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Issue 1231 • May 4 - May 10, 2023

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## **MADE in Beverly Hills Kicks Off Tonight**

**Events to Take Place Through May 7**

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WHEN PASSING  
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**BEVERLY HILLS**  
Community Services  
**MAY 2023**  
**JEWISH AMERICAN HERITAGE  
MONTH CELEBRATIONS**

**FEATURED EVENTS**

**MAY 14 | 8am-1pm**  
Calling All Bakers!  
Rugelach Baking Contest  
Beverly Hills Farmers' Market

**MAY 31 | 6:30-8pm**  
Join Us!  
Critical Conversations Speaker Series –  
The Jewish Contribution to the American Fabric of Life  
City Hall Municipal Gallery

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**OFFICE • HOURS**

*with* **Doctor Gold**

**Join us for Mayor  
Dr. Gold's first "Office Hours  
with Doctor Gold!"**

This **virtual** event will be held on  
**Tuesday, May 9<sup>TH</sup> from 7 p.m. – 8 p.m.**

Log-on or call-in and join the Mayor for  
a special conversation. Share your views  
about what you like and what you don't  
like about Beverly Hills!

[BEVERLYHILLS.ORG/MYCOMMUNITY](https://www.beverlyhills.org/mycommunity)  
CALL-IN NUMBER: (310) 285-1020

*Virtual  
Event*



## 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



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OUR DATA SPEAKS  
VOLUMES



# letters & email

## “LVMH Project”

We, who have made Beverly Hills are home, are continually threatened by developers who are motivated by only one thing, their profit. The threat is now extreme, a nine-story hotel in the middle of our shopping district in total disregard of all our traditional safeguards which have protected us for decades. It's time to draw a line; NO MORE!

The Cheval Blanc Developers have taken out all the stops; their money is flowing to convince us they are doing this for us. Are they kidding?? Full page color ads in [the other newspaper], personal phone calls, mailers, paid lobbyists which sadly includes several of our former mayors.

They have promoted fanciful hotel renderings that deceptively conceal the massive nine stories in place of the two-story former Tommy Hilfiger store and the beautiful and communal Paley Museum of Radio and Television.

Cheval Blanc is a huge under parked project that exacerbates the already impacted and congestion in the center of our *golden triangle*. And they must exit and turn right onto congested little Santa Monica Blvd!

Beverly Hills is unique. Our city attracts visitors and shoppers by providing a comfortable upscale environment. Impacting our shopping area with an overshadowing, out of scale, nine story hotel with its continuous traffic impacts will significantly change the resident and visitor experience in our *golden triangle*.

Mimicking high rise West Hollywood or concrete jungle downtown Los Angeles will destroy the charm and accessibility of Beverly Hills and will open the flood gates to new oversized, code violating development.

As residents of our city, we support responsible and compatible development. Projects that enhance, not negate, the uniqueness of our city.

As residents, our vote gives us the choice.

The Cheval Blanc project will permanently change our city's landscape and must be rejected. Please consider joining your fellow residents: **VOTE NO TO MASSIVE OVERDEVELOPMENT.** Vote No on Measures B and C.

## Victor Bardack and Louis Lipofsky Beverly Hills

My kids went through the BHUSD years back and are now successful adults with children of their own. Along with our schools, we have always felt safe and secure in Beverly Hills with the finest Police and Fire departments to keep us protected and maintain a 3 minute response time. This can only happen when we have a strong City with adequate finances to support our important city services and in-

frastructure.

I am supporting YES on Measure B & C, the Cheval Blanc hotel. This project was clearly vetted by our city staff, Planning Commission and City Council and all overwhelmingly supported it.

With over \$700 million to the City and \$100 million to our Schools over the next 30 years will insure excellence for our entire community. The revenue associated with the taxes earned from this Hotel will be a windfall for the City for decades to come.

Please vote YES on B&C. It is good for all of Beverly Hills!

**Eli and Lannie Swartz  
Beverly Hills**

## briefs

### Planning Commission Continues Spring Place Hearing

The Planning Commission continued a hearing to June 8 to discuss a conditionally approved Development Plan Review that regulates the rooftop uses for Spring Place, a coworking office and private club that operates within the offices and on the rooftop of the commercial buildings located at 9800 Wilshire Boulevard and 121 Spalding Drive, at last Thursday's meeting.

On May 26, the Planning Commission adopted a resolution regulating the use of

the rooftop operations of Spring Place. On June 8, the applicant's representative, former Mayor Mark Egerman, submitted a timely appeal of the decision. The City Council voted to remand the matter back to the Planning Commission

Spring Place is a shared workplace designed to offer professionals a variety of places for all of the ways they work. Work space options include private offices, dedicated desks, open office coworking spaces, meeting rooms, phone booths, lounges, outdoor terraces, a conservatory and a library. Spring Place also has five-star dining and personalized concierge services.

Spring Place was allowed to host occasional events on the rooftops during the hours of 8:00 a.m. to 10:00 p.m., Monday to Friday, and 9:00 a.m. to 10:00 p.m., Saturday and Sunday. Additionally, occasional events were allowed to be held outside of the hours of operation for members and up to three guests per member. Since it began operating, Spring Place has hosted various events on the rooftop facilities and within its interior space. Spring Place was not intended to hold events for the general public.

A few public comments were made at a past Planning Commission meeting last year regarding concerns that Spring Place was hosting events that utilized live music, and that the events appeared to be open to not just members and guests of members.

The commissioners agreed last year to place restrictions on Spring Place. The rooftop will be limited to 30 people, hours

*briefs cont. on page 4*



## NOTICE OF COMMISSION VACANCY:

**The Beverly Hills City Council is seeking qualified residents to fill vacancies on the following Commissions:**

**TERM BEGINS JANUARY 1, 2024**  
Planning Commission – One Vacancy

**TERM BEGINS JANUARY 1, 2024**  
Recreation and Parks Commission – One Vacancy

**DEADLINE TO APPLY FOR THE ABOVE COMMISSIONS IS ON FRIDAY, JUNE 2, 2023 AT 5:00 P.M.**

For more information on the Commission position and to apply online, please visit the City's website at [www.beverlyhills.org/applyforacommission](http://www.beverlyhills.org/applyforacommission) or call the City Clerk's Office at (310) 285-2400 to obtain the application form by mail or e-mail.

Huma Ahmed  
City Clerk

briefs cont. from page 3

are limited from 9:00 a.m. to 8:00 p.m., no events, and no amplification will be allowed. Food and beverage sales will also be restricted.

At the Dec. 6, 2022, City Council meeting, the applicant indicated that a noise study would be conducted by Spring Place in order to determine if there was a need for additional measures to implement in order to reduce noise impacts. However, the applicant's representative indicated that a noise study was not conducted because Spring Place was not conducting any events on the rooftop.

Spring Place is currently subject to the Planning Commission's resolution until the appeal is processed further and has said they have complied with the restrictions.

The Applicant is requesting an increase

in the number of people allowed on the rooftop to 150 from 30 people, an increase in the number of guests each member can bring to the rooftop area to 10 guests from three guests, increasing the rooftop hours of operation to 8:00 PM on the south rooftop and to 10 PM on the north rooftop, and prohibiting events or organized activities on the rooftop that would involve any use of amplified sound, music, or loud noises.

The ad hoc committee evaluated the increase in the number of people allowed to use the rooftop areas and concluded that the limit of people allowed on the rooftop areas and current hours of operation have helped limit any adverse effect on neighbors. The ad hoc committee also determined that it would be reasonable for a limited number of events to be allowed on the rooftop.

The applicant is also requesting to allow food and beverage service on the

rooftop so that members and guests would be able to order food and drink on the rooftop.

The ad hoc committee concluded that because Spring Place currently has the ability to offer both indoor and outdoor dining experiences for its members and guests, the rooftop use should serve as a passive recreational use for the facility and not for dining.

The consensus from the ad hoc committee was that the conditions of approval contained in the past resolution align with Spring Place's business model and the statements made in 2018 that the co-working office would be the primary use of the project site, and that ancillary social and cultural events would function as a secondary amenity for users. Although, the ad hoc did recommend some refinements to these conditions as well as the ability for Spring Place to hold a limited number of events on the rooftop.

The Planning Commission will continue this discussion at a future meeting, and possibly adopt an amended resolution.

### Traffic and Parking Commission to Discuss Bike Valet Program

The Traffic and Parking Commission is expected to provide feedback on a new Bike Valet Program for community events, at their Thursday meeting. Bike valet functions similarly to car valet by providing secure, attended parking for bicycles.

The Complete Streets Action Plan recommends developing a valet program for bikes at large public events as an opportunity to encourage bicycling, attract new bike riders, and make existing riders feel comfortable leaving their bicycles parked. The provision of a Bike Valet Program is meant to help make community events more accessible to all road users.

According to the staff report, this program may encourage cyclists to bike to destinations and events where there may be limited long-term parking. Additionally, bike valet is intended to help minimize theft of bicycles without access to high quality locks; make it more convenient to bicycle to events in the community; and reduce the demand for vehicle parking.

In celebration of National Bike Month in May, the City has partnered with the non-profit organization "Pedal Movement" to launch this new program at the



### Diane Shader Smith Smith Speaks at NATO

Diane Shader Smith has continued her late daughter Mallory Smith's legacy by spreading awareness on patient insights, antimicrobial resistance, and Phage Therapy.

Mallory Smith was diagnosed with cystic fibrosis at the age of three. She documented her life to help her cope with her illness and gave her mother permission to publish her diaries into the book "Salt in My Soul: An Unfinished Life."

Since Mallory's passing in 2017, Diane has been giving lectures about the need for Phage Therapy to audiences around the world, hoping to raise awareness for antimicrobial resistance. Phage therapy involves using phages to treat bacterial infections.

At the invitation of Deputy Secretary General Mircea Geoana, Diane recently spoke with NATO and the European Commission in Brussels about the impact of antimicrobial resistance.

"It was deeply rewarding to use Mallory's story and Salt in My Soul to raise awareness of the [antimicrobial resistance] crisis with world leaders at the highest level. I want the United States Congress to pass the PASTEUR ACT, and for NATO and the European Union to take similar decisive action," Smith said.

Watch her Beverly Hills View interview at <https://vimeo.com/251883288>.

Beverly Hills Art Show on Sunday, May 21. Bike valet will be located on North Cañon Drive at North Santa Monica Boulevard near the Beverly Gardens Park restrooms and will be available from 10:00 AM to 5:30 PM.

Each rider that chooses to valet their bicycle will be greeted by a Pedal Movement technician, who will provide them with a "check tag" to ensure that riders are returned the correct bicycle. Bike valet technicians then park the bicycle in a designated, protected area. Technicians also watch the parked bikes until they are picked up.

Technicians will also provide some minor repair services for bicycles to those who request them, such as pumping tires, oiling chains, and adjusting brakes. Cyclists are not required to participate in the valet to receive repairs. Pedal Movement technicians will also teach interested cyclists how to use the infrastructure so they are better able to use it on their own in the future.

There will be no cost to participants for valet or repairs.



## NOTICE OF PUBLIC HEARING

The City Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, May 16, 2023, at 7:00 p.m., or as soon thereafter as the matter may be heard**, in the Council Chamber of City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider adoption of:

### RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS AMENDING THE COMPREHENSIVE SCHEDULE OF TAXES, FEES AND CHARGES FOR THE FISCAL YEAR 2023-2024

The City Council will consider a resolution which will increase certain fees and service charges that are charged to the public for the various activities and services as set forth in the schedule for fiscal year 2023-2024. In some cases, fees are proposed for an adjustment by 6.0% based on the Consumer Price Index (CPI) for November 2022 to reflect the increase in the City's costs. In other cases, new fees are proposed to be established or existing fees to be adjusted to reflect a more equitable distribution of costs, or a change in service level. Most fees would become effective on July 1, 2023. Certain planning, building, development and engineering fees will become effective July 15, 2023, while some taxes, vegetation management program, multi-family residential inspection, non-high rise commercial inspections will become effective January 1, 2024.

At the public hearing, the City Council will hear and consider all comments. All interested persons are invited to attend and speak or provide written comments on this matter.

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

Members of the public may participate in the meeting by attending in-person or telephonically; and may view the meeting through live webcast or 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 <http://beverlyhills.org/comment>. 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 City Council. Written comments should identify the Agenda Item Number or Topic in the subject line of the email. In order to be read at the meeting, 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 the City Council discretion. In-person speaker cards may be submitted to the City Clerk directly during the meeting.

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.

#### In-Person Participation:

Please be advised that pre-entry metal detector screening requirements are now in place at City Hall. Members of the public are requested to plan visits accordingly.

All interested persons are invited to attend and speak on this matter in person. Please see the above information on the location and time of this meeting.

The proposed Resolution will be available on the City website. For additional background information on the fees or if there are any questions regarding this notice, please contact the Finance Department's Revenue Division at (310) 285-2406, or by email at [revenue@beverlyhills.org](mailto:revenue@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 Disability Act ("ADA") please contact (310) 285-2400 or (310) 285-6881 (TTY) preferably 24-hours prior to the meeting for assistance.

After city staff reviews the outcomes of this event, they will consider options for expanding bike valet through a continued partnership with Pedal Movement.

The cost for the event is \$1,620 and is funded from the Transportation operating budget.

### City Council to Order Review of the Cultural Heritage Commission Issuance of Certificate of Appropriateness

At their Tuesday Study Session the City Council approved a request from Mayor Julian Gold to call up for review a Certificate of Appropriateness decision issued for the historic property located at 910 North Bedford Drive, also known as the Anthony-Kerry House.

A Certificate of Appropriateness grants the owner of a historic property the permission to alter, restore, reconstruct, relocate, rehabilitate, stabilize, demolish, or change the exterior appearance of a designated landmark.

The Cultural Heritage previously approved the Certificate of Appropriateness on April 12 for the proposal of a two-story addition to the existing house.

The City Council previously granted a continuance request related to the appeal hearing scheduled to consider the Planning Commission's decision denying a Historic Incentive Permit (HIP) for the property.

HIPs allow deviations and waivers from development standards and are available to properties that are designated as local historic landmarks.

On Aug. 26, 2021, the Planning Commission adopted a resolution denying a Historic Incentive Permit for the property known as the Anthony-Kerry House.

The commission was specifically concerned with whether the project met the intent of a HIP; the scale of the addition to the property; and maintaining the garden quality of the city.

The property is a two-story single-family residence with an area of approximately 33,971 square feet. The residence was originally constructed in 1909 on a property in Los Angeles. In 1923, the property was relocated to Beverly Hills by actor Norman Kerry after he and his wife pur-

chased the house to avoid its demolition. The residence has retained most of its character-defining features and is known as the best example of high-style Craftsman architecture in the city.

The Cultural Heritage Commission has previewed the proposed project at various meetings in 2019 and 2020 and was unable to provide unanimous support for the proposed project. The proposed project would have involved a two-story addition with a two-story subterranean basement.

The property owner formally applied for a Certificate of Appropriateness for consideration of a by-right project, one that would not require a Historic Incentive Permit, which was approved by the Cultural Heritage Commission last month. Since the certificate was granted, the property owner can submit the plans to the City's Development Services Program for building permit plan review.

The project involves the construction of a new, two-story addition to the existing residence on site and is intended to complement and preserve the historic resource without compromising its existing character-defining features.

Gold said that it was not that he did not believe the house should be granted a Certificate of Appropriateness, but that he believed one of the restrictions regarding the existing fence was onerous.

The specific condition states that "any front or side yard fencing shall be removed except for that portion encompassing the circular driveway which shall return to the commencement of the clinker brick wall. The fence removal shall be completed within thirty days after the date of the adoption of this Resolution. An alternate fence arrangement of that front/side yard area may be proposed through a subsequent Certificate of Appropriateness application reviewed and approved by the Cultural Heritage Commission."

This item will be placed on the agenda for the June 6 City Council meeting.

### BHUSD Looking into New Discipline Strategy

At last Tuesday's meeting Superintendent Michael Bregy presented on concerning trends in student behavior and how the district may possibly implement a new discipline strategy and supporting policies to tackle behavioral concerns.

Bregy said that according to the American Association of School Administrators Superintendents Association (AASA) Survey, 81% of district leaders agree that student behavior is worse than it was before the pandemic, with more than one-third (35%) of superintendents saying it's become "significantly worse."



Mayor Julian Gold, Chamber of Commerce President & CEO Todd Johnson, and Matthew and Justine Raanan with son Bradley Raanan

### Beverly Bar Hosts Ribbon Cutting

On April 26, the Beverly Hills Chamber of Commerce held a ribbon cutting with Mayor Julian Gold for the new Beverly Bar on Camden Drive. Owners Matthew and Justine Raanan welcomed over 50 guests including Gold and his wife Michele, Vice Mayor Les Friedman, Chamber of Commerce President & CEO Todd Johnson, Chamber Ambassadors, and local professionals. Invited guests enjoyed hosted wine, craft cocktails, signature dishes including sliders, Beverly Pizza, and truffle fries.



(L to R): Public Works Chair Wendy Nystrom, Councilmember John Mirisch, Vice Mayor Les Friedman, Mayor Julian Gold, Urban Forest Manager Ken Pfalzgraf, and City Manager Nancy Hunt-Coffey

### City Hosts Arbor Day Tree Planting Ceremony

On April 28 the City hosted an Oak Tree Planting and Ceremony to celebrate Beverly Hills' 39th Year of Tree City USA designation. A live beneficial insect release also took place.

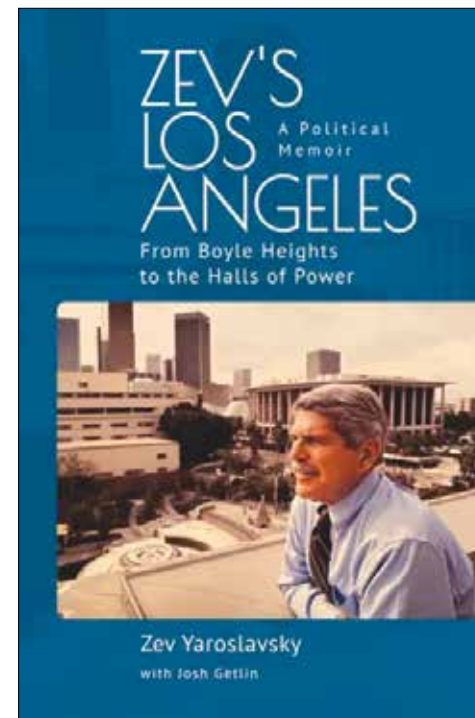
"We learned that a student had stolen a tip jar off of a cash register on Beverly. It is those types of things that we take so personally because those are our students and that does matter. It is not that it is after school, after hours. Those are students that are coming back the next morning and that's the type of behavior. So, we feel that responsibility and we can't do this alone," Bregy said.

Bregy suggested putting together a superintendent's advisory council to make it more of a community effort by reaching out to religious leaders, city leaders, business owners, staff, parents, and students.

This committee would be tasked with looking at current policies and advising the district in a proactive approach rather than a reactive approach to discuss the best ways to make improvements within the current system.

### Yaroslavsky's Memoir Scheduled for Release May 30

Former County Supervisor Zev Yaroslavsky



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slavsky's new memoir is scheduled to be released May 30.

The book is a political memoir nested in the history of the same period in which he served in office, which focuses on the history of LA as much as his own political career from 1975-2014.

"The essence is to describe how to govern in the seemingly ungovernable, Balkanized governance structure of Southern California. How we overcame the fiscal upheaval of Proposition 13; how we built a new and expanding transit system in a county with 88 cities; how we partnered with the Clinton Administration to avert a county bankruptcy in 1995; how we sought to deal with the ever-challenging issue of constitutional policing, land-use, the 1984 Olympics, and much more. My book takes you behind the scenes and into the rooms where this all happened," Yaroslavsky said.

Visit <https://www.chevaliersbooks.com/product-page/signed-pre-order-zev-s-los-angeles-by-zev-yaroslavsky> to preorder his book.

Watch his Beverly Hills View interview at <https://vimeo.com/804447071>.

## Rotary Club to Possibly Create Legacy Mural

At their Tuesday Study Session the City Council discussed a request from the Rotary Club regarding the creation of a legacy mural honoring the community for consideration and directed the City Council Liaisons and city staff to work with the Rotary Club to determine the location of the mural and process of approval.

The City periodically receives requests regarding the creation of murals to display artwork on walls in the City. City staff has recently been contacted by several groups, including the Rotary Club, that are interested in installing murals that may not fit clearly within an existing process of approval. For example, city staff has been contacted by individuals who are interested in creating murals with political messages, which would not be processed through the Arts and Culture or Architectural Commission.

Typically, there are two paths for approval of a mural. The first involves review by the Arts and Culture Commission to identify a potential location and the subject matter and artwork to be depicted. Once a recommendation is approved by the Commission, the item is brought to the City Council for final approval.

The second path is for murals on private property that are proposed by the owner of a building and are reviewed and approved by the Architectural Commission.

If approved, the Rotary Club of Beverly Hills is expected to pay for the mural with no cost to the City.

## Planning Commission Approves Extended Hours Permit for Parakeet Cafe

At last Thursday's meeting the Planning Commission approved a request for an Open Air Dining Permit to allow Parakeet Cafe to operate approximately 443 square feet of open air dining on a combination of

public and private property and a request for an Extended Hours Permit to receive patrons beginning at 6:30 AM, daily, at 206 South Beverly Drive near Starbucks.

The proposed project allows Parakeet Cafe to operate approximately 443 square feet of open air dining, consisting of seven tables, 20 chairs, one accessible seating area, and three free standing umbrellas. The ground floor tenant space was previously occupied by Chin Chin, a restaurant, which operated Open Air Dining since 2005. The proposed project does not involve any interior changes that would result in the addition of floor area.

The Extended Hours Permit would allow Parakeet Cafe to receive employees beginning at 6:00 AM, and to receive patrons beginning at 6:30 AM, daily.

Municipal code limits the hours a business located in a commercial-residential transition area can receive patrons to the hours of 7:00 AM – 10:00 PM on weekdays and to the hours of 9:00 AM – 10:00 PM on weekends, unless an Extended Hours Permit is approved by the Planning Commission. The proposed hours of operation for Parakeet Cafe are 6:30 AM – 8:00 PM, daily.

Since the project involves the establishment of a new cafe in a tenant space that was formerly used as a restaurant with open air dining, the project is not expected to result in any significant environmental impacts, according to the staff report.

During extended hours, the 200 block of South Beverly Drive has metered parking that is expected to accommodate patron demand as the only other restaurants that operate as early as 6:30 AM in that area are Urth Caffe and Philz Coffee.

## Beverly Hills Recognizes Jewish American Heritage Month with Celebrations Throughout May

The City will recognize Jewish American Heritage Month this May with celebratory events throughout the city all month long.

Jewish American Heritage Month was established in 2006 to recognize and celebrate the past and present contributions that Jewish Americans contributed to the history, culture and society of our country.

"As a largely Jewish city, we look forward to celebrating Jewish American Heritage Month this May. It is an opportunity for us to showcase the amazing things, some thousands of years old, which our culture contributes to modern society," Mayor Julian Gold said. "We hope, in these times of intolerance, events like this educate people about Jewish culture and perhaps, make for a more peaceful world."

Free featured events for Jewish American Heritage Month are:

- Rugelach Baking Contest, Sunday, May 14, 8 a.m.-1 p.m. at the Beverly Hills Farmers' Market. Entry applications are online at [beverlyhills.org/farmersmarket](http://beverlyhills.org/farmersmarket).
- Shalom Storytime with actress, writer and storyteller Jessica Honor Carleton, Sunday, May 28, 1 p.m. at the Beverly Hills Public Library. No RSVP necessary.
- Critical Conversations: The Jewish contributions to the American Fabric of Life discussion panel, Wednesday, May



Superintendent Michael Bregy, Board President Noah Margo, Assistant Superintendent of Business Services Raphael Guzman and Executive Director of Communications and Strategic Initiatives Rebecca Starkins

## District Leaders Attend School Boards Association Trip

Last week Noah Margo, Superintendent Michael Bregy, Assistant Superintendent of Business Services Raphael Guzman and Executive Director of Communications and Strategic Initiatives Rebecca Starkins attended the California School Boards Association (CSBA) and the Association of California School Administrators (ACSA) Federal Advocacy Trip to Washington, D.C.



Los Angeles County Supervisor Holly Mitchell and Nicole Avant  
**MLK Child and Family Well-Being Center Renamed Jacqueline Avant Children and Family Center**

The MLK Child and Family Well-Being Center located in the Watts-Willowbrook community has been renamed the Jacqueline Avant Children and Family Center in honor of the Beverly Hills philanthropist, who was a long-time supporter of children and low-income families in the South Los Angeles area. Last Friday, Los Angeles County Supervisor Holly Mitchell joined Nicole Avant, daughter of the late Jacqueline Avant, Earvin "Magic" Johnson, the MLK Health and Wellness Community Development Corporation and other special guests to officially commemorate the new name of the building.

31, 6:30 p.m.-8 p.m., Beverly Hills City Hall Municipal Gallery. Register at [beverlyhills.org/JAHM](http://beverlyhills.org/JAHM).

For more information and a list of more celebratory events visit [beverlyhills.org/JAHM](http://beverlyhills.org/JAHM).

## Davis Makes LA Weekly's 'Top 10 Trailblazers'

Former Next Beverly Hills Committee Chair Tiffany Davis has made LA Weekly's "Top 10 Trailblazers in the Entertainment Industry" list as president and co-founder of Quay Entertainment.

"I am so incredibly honored that LA Weekly has recognized the accomplishments of Quay Entertainment. The article reflects a culmination of years of hard

work by our three principals; myself, Nancy Davis and Graeme Lagden," Davis said.

Quay Entertainment is a boutique entertainment firm based in Beverly Hills. Quay produces exclusive private events with A-list artists, manages large scale concerts and festivals, and represents a diverse roster of talent through its agency arm, Quay Talent.



Tiffany Davis





# guesteditorial

By Councilmember John Mirisch and Gerald Lunn

## You Only Need One Reason to Vote No on Measures B and C (the Cheval Blanc hotel).

### Here are 10 Reasons.

For anyone not familiar with the Cheval Blanc project, it's not too late to cast your vote to help preserve our city. The project that was approved by the City Council would be built where Rodeo Drive and Beverly Drive intersect South (Little) Santa Monica Blvd. The following items would be built on a parcel comprised of only 1.28 acres: up to 115 hotel rooms, four restaurants, two spas, three significant retail spaces, meeting rooms, a screening room, a private club for 500 members and a new alley. This would be a massive project shoehorned into a relatively small parcel of land.

#### 1. The City was Outfoxed by the Wealthiest Man in the World.

The wealthiest person on the planet, Bernard Arnault paid \$465 million for the 1.28 acres of land on which he plans to build the massive complex described above. The City then agreed to accept only \$28 million to allow him to build more than double the allowable density, and more than three times the number of hotel rooms that would otherwise be permitted and to go up to nine stories instead of the three story limit that would apply to anyone else. Considering Mr. Arnault's refusal to increase the transient occupancy tax ("TOT") beyond what other luxury hotels are paying, the City is - conservatively -- leaving more than half a billion dollars on the table. The world's richest luxury goods consortium owned by the world's wealthiest man doesn't need corporate welfare.

#### 2. Cheval Blanc's Claims of More Than \$778 Million of Revenue to the City are Deceptive and Dubious.

CB is claiming that the project will provide more than \$778 million of revenue to the City over a 30-year period. This projection is based on reports that total hundreds of pages that are virtually impossible to decipher due to dozens of cross references and footnotes. However, there are a few points that are indisputable.

First, none of these revenues are guaranteed.

Second, almost \$128 million of the \$778 million of projected revenues are based on projected increases in property taxes resulting from an increase in the value of the property. **This is highly deceptive** because it ignores the fact that the projected property tax revenues would be almost \$64.5 million if there was no project. The NEW revenue from the project is based on the projections of CB's expert are only around \$63 million. This is sleight of hand. Based on the report from CB's own expert, the new revenues are significantly less than the \$778 million that's being advertised.

Third, many of the key revenue assump-

tions in the report of CB's expert are based on a "business plan" of CB that has not been made public and that CB's law firm has refused to disclose. It is impossible to evaluate key positions of the report without access to such a secret business plan.

#### 3. The Proponents' "Chicken Little" Arguments are False and Reek of Desperation.

The sky will not fall if voters reject this mess and tell the City Council to start over. Mayor Bosse and Councilmember Gold signed a letter that was circulated by Mr. Arnault's team that falsely implied that the continuation of City services will be threatened if Mr. Arnault's project is not approved. Attached to such letter was a wish list for residents to give input as to how they would like the City to spend the projected (but not guaranteed) revenues from the project. The first item on the wish list was maintaining the 3-minute response time for Beverly Hills police, fire and paramedic responses. **This was a complete sham designed to scare people into voting for the project.** **The City already has 21 hotels and ample revenue to continue to provide all services now provided and then some.** The wish list was nothing more than an attempt to dangle potential benefits that, like the projected revenues, are hopes not reality.

This ongoing sham was compounded by Planning Commissioner Peter Ostroff's article in the Courier last week asserting that the project site may sit vacant for decades if the voters reject Mr. Arnault's massive complex. Is it plausible that some of the most valuable real estate on the planet will sit vacant while Mr. Arnault sulks if the project is rejected?

Commissioner Ostroff's additional argument that "other cities would love to have the hotel" is beside the point. Mr. Arnault is not going to build a luxury hotel in Cerritos. **We need to have more confidence in our own value and demand development agreements that reflect the value of the uniqueness of our City as well as what the developer is getting.**

It's also odd that Commissioner Ostroff would comment on the development agreement, at all. In a notable deviation from the normal process, the City Council majority forbade the Planning Commission from weighing in on the development agreement and from evaluating the development agreement's consistency with the General Plan. That deviation from normal practices suggests that perhaps a "fix" was in before the project ever got to the Planning Commission. Why would Mr. Arnault invest \$465 million to acquire the land and millions more on design unless he had a high level of confidence that a majority of the City Council would allow him to build far more hotel rooms at more than double the allowable density than would normally be permitted?

Commissioner Ostroff also suggested in his Courier article that the Cheval Blanc

"went through the process." He neglected to mention how much money Cheval Blanc spent on a battery of lawyers, ex-mayor lobbyists, election specialists, PR firms and other paid consultants to help Cheval Blanc game the system. In hindsight, the millions of dollars spent by Mr. Arnault were a bargain compared to the more than half billion dollars the City is leaving on the table.

Commissioner Ostroff deserves praise for his diligent efforts on the Planning Commission and we do not question his motives, but his article is being used as part of a well-orchestrated campaign of money, misinformation, and pure spin, stoked by well-paid PR hacks. The *Beverly Hills Courier*, formerly a reliable news outlet, appears to have been influenced by more than \$100,000 of advertising revenues, which were denied to the *Weekly* because the *Weekly* had the chutzpah to allow critical articles and letters to be published. The *Courier* has uncritically published puff pieces and "op-eds" supporting the project.

#### 4. Claimed Support from "Police and Fire" is Bogus.

It's a **complete misrepresentation** to say that BH "police and fire" support the hotel. Our police and fire departments absolutely do NOT support the project. It's the unions (including the Fire union that sued the City because they didn't want their members to adhere to the City's Covid health and safety regulations), who have calculated that additional revenues will allow them to negotiate more lucrative contracts. The union leadership doesn't live in Beverly Hills and their support of the oversized project is selfishly based on what they think is best for themselves, not for our community. It's also worth noting that the Beverly Hills police and fire departments are already among the highest paid in the entire country.

#### 5. Even the Name is Fake.

Even the name of Mr. Arnault's group - "Friends of Cheval Blanc" - is deceptive. All of the funding is for "Friends of Cheval Blanc" is coming from **only one "friend"**, which is Mr. Arnault's U.S. subsidiary. The rest of Cheval Blanc's "friends" are paid operatives.

#### 6. The Adverse Impacts on Traffic Will be Substantial.

It is undeniable that morning and afternoon traffic on North and South Santa Monica is already gridlocked. No one has challenged Gerald's analysis that over the next thirty years this project will add MILLIONS of hours of residents sitting in their cars waiting for traffic to move on these already congested traffic arteries. People who use North and South Santa Monica Boulevards will suffer on a daily basis for decades, especially during commuting hours and when Cheval Blanc's 500 member club is having events.

#### 7. The Character of the Area Will be Forever Marred.

Rodeo Drive was designed and has always been zoned to limit height to three stories.

This has created a "village" feel that will be forever lost if the nine story Cheval Blanc project is allowed to proceed. To justify this deviation from the City plan, a majority of the City Council has determined that the corner of Rodeo Drive and Santa Monica Blvd. is a "gateway" to the City, even though it is distant from the nearest bordering city. The idea that such intersection is suddenly a "gateway" is highly coincidental, and will set a precedent that, if followed, will destroy the low-rise character of Beverly Hills.

#### 8. Our City Should Never be for Sale.

Mr. Arnault is on track to spend more than \$2 million on advertising, lobbyists and PR firms to get voters to approve his huge complex at the north end of the Beverly Hills Triangle. The residents have a historic opportunity to say "No" to this manipulation and selling-out of our Community. We can show that community matters more than cash and we can send a message to the world's wealthiest man that we refuse to undervalue our City.

The entire pro-hotel campaign is also unfair to other property owners in the area. With few exceptions, the owners of other property in the area have followed the zoning rules. Should these other owners, who have provided revenue to the City for decades, be given similar opportunities to build nine-story buildings? Or is this "punch bowl" open only to billionaires?

#### 9. The Hotel Developer is Doubling Down on its Use of an "Ardent Antisemite" as the Face of its Fashion Business.

As John pointed out in a previous op-ed in the *Weekly* [issue #1224], Cheval Blanc developer LVMH was criticized by StopAntisemitism.org for making "ardent antisemite" Bella Hadid the face of one of its fashion campaigns. John has argued that they have had the chance to disassociate themselves from Hadid, yet insist upon continuing to use her as the face of their fashion campaigns. John believes that the longer they keep her, the bigger the insult is to our Community. Beverly Hills must never turn a blind eye to those calling for the destruction of Israel and must never, even silently, condone antisemitism in any form. Even if you like the idea of a hotel, as John has said publicly, this alone is a reason to send LVMH a message that our Community rejects Jew-hatred and antisemites in every way.

#### 10. Democracy is Important.

Free and open debate is a foundation of democracy. The refusal of Mr. Arnault's "friends" to participate in an old-fashioned public debate in a public forum is itself sufficient for voters to conclude that their position is indefensible and insincere.

**You only need one reason, but there are at least ten good reasons to vote NO on Measures B and C. We urge you to take the time to study the arguments, as well as the facts, of both sides and then to exercise your right to vote in the upcoming election.**

*Councilmember John Mirisch was first elected to the City Council in 2009. Gerald Lunn served on the Board of Education from 1997-2001. Opinions expressed are their own.*



Published: 03/16/2023, 03/23/2023, 03/30/2023/ 04/06/2023 TBS 8,403  
FICTITIOUS BUSINESS NAME STATEMENT: 2023072303. The following person(s) is/are doing business as: SIDIQUS, 15943 VICTORY BLVD APT 4 VAN NUYS CA 91406. JINO GOZLIN LIANGCO, 15943 VICTORY BLVD APT 4 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: N/A. Signed: JINO GOZLIN LIANGCO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/03/2023. 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: 04/13/2023, 04/20/2023, 04/27/2023, 05/04/2023 TBS 8,404  
FICTITIOUS BUSINESS NAME STATEMENT: 2023050452. The following person(s) is/are doing business as: EUPHORIA GRAS, 8559 VENICE BLVD LOS ANGELES CA 90034. 3213 E DRY-CREEK RD WEST COVINA CA 91791. KHLUDIN AMAR ISSA. 3213 E DRYCREEK RD WEST COVINA CA 91791. 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: KHLUDIN AMAR ISSA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/07/2023. 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: 04/13/2023, 04/20/2023, 04/27/2023, 05/04/2023 TBS 8,404  
FICTITIOUS BUSINESS NAME STATEMENT: 2023050746. The following person(s) is/are doing business as: PANNO D'OR; PARACHUTE PANTS, 4237 1/2 BENEDICT CANYON DR SHERMAN OAKS CA 91423. DAVID SAID AFRADI, 4237 1/2 BENEDICT CANYON DR SHERMAN OAKS CA 91423. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/2020. Signed: DAVID SAID AFRADI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/07/2023. 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: 04/13/2023, 04/20/2023, 04/27/2023, 05/04/2023 TBS 8,406  
FICTITIOUS BUSINESS NAME STATEMENT: 2023058689. The following person(s) is/are doing business as: SUN VALLEY ADULT DAY HEALTH CARE CENTER; SUN VALLEY ADHC. 702 S CENTRAL AVE SUITE C GLENDALE CA 91204. 5010032. SUN VALLEY HEALTH CARE SERVICES INC. 702 S CENTRAL AVE SUITE C GLENDALE CA 91204. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/20/2016. Signed: BERDJI KARAPETYAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 03/24/2023. 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: 04/13/2023, 04/20/2023, 04/27/2023, 05/04/2023 TBS 8,409  
FICTITIOUS BUSINESS NAME STATEMENT: 2023068988. The following person(s) is/are doing business as: CARNI'S ENTERTAINMENT, 126 PINON ST FRAZIER PARK CA 93225. GERIL BALA GAYE, 126 PINON ST FRAZIER PARK CA 93225. 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: GERIL BALA GAYE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/29/2023. 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: 04/13/2023, 04/20/2023, 04/27/2023, 05/04/2023 TBS 8,409  
FICTITIOUS BUSINESS NAME STATEMENT: 2023068990. The following person(s) is/are doing business as: TRISTAR CONSULTING GROUP, 13300 VICTORY BLVD #377 VAN NUYS CA 91401. MUSHEG MELKONIAN, 13300 VICTORY BLVD #377 VAN NUYS CA 91401. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2011. Signed: MUSHEG MELKONIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/29/2023. 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: 04/13/2023, 04/20/2023, 04/27/2023, 05/04/2023 TBS 8,410  
FICTITIOUS BUSINESS NAME STATEMENT: 2023068992. The following person(s) is/are doing business as: SEEDS COMPANY, 1471 W 186TH ST GARDENA CA 90248. ANGEL DEJESUS GOMEZ, 1471 W 186TH ST GARDENA CA 90248. 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: ANGEL DEJESUS GOMEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/29/2023. 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: 04/13/2023, 04/20/2023, 04/27/2023, 05/04/2023 TBS 8,411  
FICTITIOUS BUSINESS NAME STATEMENT: 2023070501. The following person(s) is/are doing business as: DANACO, 9424 DAYTON WAY SUITE 209 BEVERLY HILLS CA 90210. P.O. BOX 11347 BEVERLY HILLS CA 90213. SOLEYMAN NABATI, 9424 DAYTON WAY SUITE 209 BEVERLY HILLS CA 90210. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/1986. Signed: SOLEYMAN NABATI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/30/2023. 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: 04/13/2023, 04/20/2023, 04/27/2023, 05/04/2023 TBS 8,412  
FICTITIOUS BUSINESS NAME STATEMENT: 2023070506. The following person(s) is/are doing business as: SAINT VERTIE, 17748 DUNCAN ST ENCINO CA 91316. BRIAN MOYERS, 17748 DUNCAN ST ENCINO CA 91316. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: BRIAN MOYERS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/30/2023. 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: 04/13/2023, 04/20/2023, 04/27/2023, 05/04/2023 TBS 8,413  
FICTITIOUS BUSINESS NAME STATEMENT: 2023070503. The following person(s) is/are doing business as: CLASSIC HAND CAR WASH; CLASSIC CAR WASH, 506 S SAN FERNANDO BLVD BURBANK CA 91502. WASH WITH CLASS IC, 506 S SAN FERNANDO BLVD BURBANK CA 91502. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2023. Signed: ARUTYUN OSSEPYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 03/29/2023. 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: 04/13/2023, 04/20/2023, 04/27/2023, 05/04/2023 TBS 8,413  
STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME  
File No: 2022150840  
Date Filed: 07/07/2022  
Name of Business: BLUEBIRD ICE CREAMERY  
22702 DOLOROSA ST WOODLAND HILLS CA 91367  
Registered Owner: VALERIE MARISCO  
22702 DOLOROSA ST WOODLAND HILLS CA 91367  
Business was conducted by: AN INDIVIDUAL  
Registrant Name: VALERIE MARISCO, OWNER  
Current File #:2023076740  
Date: 04/06/2023  
Published: 04/13/2023, 04/20/2023, 04/27/2023, 05/04/2023 TBS 8,416  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number:23STCPO0960  
03/27/2023  
KRISTEN CORTESE  
3900 3RD AVE  
LOS ANGELES CA 90008  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
111 N HILL STREET  
LOS ANGELES CA 90012  
STANLEY MOSK  
PETITION OF: KRISTEN LEE CORTESE for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: KRISTEN LEE CORTESE filed a petition with this court for a decree changing names as follows: Present name: KRISTEN LEE CORTESE  
Proposed name: KRISTEN EMILY CORTESE  
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: 05/22/2023 Time: 9:30AM Dept: 26 Room: 316  
The address of the court is same as noted above.  
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  
Signed: ELAINE LU, Judge of the Superior Court  
Date: 03/27/2023  
Published: 04/13/2023, 04/20/2023, 04/27/2023, 05/04/2023 TBS 8,417  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number:23STCPO0118  
04/03/2023  
ANGELIA PARAS CAPITANIO  
333 S LOS ANGELES ST UNIT 105  
LOS ANGELES CA 90013  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
111 N HILL ST RM 118  
LOS ANGELES CA 90012  
LOS ANGELES COUNTY SUPERIOR COURT  
PETITION OF: ANGELIA PARAS CAPITANIO for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: ANGELIA CAPITANIO filed a petition with this court for a decree changing names as follows: Present name: ANGELIA PARAS CAPITANIO  
Proposed name: FIONA ORDIS  
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: 05/15/2023 Time: 10:00AM Dept: 72 Room: 731  
The address of the court is same as noted above.  
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  
Signed: CURTIS A. KIN, Judge of the Superior Court  
Date: 04/03/2023  
Published: 04/13/2023, 04/20/2023, 04/27/2023, 05/04/2023 TBS 8,418  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number:23MWCPO017  
04/05/2023  
JOSE JAVIER AMADOR GONZALEZ  
3437 HILTON HEAD WAY  
PICO RIVERA CA 90660  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF 12720 NORWALK BLVD  
NORWALK CA 90650  
PETITION OF: JOSE JAVIER AMADOR GONZALEZ for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: filed a petition with this court for a decree changing names as follows:  
Present name: JOSE JAVIER AMADOR GONZALEZ  
Proposed name: JOSE JAVIER GONZALEZ  
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: 06/05/2023 Time: 9:30AM Dept: "C" Room: 312  
The address of the court is same as noted above.  
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  
Signed: OLIVA ROSALES, Judge of the Superior Court  
Date: 04/05/2023  
Published: 04/13/2023, 04/20/2023, 04/27/2023, 05/04/2023 TBS 8,419  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number:23CMCPO034  
02/27/2023  
MELANEE SHA-RAY SMITH ANDRUS  
17824 TAMOLIF AVENUE  
CARSON CA 90746  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
200 W COMPTON BLVD  
COMPTON CA 90220  
PETITION OF: MELANEE SHA-RAY SMITH ANDRUS for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: MELANEE SHA-RAY SMITH ANDRUS filed a petition with this court for a decree changing names as follows:  
Present name: MELANEE SHA-RAY SMITH ANDRUS  
Proposed name: MELANEE SHA-RAY SMITH ANDRUS  
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: 05/09/2023 Time: 8:30AM Dept: A Room: 902  
The address of the court is same as noted above.  
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  
Signed: MICHAEL CHULTZ, Judge of the Superior Court  
Date: 02/27/2023  
Published: 04/13/2023, 04/20/2023, 04/27/2023, 05/04/2023 TBS 8,420  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number:23LPCPO0112  
04/04/2023  
JANIE XIMIO CASAS  
1001 W GREENBRIER RD  
LONG BEACH CA 90815  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF 275 MAGNOLIA AVE  
LONG BEACH CA 90802  
PETITION OF: JAIME XIMIO CASAS AND SABRINA YASMIN BATARSE for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: JAIME XIMIO CASAS AND SABRINA YASMIN BATARSE filed a petition with this court for a decree changing names as follows: Present name: LUZ AMARIS CASAS  
Proposed name: LUZIA AMARIS CASAS BATARSE  
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: 05/19/2023 Time: 8:30AM Dept: 27 Room: 312  
The address of the court is same as noted above.  
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  
Signed: MARK C KIM, Judge of the Superior Court  
Date: 04/04/2023  
Published: 04/13/2023, 04/20/2023, 04/27/2023, 05/04/2023 TBS 8,421  
FICTITIOUS BUSINESS NAME STATEMENT: 2023045998  
The following person(s) is/are doing business as: AMIGA AMORE, 5668 YORK BLVD, LOS ANGELES, CA, 90042 LOS ANGELES, CHEFFDD, INC., 5668 YORK BLVD LOS ANGELES CA 90042 CALIFORNIA 5429199. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on 08/21. Signed ALESSANDRO ZECCA, PRESIDENT. 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: 3/1/2023. 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: 4/13/2023, 4/20/2023, 4/27/2023, 5/4/2023 NIN 48900  
FICTITIOUS BUSINESS NAME STATEMENT: 2023046001  
The following person(s) is/are doing business as: FLO & CATERING, 4377 W 137TH STREET, IRVING CA 92619. BROS. BUSINESS NAME STATEMENT: 2022079009 The following person(s) is/are doing business as: BHHS CLASS OF 1981 REUNION COMMITTEE. 4945 Ventura Bv, Sherman Oaks, CA 91423. ANNE R. EPSTEIN, 4945 Gentry Ave, Sherman Oaks, CA 91423. 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: ANNE R. EPSTEIN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 4/10/2023. 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: 4/13/2023, 4/20/2023, 4/27/2023, 5/4/2023, 5/11/23 96  
FICTITIOUS BUSINESS NAME STATEMENT: 2023080618 The following person(s) is/are doing business as: AZURE B, 945 N Cedar #2, Inglewood, CA 90302. DERIDRE HARRIS, 945 N Cedar #2, Inglewood, CA 90302. 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: Deirdre Harris, Owner. This statement is filed with the County Clerk of Los Angeles County on: 4/11/2023. 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) 4/20/23, 4/27/23, 5/4/23, 5/11/23 96  
Callisto C. Anayeto

or common law (see Section 14411, et seq., B&P Code.) Published: 4/13/2023, 4/20/2023, 4/27/2023, 5/4/2023 NIN 48903  
FICTITIOUS BUSINESS NAME STATEMENT: 2023047057  
The following person(s) is/are doing business as: STAMPED 4 YOU, 10222 RUOFF AVE UNIT C, WHITTIER, CA, 90604 LOS ANGELES, LISA RODELA, 10222 RUOFF AVE UNIT 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, OWNER. 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: 3/2/2023. 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: 4/13/2023, 4/20/2023, 4/27/2023, 5/4/2023 NIN 48904  
FICTITIOUS BUSINESS NAME STATEMENT: 2023047059  
The following person(s) is/are doing business as: TWO ARROWS CONSULTING LLC, 1644 E 83RD ST, LOS ANGELES, CA, 90001 LOS ANGELES, TWO ARROWS CONSULTING LLC, 1644 E 83RD ST LOS ANGELES CA 90001, CALIFORNIA 202354611323. 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 TAVIS, SECRETARY. 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: 3/22/2023. 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: 4/13/2023, 4/20/2023, 4/27/2023, 5/4/2023 NIN 48905  
FICTITIOUS BUSINESS NAME STATEMENT: 2023047211  
The following person(s) is/are doing business as: NEW MAGIC EYEBROW THREADING, 220 W ANAHEIM ST SUITE #C, WILMINGTON, CA, 90744 LOS ANGELES, BIKASH CHAND, 108036 ARLINE AVE ARTESIA CA 90701. 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 BIKASH CHAND, OWNER. 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: 3/2/2023. 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: 4/13/2023, 4/20/2023, 4/27/2023, 5/4/2023 NIN 48908  
FICTITIOUS BUSINESS NAME STATEMENT: 2023049205  
The following person(s) is/are doing business as: THOMASIAN ENGINEERS CLUB, 23019 ARCHIBALD AVE, CARSON, CA, 90745 LOS ANGELES, TERESTIA JUNO, 23019 ARCHIBALD AVE CARSON CA 90745. 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 TERESTIA JUNIO, OWNER. 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: 3/6/2023. 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: 4/13/2023, 4/20/2023, 4/27/2023, 5/4/2023 NIN 48909  
FICTITIOUS BUSINESS NAME STATEMENT: 2023049207  
The following person(s) is/are doing business as: RODRIGUEZ LANDSCAPING, 2014 CEDAR AVE, LONG BEACH, CA, 90806 LOS ANGELES, JESUS RODRIGUEZ NAVARRO, 2014 CEDAR AVE LONG BEACH CA 90806. 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 JESUS RODRIGUEZ NAVARRO, OWNER. 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: 3/6/2023. 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: 4/13/2023, 4/20/2023, 4/27/2023, 5/4/2023 NIN 48911  
Yadira Lizabeth Bribiesca Leon  
4926 E San Marcus St  
Compton, CA 90221  
Case Number: 23CMCPO0052  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
200 W Compton Bl  
Compton, CA 90220  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 23CMCPO0052  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
200 W Compton Bl  
Compton, CA 90220  
The following person(s) is/are doing business as: WOLF AND RAVEN SECURITY, 460 N GARFIELD AVE #B, MONTEBELLO, CA, 90640 LOS ANGELES, SAL'S ANGELS, 460 N GARFIELD AVE #B MONTEBELLO CA 90640 CALIFORNIA 4745065. 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 BELEN HERNANDEZ, CEO. 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: 3/7/2023. 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: 4/13/2023, 4/20/2023, 4/27/2023, 5/4/2023 NIN 48911  
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number assigned to this case 103348-CA. 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. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 103348-CA 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 SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
CONSTANCE F. MARTINSON  
CASE NO. 23STPB03777**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of CONSTANCE F. MARTINSON.

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

THE PETITION FOR PROBATE requests that JULIANNA CARNER 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 in this court as follows: 05/11/23 at 8:30AM in Dept. 79 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  
DAVID E. FOATE - SBN 268847, OF COUNSEL FIDELITY LAW, APC

9854 NATIONAL BLVD. #242  
LOS ANGELES CA 90034  
4/20, 4/27, 5/4/23  
CNS-3690862#

APN: 4332-001-050 TS No: CA08000374-22-1 TO No: 220230882 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED November 8, 2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On May 18, 2023 at 09:00 AM, Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on November 15, 2006 as Instrument No. 20062525066, of official records in the Office of the Recorder of Los Angeles County, California, executed by HAMID MOGHADDAM-FAR, A SINGLE MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for AMERICA'S WHOLESALE LENDER as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST THE property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 450 SOUTH MAPLE DRIVE #405, BEVERLY HILLS, CA 90212-4758 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$1,092,886.31 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice

of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address [www.Auction.com](http://www.Auction.com) for information regarding the sale of this property, using the file number assigned to this case, CA08000374-22-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website [www.Auction.com](http://www.Auction.com), using the file number assigned to this case CA08000374-22-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: April 14, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA08000374-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.Auction.com](http://www.Auction.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 Order Number 91012, Pub Dates: 4/20/2023, 4/27/2023, 5/4/2023, BEVERLY HILLS WEEKLY

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

NOTICE IS HEREBY GIVEN that the Beverly Hills Unified School District, acting by and through its Governing Board, hereinafter referred to as "District", will receive prior to **1:00 PM on the 12th day of May, 2023** sealed bids for the award of a Contract for the following:

BID NO. FAC-2022-23-007RB

WELLNESS CENTER AT BEVERLY  
VISTA MIDDLE SCHOOL

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

The Contract Time is 95 days.

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

**Miscellaneous Information**

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

The bid documents are available at [crplanwell.com](http://crplanwell.com) > click GO under Public Planroom > Find: "Wellness"

Bidder is responsible for any cost associated with printing or reproduction of each set of bid documents.

There will be a **non-mandatory** Pre-Bid Conference on Thursday, May 4, 2023, beginning promptly at 10:30 AM, at Beverly Vista Middle

School located at 200 S Elm Dr, Beverly Hills, CA 90212. Meet at the main entrance on Elm Dr. Be aware of and read all street signs indicating any parking restrictions. Although the Pre-Bid Conference is not mandatory, prospective bidders are encouraged to visit the site prior to bid opening.

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

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

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

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

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

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

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

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

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

The Contractor and all subcontractors shall furnish certified payroll records as required pursuant Labor Code section 1776 directly to the Labor Commissioner in accordance with Labor Code section 1771.4 on at least on a monthly basis (or more frequently if required by the District

or the Labor Commissioner) and in a format prescribed by the Labor Commissioner. Monitoring and enforcement of the prevailing wage laws and related requirements will be performed by the Labor Commissioner/ Department of Labor Standards Enforcement (DLSE).

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

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

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

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

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

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

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

Legal advertisement: April 27 and May 4, 2023  
BEVERLY HILLS UNIFIED SCHOOL DISTRICT

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
CHARLOTTE ROSENBERG  
CASE NO. 23STPB04440**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of CHARLOTTE ROSENBERG.

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

THE PETITION FOR PROBATE requests that KENDALL ROSENBERG be appointed as Special Administrator to administer the estate of the decedent.

A HEARING on the petition will be held in this court as follows: 06/02/23 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

TERENCE S. NUNAN, ESQ. - SBN 62287, PARKER, MILLIKEN, CLARK, O'HARA & SAMUELIAN, APC

515 S. FIGUEROA STREET, 8TH FLOOR  
LOS ANGELES CA 90071  
5/4, 5/11, 5/18/23

**CNS-3695247#**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF  
ESTATE OF AMALIA YEGUER**

**CASE NO. 22STPB12323**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: ESTATE OF AMALIA YEGUER

A PETITION FOR PROBATE has been filed by EMANUEL DAVID ZLOTOW in the Superior Court of California, County of Los Angeles.

THE PETITION FOR PROBATE requests that EMANUEL DAVID ZLOTOW 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 MAY 31, 2023 at 8:30 AM in Dept. 11 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: NICHOLAS BARTON (SBN 183040)

2001 WILSHIRE BLVD STE 515  
SANTA MONICA, CA 90403, Telephone: 3108207100

5/4, 5/11, 5/18/23

**CNS-3696639#**

**NOTICE TO CREDITORS OF BULK SALE  
AND OF INTENTION TO TRANSFER AL-  
COHOLIC BEVERAGE LICENSE  
(U.C.C. 6101 et seq. and B & P  
24073 and 24074 et seq.)  
Escrow No. 68817-TL**

Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s), Social Security or Federal Tax Numbers, and address of the Seller/Licensee are: GIA SAI CORPORATION, 9749 SANTA MONICA BLVD., BEVERLY HILLS, CA 90210

The business is known as: DA PASQUALE RESTAURANT

The names, Social Security or Federal Tax Numbers, and addresses of the Buyer/Transferee are: NANDO MILANO BH, LLC, 3220 OCEAN DRIVE, MANHATTAN BEACH, CA 90266

As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within the three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE

The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, LEASE, LEASEHOLD IMPROVEMENT, COVENANT NOT TO COMPETE and are located at: 9749 SANTA MONICA BLVD., BEVERLY HILLS, CA 90210

The kind of license to be transferred is: 47-ON-SALE GENERAL EATING PLACE, LICENSE NO.: 242046, now issued for the premises located at: 9749 SANTA MONICA BLVD., BEVERLY HILLS, CA 90210

The anticipated date of the sale/transfer is MAY 25, 2023 at the office of: UNITED ESCROW CO., 3440 WILSHIRE BLVD #600, LOS ANGELES, CA 90010

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 \$360,00.00, which consists of the following: DESCRIPTION, AMOUNT: CHECKS \$360,000.00 It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 and 24074 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.  
DATED: MARCH 21, 2023  
GIA SAI CORPORATION, A CALIFORNIA CORPORATION, Seller/Licensee  
NANDO MILANO BH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Buyer/Transferee  
ORD-1635734 BEVERLY HILLS WEEKLY 5/4/23

**NOTICE TO CREDITORS OF BULK SALE  
(Division 6 of the Commercial Code)  
Escrow No. 130-7062-RK**

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

(2) The name and business addresses of the seller are: JUDI'S DELI LLC, 433 NORTH BEDFORD DRIVE, BEVERLY HILLS, CA 90210

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

(4) The names and business address of the Buyer(s) are: DONGJUN CHO, 13621 ACLARE LN., CERRITOS, CA 90703

(5) The location and general description of the assets to be sold are: CERTAIN FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, INVENTORY AND OTHER ASSETS of that certain business located at: 433 NORTH BEDFORD DRIVE, BEVERLY HILLS, CA 90210

(6) The business name used by the seller(s) at said location is: JUDI'S DELI

(7) The anticipated date of the bulk sale is MAY 22, 2023 at the office of: GLEN OAKS ESCROW, 184 N. CANON DRIVE, SUITE B, BEVERLY HILLS, CA 90210, Escrow No. 130-7062-RK, Escrow Officer: ROBIN KIM

(8) Claims may be filed with Same as "7" above.

(9) The last day for filing claims is: MAY 19, 2023.

(10) This bulk sale is subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE.

DATED: APRIL 25, 2023

BUYER(S): DONGJUN CHO

1635589-PP BEVERLY HILLS WEEKLY 5/4/23

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
MARIA ULLA-BRITT PERSSON  
CASE NO. 23STPB04432**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MARIA ULLA-BRITT PERSSON.

A PETITION FOR PROBATE has been filed by ANISE YVONNE PALLADINO in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that ANISE YVONNE PALLADINO 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 in this court as follows: 06/05/23 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.

In Pro Per Petitioner  
ANISE YVONNE PALLADINO  
153 S CRESCENT DR  
BEVERLY HILLS CA 90212  
5/4, 5/11, 5/18/23  
**CNS-3696772#**

**RFQ #23-350-48**

**CITY OF BEVERLY HILLS  
PUBLIC WORKS DEPARTMENT  
345 FOOTHILL ROAD  
BEVERLY HILLS, CALIFORNIA 90210**

**REQUEST FOR PREQUALIFICATION OF BIDDERS AND PREQUALIFICATION INSTRUCTIONS FOR:**

**NOTICE OF THE ESTABLISHMENT OF A QUALIFIED PAINTING CONTRACTORS LIST**

Notice is hereby given that the City of Beverly Hills ("CITY") has determined that all bidders for Notice of the Establishment of a Qualified Painting Contractors List ("Project") must be pre-qualified prior to submitting a bid on that Project. It is mandatory that all Contractors who intend to submit a bid, fully complete the prequalification questionnaire, provide all materials requested herein, and be approved by the CITY to be on the final qualified Bidders list.

No bid will be accepted from a Contractor that has failed to comply with these requirements. If two or more business entities submit a bid as part of a Joint Venture, or expect to submit a bid as part of a Joint Venture, each entity within the Joint Venture must be separately qualified to bid. The last date to submit a fully completed questionnaire is **5:00 PM Thursday, May 18th, 2023.**

Contractors must register as a vendor at the following website in order to download the prequalification package, and to receive clarifications and notifications when issued.

The Prequalification package may be viewed on, and downloaded from the City's PlanetBids portal:

<https://pbsystem.planetbids.com/portal/39493/bo/bo-detail/104883>

This item is listed as: *Notice of the Establishment of a Qualified Painting Contractors List.* Answers to questions contained in the questionnaire are required. The CITY will use these documents as the basis of rating Contractors with respect to whether each Contractor is qualified to bid on the Project, and reserves the right to check other sources available. The CITY's decision will be based on objective evaluation criteria.

The CITY reserves the right to adjust, increase, limit, suspend or rescind the prequalification rating based on subsequently learned information. Contractors whose rating changes sufficiently to disqualify them will be notified, and given an opportunity for a hearing consistent with the hearing procedures described below for appealing a prequalification rating.

While it is the intent of the prequalification questionnaire and documents required therewith to assist the CITY in determining bidder responsibility prior to bid and to aid the CITY in selecting the lowest responsible bidder, neither the fact of prequalification, nor any prequalification rating, will preclude the CITY from a post-bid consideration and determination of whether a bidder has the quality, fitness, capacity and experience to satisfactorily perform the proposed work, and has demonstrated the requisite trustworthiness.

All qualifications submittals are required to be submitted electronically via PlanetBids. The electronic submittal system will close exactly at the date and time set forth in this request for qualifications.

Any questions regarding the questionnaire and qualification package should be submitted via PlanetBids by 2:00PM, 11th May 2023. Questions sent via email or over the phone; with the

exception of those related to accessing or using PlanetBids, will not be answered.

Contractors are responsible for submitting and having their documents accepted before the closing time set forth in the request for qualifications. **NOTE:** Pushing the submit button on the electronic submittal system may not be instantaneous; it may take time for the Contractor's documents to upload and transmit before the documents are accepted. It is the Contractor's sole responsibility to ensure their documents are uploaded, transmitted, and arrive in time electronically. The City of Beverly Hills will have no responsibility for documents that do not arrive in a timely manner, no matter what the reason.

The prequalification packages submitted by Contractors are not public records and are not open to public inspection. All information provided will be kept confidential to the extent permitted by law. However, the contents may be disclosed to third parties for purpose of verification, or investigation of substantial allegations, or in an appeal hearing. State law requires that the names of contractors applying for prequalification status shall be public records subject to disclosure, and the first page of the questionnaire will be used for that purpose.

Each questionnaire must be signed under penalty of perjury in the manner designated at the end of the form, by an individual who has the legal authority to bind the Contractor on whose behalf that person is signing. If any information provided by a Contractor becomes inaccurate, the Contractor must immediately notify the CITY and provide updated accurate information in writing, under penalty of perjury.

The CITY reserves the right to waive minor irregularities and omissions in the information contained in the prequalification application submitted, and to make all final determinations. The CITY may also determine at any time that the prequalification process will be suspended for the Project and the Project will be bid without prequalification.

Contractors may submit all qualifications submittals electronically via Planet Bids. Contractors who submit a complete prequalification package will be notified of their qualification status no later than ten business days after submission of the information.

The CITY may refuse to grant prequalification where the requested information and materials are not provided by the due date indicated above.

There is no appeal from a refusal for an incomplete or late application, but re-application for a later project is permitted. Neither the closing time for submitting prequalification packages for this Project will be changed in order to accommodate supplementation of incomplete submissions, or late submissions, unless requested by the CITY in its sole discretion.

In addition to a contractor's failure to be pre-qualified pursuant to the scoring system set forth in the prequalification package, a contractor may be found not prequalified for either omission of or falsification of, any requested information.

Where a timely and completed application results in a rating below that necessary to pre-qualify, an appeal can be made by the unsuccessful Contractor. An appeal is begun by the Contractor delivering notice to the CITY of its appeal of the decision with respect to its prequalification rating, no later than two business days following notification that it is not pre-qualified. The notice of appeal shall include an address where the Contractor wishes to receive notice of the appeal hearing. Without a timely appeal, the Contractor waives any and all rights to challenge the decision of the CITY, whether by administrative process, judicial

process or any other legal process or proceeding.

If the Contractor gives the required notice of appeal, a hearing shall be conducted no earlier than five business days after the CITY's receipt of the notice of appeal and not later than five business days prior to the date of the Notice Inviting Bids for this Project. Prior to the hearing, the Contractor shall, in writing, be advised of the basis for the City's pre-qualification determination.

The hearing shall be conducted by a panel consisting of three members of the Public Works Department senior management staff (the "Appeals Panel"). The Appeals Panel shall consider any evidence presented by the Contractor, whether or not the evidence is presented in compliance with formal rules of evidence. The Contractor will be given the opportunity to present evidence, information and arguments as to why the Contractor believes it should be pre-qualified. Within one day after the conclusion of the hearing, the Appeals Panel will render a written determination as to whether the Contractor is pre-qualified. It is the intention of the CITY that the date for the submission and opening of bids will not be delayed or postponed to allow for completion of an appeal process.

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

## 100- ANNOUNCEMENTS

**NO DOC 2nd Mortgage or HELOC.**

Loans from \$30,000 to \$2M. No Tax Returns and No W2s. Good for SFRs, 1-4 units. Contact (310) 737-8420. NMLS#469849 DRE#01105429 (Cal-SCAN)

Sports and non sports card Collections WANTED!! Excellent cash prices paid! Serving all of California. Purchasing large and small accumulations alike! Collections purchased daily. 1-209-204-1404 Sportsliquidator@yahoo.com

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

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

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

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R114. Convenient. Certified Professionals. Call 312-291-9169 or visit RefrigerantFinders.com (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 (CalSCAN)

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6281. Expenses Paid. Confidential. [www.adoptionsfirst.com](http://www.adoptionsfirst.com) (Cal-SCAN) 1-844-653-7402 (Cal-SCAN)

## 263-PETS

Adorable Male AKC Yorkie puppy 8 weeks old. Shots ready to go will make a great gift \$3500. 972-693-1070

## 310-HOUSESITTING

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

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**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)

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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)

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## 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)

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Marketing Director Jobsite: Beverly Hills, CA Email resumes to [sg@luxuryline.com](mailto:sg@luxuryline.com)

CFO/Controller. Beverly Hills real estate office seeks a controller/CFO to take care of our accounting needs and interface with our CPAs. We operate primarily industrial rental properties in a structure that includes multiple LLCs, partnerships, and TICs. Successful candidates should have a working knowledge of real estate and partnership taxation and the Yardi bookkeeping system. CPA desirable but not required. We are a small office and offer low stress, pleasant working conditions. This is a full-time in-house position. Submit resume, references and salary requirements to: Martin Kavinoky, CPA Pomerantz, Kavinoky & Morgan 6351 Owensmouth Ave #203 Woodland Hills, CA 91367 (818) 712-0300

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

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

**WANTED!** Old Porsche 356/911/912 for restoration by hobbyist 1948-1973 Only. Any condition, top \$ paid! PLEASE LEAVE MESSAGE 1-707-965-9546. Email: [porschorestoration@yahoo.com](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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PLE1



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CONGRATULATES

# Jennifer Okhovat

**"Kudos to Jennifer Okhovat and Associates for an outstanding Q1. Jennifer ranked #1 in individual sales and her team ranked #1 in volume and closed units in our office. Looking forward to the remainder of 2023!"**

**Fran Hughes, Vice President and Branch Manager**

Jennifer Okhovat  
& ASSOCIATES



JENNIFER  
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#1 Agent Compass Sunset  
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