

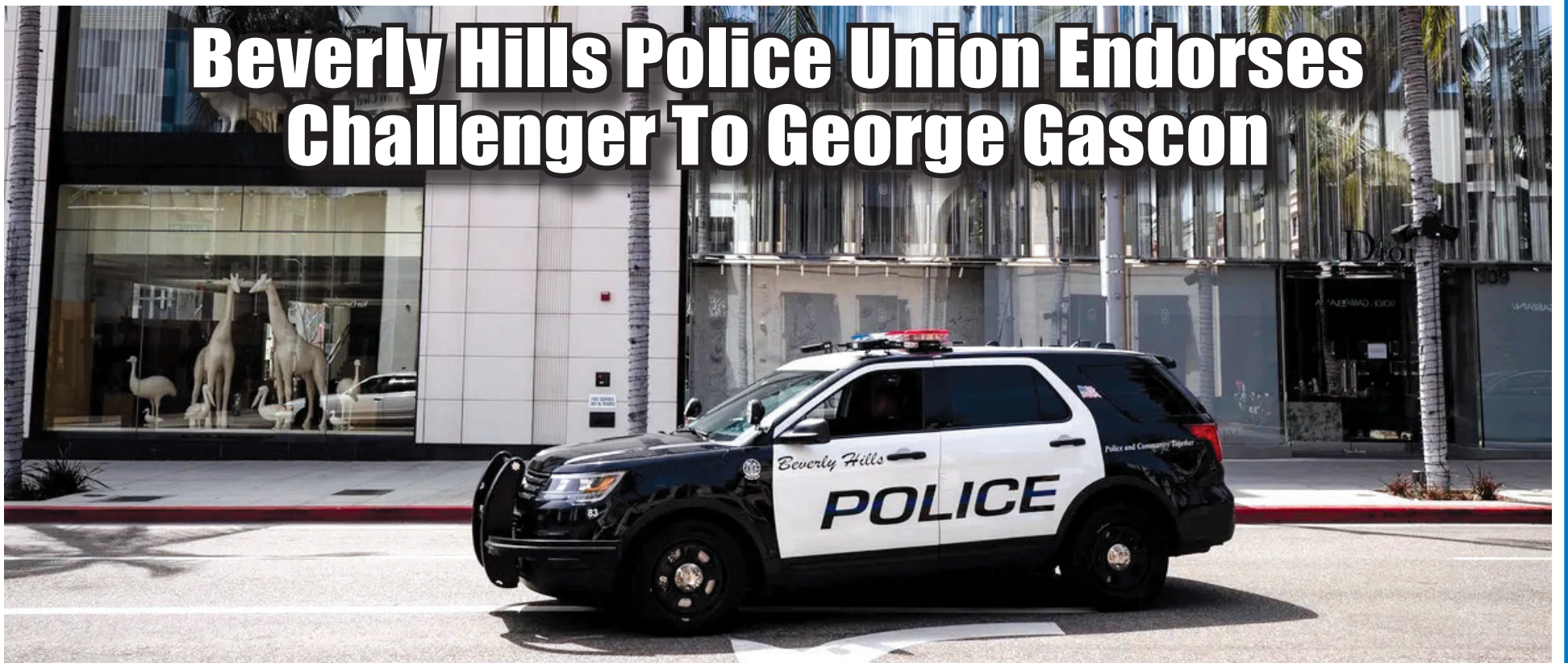
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Issue 1253 • October 5 - October 11, 2023

Beverly Hills Police Union Endorses Challenger To George Gascon



City Council Names Purple Line Station "Beverly Drive"





Beverly Hills to Host Rent Stabilization Informational Meeting

This presentation hosted by City Staff will inform tenants, landlords, contractors and other members of the public of important changes related to rental properties in Beverly Hills.

Topics will include an updated Means and Method Plan form and the return to the annual allowable rent increase calculations established in the Municipal Code for Chapters 5 and 6.

We look forward to seeing you!

DATE: Monday, October 16, 2023

TIME: 10:00 AM

LOCATION: Beverly Hills City Hall
Municipal Gallery
455 N. Rexford Drive,
Beverly Hills, CA 90210

The meeting will also be televised on BHTV Channel 10, and can be streamed online at www.beverlyhills.org/live.

For more information about the Rent Stabilization program:

Visit: www.beverlyhills.org/bhrent

Email: bhrent@beverlyhills.org

Tel. 310-285-1031



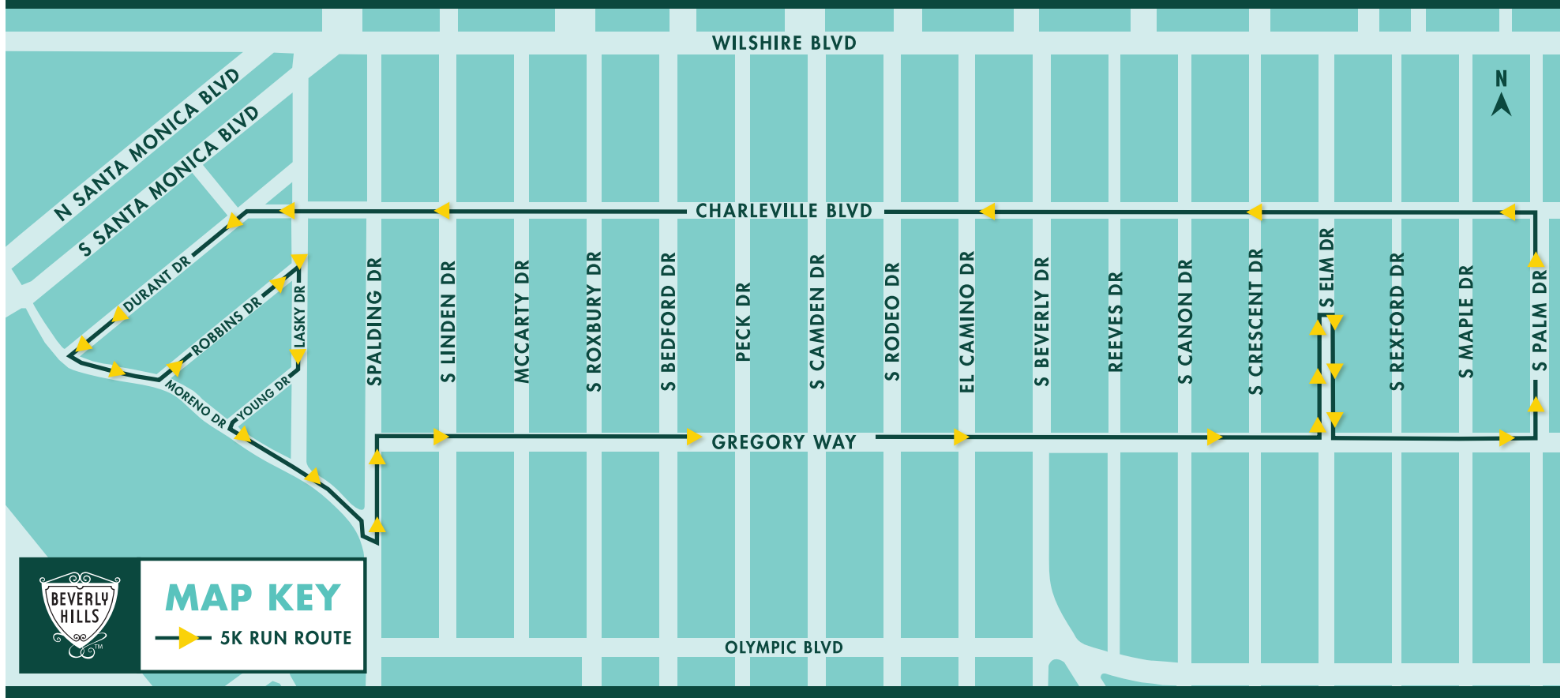
TRAFFIC ADVISORY

Sunday, October 15, 2023

6 a.m. - 12 p.m.

5K Run (Private event: Not Today Cancer/Run for The Stars 5k)

Roads will remain **OPEN** during race;
participants will use **SIDEWALKS ONLY**





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

Beverly Hills Weekly

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OUR DATA SPEAKS
VOLUMES



letters & email

“Heart of LA Democratic Club Criticizes City Council Over Abortion Controversy” [Issue 1252]

A letter to the editor in last week's paper gave arguments in support of abortion and used these as support for the Dupont Clinic. I would like to respond as not all of these arguments are valid support for the Clinic.

Specifically:

- The letter quotes the California Health and Safety Code saying “Abortions can only be performed after the point of viability if a physician determines based on a good-faith medical judgment that continuing the pregnancy would pose a risk to the life and health of the pregnant person.” This argument as a support for late term abortions of viable babies does not apply to the DuPont Clinic as the clinic advertised itself to be an “at-will” abortion clinic not requiring any medical justification for any abortions especially those from 26 weeks through 31 weeks and 6 days gestation. California law determines viability at 24 to 26 weeks.

- The argument for the Clinic included the statement that the American College of Obstetrics and Gynecologists take the position that the fetus can not feel pain until at least 24-25 weeks gestation. This is not a valid support argument because the DuPont Clinic would perform at-will abortions of fetuses after 25 weeks and through 31 weeks and 6 days.

- Likewise, the statistic that only “1.1 to 1.3% of abortions were performed at or greater than 21 weeks of gestation in 2015” was used as an implied point for support. This 8 year old statistic (though small) nonetheless gives evidence of abortions of viable fetuses and this incidence will likely become more prevalent in the future if clinics like the DuPont Clinic are willing to and also allowed to operate providing procedures with no questions asked.

Lastly, a parity between the anti-abortion group “The Survivors of the Holocaust” and the LA Democratic Club as both being a “political party affiliated club” was made. The letter states that the parity exists because “It is a fair guess the anti-abortion extremist group (The Survivors of the Holocaust) aligns with our current Republican Party’s platform and not The Democratic Party”. To state that the anti abortion group is a politically-affiliated group is erroneous. There is a substantive difference between a group that in its title aligns and identifies with a specific political party such as the Heart of LA Democratic Club and a group of individuals who make no identification or alignment with

a political party but express their identification only as respects to a single cause. This alignment is based on their position on that specific cause and not broadly to any political party.

Christine Skirmuntt Ford
Beverly Hills

briefs

Beverly Hills Joins Lawsuit Against Zero Bail Policy

A controversial zero-bail policy is now in effect in Los Angeles County, and Beverly Hills decided Tuesday to join 12

other cities in a lawsuit aimed at blocking the policy that eliminates the existing cash bail system for essentially most crimes.

The 12 cities include Arcadia, Artesia, Covina, Downey, Glendora, Industry, Lakewood, La Verne, Palmdale, Santa Fe Springs, Vernon, and Whittier.

According to reports, the Los Angeles County Court instituted the policy known as Pre-Arrest Release Protocols in July, arguing that cash bail discriminates against minorities.

From fall 2021 to Aug. 16, the L.A. County Sheriff's Office is aware of at least 170 organized retail thefts, which include smash and grabs, Sheriff Robert Luna said last month.

briefs cont. on page 4



Councilmember Lili Bosse, Vice Mayor Les Friedman, Mayor Julian Gold, Councilmember John Mirisch, and Councilmember Sharona Nazarian

City Hosts Evening with the Mayor

Mayor Julian Gold delivered the State of the City address at the annual Evening with the Mayor at Greystone Mansion, on Thursday Sep 28.

Gold discussed how net revenues are approximately where they were in 2019 before the pandemic.

“Generally, the city is doing very well. The hard days of the pandemic seem in the distant past, thankfully. But we are still recovering and while things are better, my conversations with many of you suggest there is still a way to go to meet your revenue expectations. The same is true for the city,” Gold said. He added, “Despite TikTok proclamations to the contrary, our commercial spaces are occupied and the few vacancies we have are mostly in transition between businesses.”

Gold went on to discuss how public safety is a top priority for everyone in the community.

“I am pleased to report that recently we achieved full staffing at 145 sworn officers. While the recruitment for an additional five officers in the over hire position continues, the 145 officers do reflect a full staff which is a level we have not seen for many years,” he said.

He also thanked the department and the work they have done with the Real Time Watch Center, as well as catching criminals.

Gold then went on to discuss the Nurse Practitioner program, which is intended to be an alternative to transporting low acuity patients to the emergency department for evaluation and treatment.

“This program has served almost 2000 patients and the number of encounters, because some patients have been seen more than one time, is over 5000.”

Gold also discussed public safety costs, and how the general fund budget is about \$320 million; and public safety is approximately half perhaps.

“Based on a 4% annual inflation rate over the next five years, we will spend nearly \$30 million more in 5 years than we are spending today on public safety alone,” Gold said. He added, “Revenue from Cheval Blanc would have covered most, if not all, of the inflationary increase. In its absence, we will have to find other sources. Beyond public safety, we can expect similar inflation of cost for the rest of the services we provide. That is why I have created the Mayor’s Blue-Ribbon Committee which is meeting to help us understand what our current spending is, what our proposed future spending will be, and how best to pay for the things that we want in the future.”

Gold closed by stating that although the City is doing very well, he recognizes that there are problems to solve still.

briefs cont. from page 3

According to KTLA, the decision came after a judge issued an order in May when several plaintiffs filed a class action suit claiming that they suffered “negative consequences because they could not afford bail, including missed work, separation from their families and lapsed medical care.”

Suspects arrested on “non-violent or non-serious offenses” face being booked or cited and released.

However, right before the policy took effect Sunday, a dozen cities filed a court action on Friday, arguing it poses a threat to public safety.

“There is and has been grave public concern regarding public safety in light of reduced enforcement and criminal consequences for various categories of ‘low-level’ offenses that, despite the nomenclature, have profound and significant impacts on the day-to-day life of whole communities of plaintiff cities and others within the county,” the cities reportedly wrote in court, according to KTLA.

Los Angeles Police Department Chief Michel Moore issued the following statement on X, formerly known as Twitter:

“Law enforcement is averse to the list of ‘book and release’ offenses because that approach offers little to no deterrence to those involved in a range of serious criminal offenses,” Moore said on X. “We are asking the court to not release individuals who pose risks to the community’s safety, including those with repeated instances of prior serious offenses.”

During an LA County planning meeting last week, Supervisor Kathryn Barger said her office received calls from concerned citizens.

LA County Sheriff Robert Luna also spoke during the meeting and said residents will be the ultimate victims.

DoorDash Requests Changes to City Third-Party Food Delivery Service Ordinance

At their Tuesday study session the City Council pulled an item that would have established a discussion regarding potential revisions to the third-party food delivery service ordinance.

On March 7 the Council adopted an ordinance to preserve certain emergency regulations that were in place during the COVID-19 emergency declaration. This included the addition of Title 4 - Regulation of Certain Types of Businesses and Activities, Chapter 4 - Other Regulations for Specific Types of Businesses and Activities, Article 8 - “Third-Party Food Delivery Services”, to the Municipal Code.

This capped costs a third-party food delivery service company could charge a restaurant at 15 percent of the purchase price. Additionally, the ordinance allowed an additional five percent of the purchase price to be charged for all other non-delivery fees and costs.

Subsequently, DoorDash has encouraged the City to adopt an ordinance

similar to one adopted by San Francisco which preserved the 15 percent cap on core delivery services but allowed for restaurants to opt into a higher level of service if they chose to do so.

DoorDash was referred to the Chamber of Commerce who supported a conversion to the San Francisco model.

The changes to the the San Francisco model would have been the following:

- Allow restaurants to voluntarily opt in to pay rates of more than five percent of the purchase price for additional offerings such as marketing, advertising, search engine optimization, or business consulting.

- Allow businesses to decide if additional fees will be absorbed into their menu prices or passed along to the customer.

- Establish a termination provision that allows restaurants to terminate their contract with a third party delivery service upon 72 hours’ notice.

Under this proposal, the City Council would still maintain the provisions for the 15 percent cap for third-party food delivery service companies’ core services, which are considered to be a listing on the website of the third-party delivery service and delivery of the items purchased.

On Sept. 1 the Chamber of Commerce sent a letter of support for the concept as long as businesses are able to opt in to these services without being penalized if they choose not to opt in. And that businesses are able to decide if the fees would be absorbed into their menu prices or if those fees would be passed along to the customer.

City staff will make some provisions before bringing it back to the City Council for discussion.

Traffic and Parking Commission to Discuss Roxbury Protected Bike Lane Transition Options

At their Thursday meeting the Traffic and Parking Commission is expected to discuss an option for transitioning the Roxbury Drive parking-protected bike lane pilot project to a permanent configuration.

Roxbury Drive south of Santa Monica Boulevard was identified as a high priority project as it connects with existing bike lanes in Los Angeles and provides access to Roxbury Park.

It now also provides access to the Minimum Grid Bikeway Network, which continues on Roxbury Drive north of Olympic Boulevard and intersects with a number of other bike routes.

This was the first high priority bikeway project the City pursued since adoption of the Complete Streets Plan because it was believed that the street was wide enough to install a bike lane without any impacts to the number of vehicle lanes or on-street parking stalls, according to the staff report.

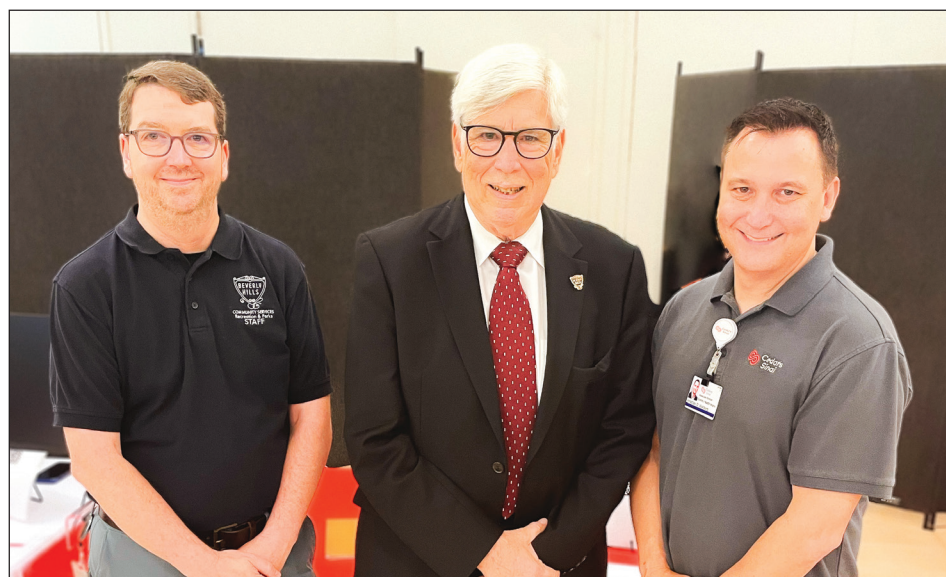
Since protected bike lanes were a new type of infrastructure to the City, a demonstration project was held on Sunday, July 25, 2021, to introduce the concept of a protected bike lane to the com-



Princess Noor Pahlavi, Councilmember Lili Bosse, Princess Yasmine Pahlavi, and Councilmember Sharona Nazarian

Iranian American Women's Foundation Hosts Women of Influence Soirée

Councilmembers Lili Bosse and Sharona Nazarian presented Princess Yasmine Pahlavi and her daughter Princess Noor Pahlavi with a proclamation at the Women of Influence Soiree on Sept. 30 at The Beverly Hilton Hotel. The event was held to recognize the women of influence and the women in Iran who the Iranian American Women Foundation believes are making a difference.



Recreation Services Manager Matthew Brown, Mayor Julian Gold, and Cedars-Sinai Associate Director Jonathan Vickburg

City Hosts Senior Health Fair

The City, in partnership with Cedars-Sinai Medical Center, hosted the annual Senior Health Fair on Sept. 18 at Roxbury Park Community Center. Hundreds of seniors were provided free access to health screenings, including a wellness assessment, blood pressure and cardiovascular check, nutrition assessment, flu immunization and registration, osteoporosis screening, and more. Additionally, seniors had the opportunity to explore various support services from over 35 information booths.

munity.

Approximately 50 adults and children attended the event and 30 took a brief survey to provide feedback on the design. Twenty five respondents thought a permanent bike lane would be a good fit, according to the staff report.

Staff has monitored the lanes since installation and “has observed that five-foot wide protected bike lanes with two-foot buffers are adequate, but a seamless transition between the gutter and pavement would have improved the rider experience by expanding the rideable space,” according to the staff report.

There have also been complaints from drivers who could not find parking meters since the parking stalls were pushed back, so meter numbers were painted within the stalls.

Bicycle volumes were not collected before installation, but now there are on average 30-35 cyclists per day on Roxbury Drive. The maximum number of cyclists observed in one day was 50.

To solicit feedback from stakeholders, the City distributed a survey asking participants about their experiences with the pilot project. A total of 259 people took the survey.

52% of survey respondents said they would like to see the protected bike lane remain in place and 40% said they wanted it removed.

If the Traffic and Parking Commission makes a recommendation to the City Council, it will be presented for consideration by winter 2024.

people & pictures



2023 Beverly Hills Police Gala Waldorf Astoria • September 23 *Photos: Hazelnut Photography*



Award Winner K9 Officer Dominique Sandifer and Hannah Kopeikin



Danny and Joni Weiss, Kitt and Yoni Fife, Melany Mitchell



Lindsey Craig, Delidji Gbaguidi and Eric Pullen



Sgt. Billy Fair and Officer Jon Ilusorio

On Sept. 27 the Beverly Hills Police Officers Benevolent Fund celebrated the Beverly Hills Police Reimagined Gala at the Waldorf Astoria.

The following were honored at the gala: Clinton H. Anderson Award – Officer Erica Maitland, Allen H. Karlin Award – K9 Officer Dominique Sandifer, Marvin D. Iannone Award – Police Services Specialist Emma Nica, Gabriel A. Coyoca Award – Human Relations Commissioner Rose Kaiserman, Communications Dispatcher Selina Agunoy, Officer Joseph Carrott and Officer Berlynn Duran, Officer Adam Falossi and Officer Jesse Lyga, Officer Billy Blair and Detective Marcus Moloznik, Sergeant Jeffery Newman, Officer Ian Frederich, Officer Billy Blair, Officer Andrew Bromley, Officer Jesse Lyga, Officer Joshua Serrano and Sergeant Ryan Dolan.

City Council Approves Cannabis Ordinance

The City Council approved regulations that prohibit the establishment of commercial cannabis uses in the City, at the Oct. 3 meeting.

On Aug. 24 the Planning Commission recommended the City amend portions of the municipal code to establish “non-storefront, delivery-only medical cannabis retail” as a conditionally permitted use for properties in portions of the C-3 zone and to establish regulatory and operational restrictions for these types of retailers.

In Sept. 2017, the City Council agreed that prohibitions on cannabis activity were necessary when the existing Ordinance was adopted. The Ordinance currently allows for the delivery of medical cannabis from a state licensed business operating from another jurisdiction.

In 2022, State Senator Scott Wiener (D - San Francisco) introduced Senate Bill 1186, the Medicinal Cannabis Patients’ Right of Access Act. This bill prohibits local governments, beginning Jan. 1, from enforcing any regulation that prohibits the delivery to patients within their jurisdictions.

A city cannot adopt or enforce regulations, which prohibit the “retail sale by delivery” of medicinal cannabis. This includes any regulation which has the effect of prohibiting patients within the city or their caregivers from purchasing, by delivery, cannabis to meet their demands in a timely and readily accessible manner.

The City can adopt regulations related to zoning, security or public health, licensing requirements, imposing applicable state or local taxes on retail sales of medicinal cannabis occurring within the city, and regulations consistent with requirements imposed on cannabis businesses by state law.

The draft ordinance contains numerous specifics for each section. The following are some of the highlights from the draft ordinance:

- Provides specifics for the application that must be submitted.
- Requires the business to obtain a conditional use permit.
- Provides that no cannabis product can be visible from outside.
- Prohibits public access to the location, on-site sales, and the issuance of a physician recommendation for medical cannabis from occurring at the location.

• Establishes security and surveillance requirements.

• Prohibits non-storefront, delivery-only medical cannabis retail from locating in the ground

floor of any building.

First Robotic Parking Facility Coming to Beverly Hills

In a 4-1 vote, the City Council approved a Zone Text Amendment to redefine the

- A Minor Accommodation Amendment, to allow improvements in the setback area required between nonresidential and residential sites as necessary to accommodate building code requirements.

- Minor Accommodation to allow a solid wall up to 6’ in height along a property line abutting a residential side property line.
- A Conditional Use Permit to establish an alternative parking facility within a subterranean garage.



8633 Wilshire Boulevard Project

term “alternative parking facility” in regards to a previously approved project. The amendment now redefines the term to which it may also be a fully automated parking facility that uses mechanical systems or robotic systems. Councilmember John Mirisch voted against the motion.

On Aug. 10 the Planning Commission granted approval for several requests associated with an amended project located at 8633 Wilshire Boulevard for a three-story commercial building with rooftop uses.

These approvals included:

- A Development Plan Review Amendment, to allow for the construction of a new three-story commercial building with rooftop uses.

The applicant also submitted a request for a Zone Text Amendment to redefine the term “alternative parking facility” because the proposed facility would be fully automated. The Project requires a zone text amendment as an alternative parking facility cannot be fully automated based on the existing definition.

The Planning Commission considered the request and recommended that the City Council approve the requested zone text amendment.

There were concerns brought up by residents at both the previous Planning Commission meeting as well as Tuesday’s City Council meeting.

briefs cont. on page 6

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briefs cont. from page 5

This included concerns revolving around increased traffic congestion that may be caused to the surrounding neighborhood. There were also concerns about noise and vibrations from the proposed alternative parking facility.

Several concerns were also expressed about the potential noise impacts from the rooftop use.

The Planning Commission added an amendment that requires at least one attendant shall be onsite to monitor the alternative parking facility during 'business hours,' which has yet to be defined. They also required that a parabolic mirror and light system shall be installed at the garage entry and loading dock entry adjacent to the sidewalk in order to ensure visibility for existing vehicles and to warn pedestrians.

The parking system is expected to provide 76 parking stalls.

Beverly Hills Police Received \$4.5 Million in Retail Theft Crackdown Grant

The Beverly Hills Police Department will receive \$4.5 million in funds in the Organized Retail Theft Prevention Grant Program.

The Budget Act of 2022 (Senate Bill

154) established the Organized Retail Theft (ORT) Prevention Grant Program. Grant funds are intended to be used to support local law enforcement agencies in preventing and responding to organized retail theft, motor vehicle, or motor vehicle accessory theft, or cargo theft.

"This grant will leverage and expand the City of Beverly Hills' available resources for a regional and statewide benefit. Our goal is to create a dynamic model for other agencies to maximize return on investment for their specific environments. The Real Time Watch Center, utilizing over 35 different technologies, has improved our ability to rapidly respond, apprehend suspects and develop follow-up investigative leads. We have hosted over 60 law enforcement agencies and more than 250 people during our first year of operation. Our success supporting retail flagship stores and brands from around the world can be duplicated by other agencies throughout the state," according to the ORT Prevention Grant Project Summaries.

Beverly Hills Presents Staged Readings of Shakespeare

The City will be presenting staged readings of scenes from Shakespeare's plays, including *Hamlet* and *As You Like It*, led by director Louis Fantasia, at Greystone Theatre.

The presentation of *Hamlet* will take place on Saturday, Oct. 7 at 7 p.m., and *As You Like It* will be held on Sunday, Oct. 8 at 3 p.m.

Director Louis Fantasia, and his cast of actors Joel Asher, Anthony Mark Barrow, Carolyn Crotty, Dave Demke, Bill Devlin, Daniel DeYoung, Sarah Hollis, Denise Holey, Lukas Jann, Jamison Jones, Raul S. Julia, Conlan Ledwith, Lisa Locicero, Nigel Lythgoe, Don Paul, Lawrence Pressman, Joe Spano, Paul David Story and Max Vadset are set to perform staged readings commemorating the 400-year anniversary of the First Folio, a book of 36 plays put together by friends of the late William Shakespeare in 1623, seven years after his death.

Tickets are \$15 for Beverly Hills residents, and \$20 for non-residents. To purchase tickets visit beverlyhills.org/greystonetheatre.

hills.org/greystonetheatre.

Retroformat Silent Films Debuts at Lumiere Cinema Sunday

On Sunday, Oct. 8 at 2:00 p.m., Retroformat Silent Films will present their first screening at the Lumiere Cinema at the Music Hall.

Clara Bow in *Hula* (1927), directed by Victor Fleming, will be projected from a 16mm print provided by the USC HMH Foundation Moving Image Archive with live musical accompaniment by Cliff Retallick.

Tickets are available at <https://bit.ly/ClaraBowinHula>.

City Council Designates Church of the Good Shepherd as Local Landmark

The City Council approved the designation of the Church of the Good Shepherd as a landmark for inclusion onto the Beverly Hills Register of Historic Properties.

The Cultural Heritage Commission previously recommended the initiation of landmark proceedings for the Church



Church of the Good Shepherd

of the Good Shepherd located at 501-505 North Bedford and determined its eligibility as a local landmark for placement onto the Register of Historic Properties.

According to the staff report, the central church structure meets the required criteria for local landmark designation as it remains in a well-maintained condition with no major compromises to its architectural integrity.

The property was designed in 1924 by architect James Donnellan. The building was identified as a potential contributor to the potential historic district defined as the "Beverly Hills Churches-Thematic Grouping" in the City's 1985-1986 Survey and the 2004 Historic Surveys. The property is individually eligible for listing in the National Register and California Register at the local level of significance.

Autry Museum to Host Yaroslavsky

The Autry Museum of the American West will host a conversation with former Los Angeles County Supervisor Zev Yaroslavsky on his

memoir *Zev's Los Angeles: From Boyle Heights to the Halls of Power, A Political Memoir* on Tuesday, Oct. 10 at 7 p.m.

"My book is more than a memoir," Yaroslavsky said. "It's a history of Los Angeles spanning one of its most transformative periods—the last half-century. It chronicles the growth and demographic changes that characterize the L.A. we know today."

The conversation with Yaroslavsky will be followed by a book signing and a light reception. Admission is free but reservation is required as there will be limited seating.

For more information visit TheAutry.org/Events.

City to Celebrate Embrace Civility Month

The City recognizes October as Civility Month in an effort of bringing awareness to the importance of promoting positive human relations in all aspects of community life.

The Human Relations Commission invites every member of the community to support this mission by encouraging and participating in an environment where civility, respect and responsible actions prevail.

In support of Civility Month, the Human Relations Commission will present the 13th annual Civility Award at the Tuesday, October 17 City Council meeting at 7 p.m., recognizing an individual who consistently demonstrates positive behavior, takes a stand in support of respectful and responsible actions, and promotes positive neighbor-to-neighbor relations.

Human Relations Chair, Noelle Freeman, said, "Civility Month is an opportunity for us to take a stand in support of responsible actions as well as honor a role model of civility within our City.

Please join us in recognizing and congratulating a very deserving member of our community, when we present the Civility Award at the City Council Meeting on October 17th."

For more information about Civility Month visit beverlyhills.org/embracecivility.

Beverly Hills Public Library Presents: "Navigating the World of Mental Health and the Changes We Need"

The Beverly Hills Public Library will present: "Navigating the World of Mental Health and the Changes We Need" On Tuesday, Oct. 24, at 7pm at the Beverly Hills Public Library auditorium.



Andrea Sonnenberg

Andrea Sonnenberg will share her experience as a mental health advocate.

Sonnenberg, an attorney by trade, and the founder of

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coverstory

BEVERLY HILLS POLICE UNION ENDORSES CHALLENGER TO GEORGE GASCON

By Danielle Berjikian

The Beverly Hills Police Officers Association has endorsed prosecutor Jonathan Hatami in the race against District Attorney George Gascon.

"I am so proud and completely humbled to have received the endorsement of the Beverly Hills Police Officers Association. I'm honored that the Beverly Hills police officers trust that I will beat George Gascon and prioritize public safety on day 1 of our administration. The Beverly Hills community has always been important to me, and I promise that I will fight for the safety of the children, families, police officers and BH community," Hatami wrote in an X post, formerly known as Twitter.

In total, he has seven Police Officer Associations supporting his campaign. This includes El Monte, Glendale, Cla-

remont, Hawthorne, Monterey Park and Arcadia.

"I am the candidate who will bring reforms while also prioritizing public safety. I'm humbled by law enforcement's trust in me. I won't let you or our LA community down. You are important. You matter! We are a team. And the safety of our officers and deputies, our children and our communities will be an utmost priority of my administration," Hatami added.

According to his campaign website, Hatami plans to prioritize public safety by implementing comprehensive strategies to prevent crime, maintain peace, hold violent offenders accountable, and establish a path to success for low-level offenders.

"Hatami is a [Deputy District Attor-



Jonathan Hatami

ney] DDA from Los Angeles County who has actually prosecuted and tried cases unlike our current District Attorney George Gascon. We are confident in Hatami's ability

and passion to restore public safety. We strongly believe Hatami has the ability to lead us out of this cesspool that George Gascon has helped create with his absurd and asinine policies and make Los Angeles County safer for all," BHPOA President Alexander Duncan said.

1981 Beverly High graduate Nathan Hochman also previously announced his campaign for Los Angeles County District Attorney.

The union declined to endorse Hochman.

"We are privileged to live in the nation's largest, most diverse, and most dynamic county, but DA George Gascon has miserably failed to protect our residents, leading to a spiral of lawlessness that endangers all LA County residents," Hochman said. "It's time to stop playing politics with people's lives. It's time we had a DA who fights for victims—not



Nathan Hochman

criminals. It's time for an independent prosecutor who will protect public safety and ensure equal justice for all LA County residents."

At the announcement, former three-

term Los Angeles County District Attorney Steve Cooley strongly endorsed Hochman.

"Nathan Hochman is one of the nation's most experienced prosecutors and criminal justice attorneys. He has a long and distinguished record of bringing criminals to justice and fighting public corruption. The current DA is a failure in virtually all respects. I know what it takes to lead the largest local prosecution office in the United States, and Nathan Hochman is the best candidate to restore honesty, integrity, professionalism, and independence to the role of District Attorney in Los Angeles County," Cooley said.

Hochman was featured in an issue #1126 cover story.

Additional candidates continue to file as the primary election is not until March 5.

coverstory

CITY COUNCIL NAMES PURPLE LINE STATION "BEVERLY DRIVE"

By Danielle Berjikian

In a 3-2 vote, the City Council approved the proposed station name "Beverly Dr" for Metro Staff to present at the Metro Board meeting on Oct. 26.

Councilmembers John Mirisch and Sharona Nazarian voted against.

From May through July 2023, Metro surveyed 200 riders and 200 non-riders on the top two station names. The City also collected surveys from the South-

west Beverly Hills Homeowners Association members for additional votes of the top name candidates.

Based on the outreach performed, two station names were the most popular selections: "Wilshire/Beverly Dr" and "Beverly Hills."

94% of the riders and 77% of non-rider survey participants agreed that "Wilshire/Beverly Dr" is the easiest to

identify. And that "Beverly Hills" as the station name may confuse visitors, as there are two stations within the City.

Between Aug. 17 and Sept. 1 City staff contacted over 200 businesses along Beverly Drive between South Santa Monica Boulevard and Olympic Boulevard to inform them of the proposed station name. Beverly Hills Chamber of Commerce, Beverly Hills Conference & Visitors Bureau (CVB), and Rodeo Drive Committee (RDC) were also informed.

Most businesses along Beverly Drive were satisfied with the proposed name, but Beverly Wilshire Hotel representatives objected due to the similarity with the hotel name. The CVB and RDC have both indicated support of the Hotel's request.

Beverly Wilshire Hotel representatives expressed concern that the name similarities would negatively impact the hotel's branding and marketing efforts and requested Metro consider alterna-

tive names, such as "Golden Triangle" or "Wilshire/Cañon Dr". Metro staff agreed to present "Wilshire/Cañon Dr" as an alternative station name to the Board of Directors if the City Council supports this name.

On Sept. 21 the Metro Ad Hoc Committee was briefed on the additional outreach for "Wilshire/Cañon Dr" and expressed concern that "Cañon Dr" within the station name may mislead or encourage subway riders to visit South Cañon Drive, which is residential.

The City Council recommended "Beverly Dr" as the official station name and noted that "Dr" will be incorporated in the station name to be clear that it references the street name.

A June 7 Metro Purple Line Extension meeting revealed that the cost for the Beverly Drive North Portal entrance to the Metro D Line station now exceeds \$132 million and the City is not expected to continue the project.

a non-profit literacy program for underserved students, became a mental health advocate after her son's untimely death due to mental health challenges. She is currently on a national speaking tour.

The talk will be accompanied by an engaging slide presentation and followed by a Q and A.

Beverly Hills Hotel Hosts New Exhibition Of Large-Scale Photographs By Jin-Woo Prensena

The Beverly Hills Hotel, part of the

Dorchester Collection, will present Reflections by Los Angeles-based fine art photographer Jin-Woo Prensena.

The newly-curated collection of Prensena's work comprises 24 natural landscape and aerial photographs captured across the globe, including in California.

"Having Jin-Woo Prensena's exhibition at The Beverly Hills Hotel is a profound moment for us. His ability to transport viewers to stunning natural landscapes and inspire reflection aligns perfectly with the essence of the Hotel,

where luxury meets artistic expression. We are honored to showcase his talent and offer our guests a chance to immerse themselves in the beauty of the world through his lens," said John Scanlon, General Manager of The Beverly Hills Hotel.

The exhibition Reflections is curated by James Hedges, the hotel's Curator of the Arts. It will be on display from October 10 to February 15, 2024.

Admission is free and open to the public seven days a week. All works are available for purchase through Hedges

Projects.

Beverly Hills Bar Association and Foundation Welcome 2024 Officers

The Beverly Hills Bar Association and Beverly Hills Bar Foundation will swear in officers for the 2024 bar year at the organizations' Installation Dinner on October 5th at Skirball Cultural Center. Judge David Cowan of the Los Angeles Superior Court will administer the oath.

briefs cont. on page 8



TRAFFIC ADVISORY

Weekend piling work on S Canon Dr. will begin on Friday, October 6th through Monday, October 9th. S Canon Dr. at Wilshire Blvd. will be **CLOSED** to through traffic. Access to S Canon Dr. will be available from Charleville Blvd. Detour signs will be in place.

Work Hours: 8 p.m. Friday to 7 a.m. Monday, occurring over three consecutive weekends until late October.

For any questions, please contact the 24/7 Metro Project Hotline at (213) 922-6934.



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The Association will install Alexander Rufus-Isaacs of Rufus-Isaacs, Acland & Grantham, LLP as President; Nadira Imam of Lawrence H. Jacobson, APC as President-Elect; Anthony D. Storm of Storm Palyan LLP as Vice President; and Alphonse Provinziano of Provinziano & Associates as Secretary/Treasurer. Malcolm S. McNeil of Arent Fox Schiff will serve as Immediate Past President. The Association will also swear in two local attorneys as new Governors: Michael G. Freedman of The Freedman Firm PC and Lorena Vazquez of Vazquez Law.

"I am delighted to lead the Beverly Hills Bar Association for the upcoming year. The transformation of this organization into the model of a modern bar association has been remarkable to participate in, and I am confident we can find even more success in 2024," Rufus-Isaacs said. His presidential priorities will include focusing on the bar's long-term expansion, expanding its successful mentoring program for law students and young lawyers, and growing BHBA's public service footprint. "BHBA is so fortunate to have extraordinary volunteer bar leaders who produce outstanding CLE content year-round, and our BHBA OnDemand technology ensures those programs receive a robust audience nationwide. We will continue to lift up those educational efforts while we also focus on providing the next generation of leaders with mentorship and leadership opportunities," said Rufus-Isaacs.

The Beverly Hills Bar Foundation, the Association's charitable arm, will swear in the Association's Immediate Past President, Malcolm S. McNeil, as President. McNeil.

Full event details are available at <https://www.bhba.org/installation>.

Wallis to Launch Family Fest

The Wallis will be launching Family Fest, a quarterly free family-friendly event on Oct. 14 that includes kid-friendly activities, musical performances, food trucks, and more. The event is an expansion of The Wallis' previous Sunday Funday event series.

The following will take place at the Promenade Terrace:

• 10:00AM - 10:45AM — *ADAAWE*: The "International Women of the Drum and Voice" perform a global fusion of African rhythm.

• 11:45AM - 12:30PM — *Mariachi Tierra Mia*: A group of musicians that provide high caliber music for any type of event. Established in 2017, they are a coed group that specializes in performing Mariachi.

• 1:30PM - 2:15PM — Parker Bent: Preschool music teacher and performer, based in Los Angeles, whose original music has been aired on NPR and Disney Radio.

The following will take place at the Education Courtyard:

• 11:00AM - 11:30AM — Kymberly Stewart: GRAMMY-nominated recording artist, songwriter, musician, and early childhood music educator. Kymberly's songs are a mix of child-relatable lyrics and the jazz, gospel, soul, R&B, and pop sounds of the 60s, 70s and 80s, giving rise to a celebration of childhood that bridges generations.

• 12:45PM - 1:15PM — Spring Groove: Former Broadway performer (*Bye Bye Birdie*, *Grease*, *Saturday Night Fever*, and her own Off-Broadway show, *Spring Alive*), now music and yoga therapist in Los Angeles, and founder of the landmark program, Y.U.M.M.Y. Time® Wellness.

Additionally, GRoW @ The Wallis and the Los Angeles Chamber Orchestra (LACO) have once again partnered to create additional free activities for families filled with interactive music-themed activities. These workshops offer unique opportunities for kids, like an Instrument Petting Zoo and a space where young participants can craft their very own instruments, like a French horn, under the guidance of skilled classical musicians.

Visit <https://thewallis.org/show-details/family-fest-2023> for more information.

--Briefs Compiled by Danielle Berjikian

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sports & scores



BHHS To Forfeit Second Consecutive Football Game

By Steven Herbert

Beverly High will forfeit its second consecutive football game Friday night because it doesn't have "enough healthy bodies" to face Inglewood at Nickoll Field, interim coach Tim Ellis said.

The Normans also forfeited last Friday's planned game against Leuzinger because it only had about 21 players available, Ellis said.

"Five linebackers were out and we had

two offensive linemen that were out as well," Ellis said. "We had three (cornerbacks) out."

Forfeiting the games "breaks my heart" and "goes against every fiber in my body, but I have to look at it with my head and not necessarily my heart," Ellis said.

"When a kid goes down, my next offensive lineman was a kid who's like 5-foot-6, 5-foot-7 and weighs 120 pounds.



Date: 09/28/2023
Published: 10/05/2023, 10/12/2023, 10/19/2023, 10/26/2023 TBS 9,177
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number:23SMCP00523
09/29/2023
FREDERIQUE REZGUI
13909 OLD HARBOR LN UNIT 4E201
MARINA DEL REY CA 90292
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
1725 MAIN ST
SANTA MONICA 90401
SANTA MONICA
PETITION OF: FREDERIQUE REZGUI for change of name
TO ALL INTERESTED PERSONS:
Petitioner: FREDERIQUE REZGUI a petition with this court for a decree changing names as follows:

Present name: FREDERIQUE REZGUI
Proposed name: FREDERIQUE SOPHIE PERCEVAULT
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: 12/01/2023 Time: 08:30AM Dept: K Room:
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: LAWRENCE CHO, Judge of the Superior Court
Date: 09/29/2023

Published: 10/05/2023, 10/12/2023, 10/19/2023, 10/26/2023 TBS 9,178
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number:23STCP03514
09/25/2023

PARET HAJHASSAN
1000 W 8TH ST APT 503
LOS ANGELES CA 90017
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
1 NORTH HILL STREET
LOS ANGELES CA 90012
STANLEY MOSK COURTHOUSE
PETITION OF: PARET HAJHASSAN for change of name
TO ALL INTERESTED PERSONS:
Petitioner: PARET HAJHASSAN a petition with this court for a decree changing names as follows:

Present name: PARET HAJHASSAN
Proposed name: PARET SHOQAR
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: 11/17/2023 Time: 10:00AM Dept: 82 Room: 833
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: 09/25/2023
Published: 10/05/2023, 10/12/2023, 10/19/2023, 10/26/2023 TBS 9,179
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number:23VECP00562
09/29/2023

ROSEMARY CARDENAS-LOPEZ
20253 ELKWOOD ST
WINNETKA CA 91306
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES SUPERIOR COURT
NORTHWEST DISTRICT- EAST BLDG
6230 SYLMAR AVE ROOM 107
VAN NUYS CA 91401
PETITION OF: ROSEMARY CARDENAS-LOPEZ for change of name
TO ALL INTERESTED PERSONS:
Petitioner: ROSEMARY CARDENAS-LOPEZ a petition with this court for a decree changing names as follows:

Present name: ROSEMARY CARDENAS
Proposed name: ROSEMARY CARDENIAS
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: 11/17/2023 Time: 08:30AM Dept: A Room: 510
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: VIRGINIA KEENY, Judge of the Superior Court
Date: 09/29/2023
Published: 10/05/2023, 10/12/2023, 10/19/2023, 10/26/2023 TBS 9,180
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number:23VECP00547
09/25/2023

MARIA ALEXANDRA GIURGIU
21460 IGLESIA DR
WOODLAND HILLS CA 91364
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES SUPERIOR COURT- VAN NUYS COURTHOUSE EAST
PETITION OF: MARIA ALEXANDRA GIURGIU for change of name
TO ALL INTERESTED PERSONS:
Petitioner: MARIA ALEXANDRA GIURGIU a petition with this court for a decree changing names as follows:

Present name: MARIA ALEXANDRA GIURGIU
Proposed name: ALEXANDRA MARIA TODORIC
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: 11/09/2023 Time: 08:30AM Dept: W Room: 610
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: VIRGINIA KEENY, Judge of the Superior Court
Date: 09/25/2023
Published: 10/05/2023, 10/12/2023, 10/19/2023, 10/26/2023 TBS 9,181
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number:23BBCP00209
09/26/2023

TROY WILLIAMS
2140 NORTH HOLLYWOOD WAY #6411
BURBANK CA 91505
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LASO-NORTH CENTRAL DISTRICT
BURBANK COURTHOUSE
300 EAST OLIVE AVENUE
BURBANK CA 91502

PETITION OF: TROY WILLIAMS for change of name
TO ALL INTERESTED PERSONS:
Petitioner: TROY WILLIAMS a petition with this court for a decree changing names as follows:

Present name: TROY WILLIAMS
Proposed name: JOHN TROY WILLIAMS
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: 11/17/2023 Time: 08:30AM Dept: A Room:
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: ROBIN MILLER SLOAN, Judge of the Superior Court
Date: 09/26/2023

Published: 10/05/2023, 10/12/2023, 10/19/2023, 10/26/2023 TBS 9,182

FICTITIOUS BUSINESS NAME STATEMENT: 2023183671
The following person(s) is/are doing business as: ABI'S ITEM SHOP, 1247 E. WILSON AVE UNIT 7, GLENDALE, CA. 91206 LOS ANGELES, WON JUNG HONG, 1247 E. WILSON AVE UNIT 7 GLENDALE CA 91206. 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 WON JUNG HONG, 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: 8/22/2023. 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: 10/5/2023, 10/12/2023, 10/19/2023, 10/26/2023 NIN 49316

FICTITIOUS BUSINESS NAME STATEMENT: 2023192273
The following person(s) is/are doing business as: VALTRITION, 87 N. RAYMOND AVE., PASADENA, CA. 91103 LOS ANGELES, VALERIE J. KRYGER, 87 N. RAYMOND AVE. PASADENA CA 91103. 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 VALERIE J. KRYGER, 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: 8/31/2023. 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: 10/5/2023, 10/12/2023, 10/19/2023, 10/26/2023 NIN 49312

FICTITIOUS BUSINESS NAME STATEMENT: 2023192347
The following person(s) is/are doing business as: THE SPOT, 6157 CARPINTERO AVE, LAKEWOOD, CA. 90713 LOS ANGELES, MERAZ EMPIRE, INC., 6157 CARPINTERO AVE LAKEWOOD CA 90713 CALIFORNIA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ANGELICA TAYS, 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: 8/31/2023. 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: 10/5/2023, 10/12/2023, 10/19/2023, 10/26/2023 NIN 49315

FICTITIOUS BUSINESS NAME STATEMENT: 2023192350
The following person(s) is/are doing business as: DC AUTO BODY, 5979 S. AVALON BLVD., LOS ANGELES, CA. 90003 LOS ANGELES, DAVID CRUZ, 5979 S. AVALON BLVD. LOS ANGELES CA 90003. 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 DAVID CRUZ, 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: 8/31/2023. 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: 10/5/2023, 10/12/2023, 10/19/2023, 10/26/2023 NIN 49311

FICTITIOUS BUSINESS NAME STATEMENT: 2023192357
The following person(s) is/are doing business as: ALL STAR ANIMAL TRAPPING, ALL STAR SERVICES, RODENT CLEANING AND REPAIR, 8902 BACHRY PL, SUNLAND, CA. 91040 LOS ANGELES, ALL STAR SERVICES UNLIMITED, 8902 BACHRY PL SUNLAND CA 91040 CA. 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 SELENE HERNANDEZ HERNANDEZ, 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: 8/31/2023. 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: 10/5/2023, 10/12/2023, 10/19/2023, 10/26/2023 NIN 49309

FICTITIOUS BUSINESS NAME STATEMENT: 2023194820
The following person(s) is/are doing business as: SKL SERVICES, 2132 N. ALMADALE AVE., LOS ANGELES, CA. 90032 LOS ANGELES, STEVEN K LEE, 2132 N. ALMADALE AVE. LOS ANGELES CA 90032. 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 STEVEN K LEE, 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: 9/5/2023. 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: 10/5/2023, 10/12/2023, 10/19/2023, 10/26/2023 NIN 49315

FICTITIOUS BUSINESS NAME STATEMENT: 2023195318
The following person(s) is/are doing business as: HER BUSINESS MOVES, NEXX LEVEL BEAUTY BAR, 11922 S HOOVER ST, LOS ANGELES, CA. 90044 LOS ANGELES, LONNA LLC, 11922 S HOOVER ST LOS ANGELES CA 90044 CA 202358814713. The business is conducted by a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here in on 09/23. Signed CANDICE MOTEN, MANAGER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/6/2023. 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: 10/5/2023, 10/12/2023, 10/19/2023, 10/26/2023 NIN 49317

FICTITIOUS BUSINESS NAME STATEMENT: 2023197137
The following person(s) is/are doing business as: ROYALTY WHOLESALE AUTO, 1704 W. MANCHESTER AVE SUITE 203-C2, LOS ANGELES, CA. 90047 LOS ANGELES, TREVIA YOUNG, 1704 W. MANCHESTER AVE SUITE 203-C2 LOS ANGELES CA 90047. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 08/22. Signed TREVIA YOUNG, 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: 9/7/2023. 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: 10/5/2023, 10/12/2023, 10/19/2023, 10/26/2023 NIN 49318

FICTITIOUS BUSINESS NAME STATEMENT: 2023197139
The following person(s) is/are doing business as: FLEXFIRM PRODUCTS, 2300 N. CHICO AVE., SOUTH EL MONTE, CA. 91733 LOS ANGELES, FLEXFIRM HOLDINGS LLC, 2300 N. CHICO AVE. SOUTH EL MONTE CA 91733 CALIFORNIA. The business is conducted by a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here in on 05/18. Signed ANGELO CA TAYS, 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: 9/7/2023. 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: 10/5/2023, 10/12/2023, 10/19/2023, 10/26/2023 NIN 49319

FICTITIOUS BUSINESS NAME STATEMENT: 2023197142
The following person(s) is/are doing business as: TAN-TRUONG ENTERPRISES, 13753 HEDDA CIR, CERRITOS, CA. 90703 LOS ANGELES, SOPHIA TAN TRUONG, 13753 HEDDA CIR CERRITOS CA 90703. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 08/23. Signed SOPHIA TAN TRUONG, 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: 9/7/2023. 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: 10/5/2023, 10/12/2023, 10/19/2023, 10/26/2023 NIN 49320

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 149555 Title No. DS7300-19005246 **YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/15/2006. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** On 10/17/2023 at 10:00 AM, The Mortgage Law Firm, PLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded

03/21/2006, as Instrument No. 06 0595870, in book xx, page xx, of Official Records in the office of the County Recorder of Los Angeles County, State of California, executed by Carolyn V Johnson, A Single Woman, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 5529-003-071 The street address and other common designation, if any, of the real property described above is purported to be: 850 North Croft Avenue No 301, Los Angeles, CA 90069 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed 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 said Deed of Trust, 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 obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$1,368,274.51 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. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated:09/18/2023 THE MORTGAGE LAW FIRM, PLC Adriana Durham/Authorized Signature 27368 Via Industria, Suite 201 Temecula, CA 92590 (619) 465-8200 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (800) 758-8052 The Mortgage Law Firm, PLC. may be attempting to collect a debt. Any information obtained may be used for that purpose. 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 (800) 758-8052 for information regarding the trustee's sale or visit this Internet Web site - www.Xome.com - for information regarding the sale of this property, using the file number assigned to this case: 149555. 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: 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) 758-8052 for information regarding the trustee's sale, or visit this internet website www.Xome.com for information regarding the sale of this property, using the file number assigned to this case 149555 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. A-4796690 09/21/2023, 09/28/2023, 10/05/2023

NOTICE OF PETITION TO ADMINISTER ESTATE OF: STEPHANIE HEYMANN CASE NO. 23STPB10247

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

A PETITION FOR PROBATE has been filed by STEVEN BRIAN HEYMANN in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that STEVEN BRIAN HEYMANN be appointed as personal representative to administer the estate of the decedent.

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

A HEARING on the petition will be held in this court as follows: 11/02/23 at 8:30AM in Dept. 5 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
JOHN L. WONG, ESQ. - SBN 249856
MODERN WEALTH LAW, APLC
2600 MICHELSON DRIVE, STE 950
IRVINE CA 92612
Telephone (949) 371-5003
BSC 223979
9/28, 10/5, 10/12/23
CNS-3740793#



**County of Los Angeles
Department of
the Treasurer and
Tax Collector**

**Notice of Divided
Publication**

Pursuant to Revenue and Taxation Code (R&TC) Sections 3702, 3381, and 3382, the Los Angeles County Treasurer and Tax Collector is publishing in divided distribution, the Notice of Sale of Tax-Defaulted Property Subject to the Tax Collector's Power to Sell in and for the County of Los Angeles, State of California, to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

**Notice of Online Public Auction of
Tax-Defaulted Property Subject to
the Tax Collector's Power to Sell
(Sale No. 2023B)**

Whereas, on Tuesday, July 11, 2023, the Board of Supervisors of the County of Los Angeles, State of California, directed the County of Los Angeles Treasurer and Tax Collector (TTC), to sell at online auction certain tax-defaulted properties.

The TTC does hereby give public notice, that unless said properties are redeemed, prior to the close of business on the last business day prior to the first day of the online auction, or Friday, October 20, 2023, at 5:00 p.m. Pacific Time, the TTC will offer for sale and sell said

properties on Saturday, October 21, 2023, beginning at 3:00 p.m. Pacific Time, through Tuesday, October 24, 2023, at 12:00 p.m. Pacific Time, to the highest bidder, for not less than the minimum bid, at online auction at www.bid4assets.com/losangeles.

The minimum bid for each parcel is the total amount necessary to redeem, plus costs, as required by R&TC Section 3698.5.

If a property does not sell during the online auction, the right of redemption will revive and remain until Friday, December 1, 2023, at 5:00 p.m. Pacific Time.

The TTC will re-offer any properties that did not sell or were not redeemed prior to Friday, December 1, 2023, at 5:00 p.m. Pacific Time, for sale at online auction at www.bid4assets.com/losangeles beginning Saturday, December 2, 2023, at 3:00 p.m. Pacific Time, through Tuesday, December 5, 2023, at 12:00 p.m. Pacific Time.

Prospective bidders should obtain detailed information of this sale from the TTC at tfc.lacounty.gov. Bidders are required to pre-register at www.bid4assets.com and submit a refundable \$5,000 deposit in the form of wire transfer, electronic check, cashier's check or bank-issued money order at the time of registration. Registration will begin on Friday, September 15, 2023, at 8:00 a.m. Pacific Time and end on Tuesday, October 17, 2023, at 5:00 p.m. Pacific Time.

Pursuant to R&TC Section 3692.3, the TTC

sells all property "as is" and the County and its employees are not liable for any known or unknown conditions of the property, including, but not limited to, errors in the records of the Office of the Assessor (Assessor) pertaining to improvement of the property.

If the TTC sells a property, parties of interest, as defined by R&TC Section 4675, have a right to file a claim with the County for any proceeds from the sale, which are in excess of the liens and costs required to be paid from the proceeds. If there are any excess proceeds after the application of the minimum bid, the TTC will send notice to all parties of interest, pursuant to law.

Please direct requests for information concerning redemption of tax-defaulted property to the Treasurer and Tax Collector at 225 North Hill Street, Room 130, Los Angeles, California 90012. You may also call (213) 974-2045, Monday through Friday, 8:00 a.m. to 5:00 p.m. Pacific Time, visit our website at tfc.lacounty.gov or email us at aucion@tfc.lacounty.gov.

The Assessor's Identification Number (AIN) in this publication refers to the Assessor's Map Book, the Map Page, and the individual Parcel Number on the Map Page. If a change in the AIN occurred, the publication will show both prior and current AINs. An explanation of the parcel numbering system and the referenced maps are available at the Office of the Assessor located at 500 West Temple Street, Room 225, Los Angeles, California 90012, or at assessor.lacounty.gov.

assessor.lacounty.gov.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on August 11, 2023.

Elizabeth Buenrostro Ginsberg
Chief Deputy Treasurer and Tax Collector
County of Los Angeles
State of California

The real property that is subject to this notice is situated in the County of Los Angeles, State of California, and is described as follows:

**PUBLIC AUCTION NOTICE OF SALE OF
TAX-DEFAULTED PROPERTY SUBJECT TO
THE POWER OF SALE (SALE NO. 2023B)**

2300 AIN 4380-017-029 DINSDALE, COLENE R LOCATION COUNTY OF LOS ANGELES \$1,878.00

2301 AIN 4380-018-002 HEFLIN, THELMA D LOCATION COUNTY OF LOS ANGELES \$13,169.00

2302 AIN 4380-018-025 CHARAFEDDINE, ALI H LOCATION COUNTY OF LOS ANGELES \$29,238.00

2424 AIN 5066-022-029 DAVIS, GERALD L LOCATION COUNTY OF LOS ANGELES \$19,871.00

CN999783 512 Sep 28, Oct 5, 12, 2023

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
Sportscardliquidator@yahoo.com

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

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

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

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

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

ATTENTION DIABETICS! Save money on your diabetic supplies!
Convenient home shipping for monitors, test strips, insulin pumps, catheters and more! To learn more, call now!
1-855-702-3408. (Cal-SCAN)

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

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

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

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

Struggling With Your Private

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

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

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

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

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

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

115-CEMETERY
Pacific View Memorial Park,

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

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

205-ADOPTIONS
ADOPTION: You are not alone. For immediate counseling, help choosing a loving family, and financial assistance, call 24/7 (800) 658-8284 / Text (646) 988-6281. Expenses Paid. Confidential. www.adoptionsfirst.com (Cal-SCAN) 1-844-653-7402 (Cal-SCAN)

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

Fabulous Furry Bundles of Joy Maltese Puppies For Sale Call Lesly - 310-702-8060

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

400-REAL ESTATE
KC BUYS HOUSES Fastest Cash- Any Condition! Residential and Commercial Cash in 72 hours! Family owned and operated 25 years. 1-909-536-2060

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

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

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)

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.

501-HELP WANTED
Marketing Director Jobsite: Beverly Hills, CA Email resumes to sg@luxuryline.com

800-LOANS
BELLGRAPH COMMERCIAL LOANS No bank loan? Commercial and 2-4 SFR properties Interest 7.125% 310-508-9758 - Direct

809-INSURANCE/HEALTH

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

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

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

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

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

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

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



GET TO KNOW

Jennifer Okhovat

& ASSOCIATES

Jennifer "Jenny" Okhovat is a lifelong resident of Beverly Hills and a proud graduate of Beverly Hills High School and Cal State University Northridge. She became a licensed agent in early 2009 and quickly moved up the ranks to become one of the top agents at Compass' Sunset Strip office.

She works with a wide range of clients throughout Los Angeles. Areas of service include West Hollywood, Hollywood, Hollywood Hills, Los Feliz, Beverly Hills, Hancock Park, Culver City, Miracle Mile, Beverly Grove, and Silicon Beach. She has been a party to more than 100 leases during her career and has broken sales records for a number of properties, including the highest price for a single-family residence sold in West Hollywood West in all of 2019.

Her strong work ethic, knowledge of the market, and out-of-the-box marketing and sales techniques have been critical to her success. Jennifer has been featured in a number of news and media outlets including the LA Times, Apartment Therapy, Realtor.com, Yahoo Finance, The Close, Bravo's Million Dollar Listing, Inman News, The Washington Post, and The Wall Street Journal. Clients seek her out as a reliable resource to consult and guide them in leases, purchases, and sales. One of her main principles: "never work on any deal you don't 100% believe in."

Jennifer joined John Aaroe Group in 2013, before the company was acquired by Pacific Union International, and then Compass. Prior to John Aaroe Group, Jennifer worked as a listing specialist with CA Realty. Jennifer has a BA degree in Gender and Women's Studies from Cal State Northridge and is an active member of the Beverly Hills/Greater Los Angeles Association of REALTORS®, the California Association of REALTORS®, the National Association of REALTORS®, and is on Compass' Agent Advisory Council.

When she is not working, Jennifer enjoys volunteering and writing contributing articles for various publications, including Beverly Hills Weekly. She has been a Professional Committee Board Member of Sinai Temple's Atid program, Board Member of FIDF Young Leadership, Team Beverly Hills graduate, and is an active member of the Gender and Women's Studies Alumni Association at CSUN. Jennifer is also passionate about endangered animals and is a proud supporter of The Dolphin Project, working to free sea animals in captivity.

Jennifer Okhovat
Residential and Commercial Real Estate

310.435.7399 · jenny@jennyohomes.com · @jennyohomes
DRE 01866951 · Beverly Hills High School + CSUN Alumna

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ACCOLADES

