. All inquiries and clarifications about the RFP documents shall be submitted to the District no later than **4:00 p.m., February 14, 2022**. Inquiries shall be made in writing to Gilda Keshishyan, Director of Purchasing, via email at GKeshishyan@bhUSD.org. Verbal communication by either party with regard to this matter is invalid.

Legal advertisement: February 3 and 10, 2022

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

100- ANNOUNCEMENTS

Law of Attraction Consulting, learn laws of the Universe to attract more. To know more, contact Joe, 520-808-5330, Wealthconsulting@icloud.com, \$7,000, 6/mo training.

Casino analytics company Blackjack, Inc. is seeking qualified investors for expansion. blackjackinc21.com email: info@blackjackinc21.com

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

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115-CEMETERY

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

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

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

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

FREON WANTED: We pay \$\$\$ for cylinders and cans. R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call 312-291-9169 or visit RefrigerantFinders.com (Cal-SCAN)

125-PERSONALS

Single man, 77, no children, is ready to get married. Let's talk. 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

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 (Cal-SCAN)

205-ADOPTIONS

ADOPTION: You are not alone. For immediate counseling, help choosing a loving family, and financial assistance, call 24/7

(800) 658-8284 / Text (646) 988-6281. Expenses Paid. Confidential. www.adoptionsfirst.com (Cal-SCAN) 1-844-653-7402 (Cal-SCAN)

310-HOUSESITTING

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

400-REAL ESTATE

KC BUYS HOUSES Fastest Cash- Any Condition! Residential and Commercial Cash in 72 hours! Family owned and operated 25 years. 1-909-536-2060 (Cal-SCAN)

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 (Cal-SCAN)

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

420-OUT OF STATE PROPERTY

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

36 ACRE SELF SUFFICIENCY HOMESTEAD - \$145 MONTH Outstanding buy on quiet - secluded off grid northern Arizona homestead at cool clear 6,000' elev. Entirely useable grassy meadowland with sweeping views of surrounding red rock ridges. Situated within a secluded valley location surrounded by thousands of acres

of uninhabited wilderness. Free well water access, rich loam garden soil, and ideal year-round climate. No urban noise and dark sky nights. Zoned for livestock. Camping and RV use ok. Maintained road access. On special at \$15,900, \$1,590 dn. with no qualifying seller

financing. Free brochure with similar property descriptions, photos/terrain maps/ weather data/ nearby pioneer town info. 1st United Realty 1-800-966-6690. (Cal-SCAN)

601-ITEMS WANTED

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

809-INSURANCE/HEALTH

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

901-AUTOMOTIVE

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

955-AUTOS WANTED

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

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

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: porscherestoration@yahoo.com (Cal-SCAN)

955-FINANCIAL SERVICES

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

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

A close-up photograph of two women smiling warmly at each other. The woman on the left has dark hair pulled back and is wearing a brown top. The woman on the right has dark hair and is wearing a white cardigan over a green top. They are both looking down at a clear perfume bottle held by the woman on the right. The background is softly blurred, showing green foliage.

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SEPHORA

We Belong to Something Beautiful