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Issue 779 • September 4, 2014 - September 10, 2014



## Dynamic Duo

**Brad Vincent and Stacey Kikkawa have big plans for Beverly High's renowned performing arts department**



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## BEVERLY HILLS TELEVISION

### Channel 10 City Council and Commission Schedule

- Design Review Commission – Today at 1:30 p.m., Tomorrow at 8:00 p.m., and Monday at 5:00 p.m.
- Traffic and Parking Commission – Tuesday at 2:00 p.m. and Wednesday at 5:00 p.m.
- Charitable and Solicitations Commission – Sept. 10 at 9:30 a.m.
- City Council Study Session – Tonight at 7:00 p.m.
- City Council Formal Meeting – Tomorrow at 3:00 p.m.

Gang prosecutor Elan Carr and his wife Dahlia Carr are scheduled to appear on Beverly Hills View next week. Elan will discuss his candidacy for the 33rd Congressional Candidate race. He will be running against Senator Ted Lieu in the November 4 election.

To air on Channel 10:  
Monday at 4:30 p.m., Tuesday at 9:30 p.m. and Wednesday at 8:00 p.m.

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### Corrections Issue #778

• In the article, "City Council approves additional Centennial allocations from remaining \$59,145 Centennial funds," a compensation of \$5,000 was recommended for Judy Kessler, who is not a Beverly Hills resident. The Conference and Visitor's Bureau was already reimbursed \$12,948, and the \$10,500 in revenue from the Centennial Cookbook is in the City's general fund.



### HONORING WAXMAN MAXELLA AVENUE

LA Supervisor Zev Yaroslavsky (left) presents Representative Henry Waxman (D – Los Angeles, right) with a plaque from the Saban Community Clinic, Venice Family Clinic, and Westside Family Health Center on August 25 in honor of his support of health care during his 40-year career. See more on page 16.

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# briefs

## City Council discusses who reviews Waldorf Astoria's development changes

The City Council expressed consensus 4 -1 on Tuesday to allow Community Development Director Susan Healy Keene to make administrative decisions on development changes to the Waldorf Astoria project at 9876 Wilshire Boulevard, and to follow the current specific plan that was approved in 2008.

Councilmember John Mirisch dissented.

"It would be better to let [the Planning Commission] weigh in and become part of the decision making process," Mirisch said.

The Waldorf Astoria project has proposed seven development changes, which includes changing the usage of a private, employee space to a mezzanine and adding an additional four feet to the maximum height in order to add a few more inches to each floor height.

"It's had such an impact on the community already," Planning Commission Chair Howard Fisher said. "There have been issues on the height of the project impacting other properties."

Though no additional square footage will be added to the hotel, Planning Commissioner Craig Corman mentioned



Proposed Waldorf Astoria project

that the change in usage could provoke increased usage and intensification of the site. He said that he has received communication from residents who were concerned on the development changes.

"This is a very different project, and I think it can be treated differently," Corman said.

The Waldorf Astoria project's specific plan defines three types of development changes and the process of review for each type.

Modifications do not require a discretionary review, and include changing the location of retail, restaurant, and open air dining uses within the hotel and minor changes to the site plan and building

elevation.

Administrative modifications allow the Community Development Director to make a decision on the development changes, which includes any changes that do not "substantially" alter the site plan and building elevations that materially changes the architectural style or modulation of the building.

A formal amendment includes review by the City Council and Planning Commission if the developmental changes are "significant," which includes an increase in total hotel rooms or residential units, an increase in the square footage of the rooms, or a material increase to the maximum height of the building.

Keene said that the development changes proposed by the Waldorf Astoria project follow regulations set forth in the administrative modifications process. She has yet to make any decision regarding the changes.

"The issue before you isn't whether the Director of Community Development can decide whether these changes should be granted," Corman said. "The crux of the matter is, is it in the best interest of the community for the Director of Community Development to decide this in this first instance?"

Corman mentioned aside from the specific plan, under the Municipal Code Section 10-3-3601A, the Community Development Director can "take any decision that is in her purview and give it to the Planning Commission if she feels that's in the best interest of the city."

According to City Attorney Larry Wiener, with any decision made by the Community Development Director, the public has 14 days to appeal the decision, and the city council has the opportunity, within 30 days of the decision, to call up the issue and have a more formal review, and/or send the matter to the Planning Commission.

"Perhaps there might have been a more efficient process adopted," Wiener said. "But there is a process laid out in the specific plan, and there is a development agreement which vests that process, so there is an opportunity for public discussion."

briefs cont. on page 4



"Beverly Hills 9/11 Memorial"

## Keeping the Torch Lit!

### 9/11 Memorial IN THE HEART OF BEVERLY HILLS TO HONOR OUR HEROES

Honor Guard



Ringling of the Bells



Laying of the Wreath



**Date:** Thursday September 11, 2014  
**Time:** 5:00 to 5:30 p.m.  
**Location:** Beverly Hills Fire Department  
445 N. Rexford Dr.



Free two-hour parking is provided in the structure next to the Library

An informal morning ceremony will take place at 6:45 a.m.  
At the Fire Department Headquarters





# NOTICE OF PUBLIC HEARING

The Planning Commission of Beverly Hills, at its regular meeting to be held on **Thursday, September 11, 2014, at 1:30 p.m.**, or as soon after as the matter is heard, in Commission Meeting Room 280A at City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE DEVELOPMENT STANDARDS FOR SINGLE FAMILY PROPERTIES IN THE CENTRAL AREA OF THE CITY AND AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO ADDRESS CONCERNS RELATED TO BUILDING SCALE AND MASS AND PARKING.**

The proposed Ordinance would amend the City of Beverly Hills development standards for single family properties in the Central Area of the City. The proposed amendments include the following:

- 1) Revise the standards for maximum height and maximum roof plate height in the principal building area for houses north and south of Santa Monica Boulevard;
- 2) Require houses to have greater front setbacks for greater height;
- 3) Prohibit light wells from being located in front or side setback areas except for street side setbacks where light wells may be located if screened;
- 4) Require porte cocheres to be set back a minimum of four feet (4') from the front façade of a house;
- 5) For properties located south of Santa Monica Boulevard, extend the nine-foot (9') wide side setback required on one side of the house the entire length of the property (currently this setback is only required for the first thirty eight feet behind the front setback line);
- 6) Require walls or fences over eighteen inches (18") high in the front setback to be set back a minimum of two to three feet (2'-3') from the front lot line and require landscaping in this area;
- 7) Require the following landscape standards: a) a two-foot wide area of landscaping along the entire length of each side yard; b) mature trees in front yards with restrictions on the types of trees permitted to meet this requirement;
- 8) Require additional parking spaces for new homes and for additional bedrooms beyond six bedrooms;

The Planning Commission resolution is also expected to include a recommendation to the City Council to review the City's Design Review process.

This Ordinance has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It can be seen with certainty that there is no possibility that the adoption and implementation of the Ordinance may have a significant effect on the environment. The Ordinance does not authorize construction. This Ordinance is exempt from the environmental review requirements of CEQA pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

All interested persons are invited to attend and speak on this matter. Written comments may be submitted, c/o Planning Services, 455 N. Rexford Drive, 1st Floor, Beverly Hills, CA 90210 and should be received prior to 5:00 p.m. on September 3, 2014 to be included with the Planning Commission's agenda packet. Written materials may be submitted during the public hearing.

Please note that if you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised at a public hearing or in written correspondence delivered to the City, either at or prior to the end of the public comment period.

If there are any questions regarding this notice, please contact **Michele McGrath, Principal Planner**, Community Development Department, Planning, at **310.285.1135** or **mmcgrath@beverlyhills.org**. The case file, including a copy of the proposed ordinance, is available for review in the Community Development Department/Planning Services Section, 1st Floor, 455 N. Rexford Drive, Beverly Hills, California.

MICHELE MCGRATH  
Principal Planner

*briefs cont. from page 3*

Mayor Lili Bosse, Vice Mayor Julian Gold, and Councilmember Willie Brien agreed that the specific plan already defines how the City processes particular development changes, and allows the public the opportunity to voice their opinion.

"If we go back to the idea of every change has to be approved by a commission and then the council, there will be very little progress in terms of renovations [and] building," Brien said.

Councilmember Nancy Krasne said that though she is open to the idea that the Planning Commission could have the ability to review development changes, she does not want to delay the project at the same time.

"For me, it's really important that we don't prejudice any project in any way," Bosse said. "I think that whoever is under a specific plan that they are treated fairly based on what we as a City Council [and] we as a Planning Commission had put forward and agreed upon. To alter from that, I think then we are not being transparent and then we are not being fair."

## City Council approves Beverly Hills: 100 Years, 100 Stories license agreement; next installment to screen September 8

The City Council unanimously approved a license agreement with TV is OK Productions, Inc., for Phil Savenick's Beverly Hills: 100 Years, 100 Stories on Tuesday.

"The reason that it's important that I make them nonexclusive is because I consider these kind of our cultural heri-

tage," Savenick said. "I feel that I need to protect them."

The license agreement allows Savenick to retain the rights to his videos to exhibit, broadcast, and distribute his videos in any media form. He will provide the videos online and in video form to the city, and allow the videos to be included in the Cultural Heritage archives. An amount of \$75,000 from the Centennial budget was approved in 2013 for Savenick to produce Beverly Hills: 100 Years, 100 Stories.

"This is not what I would not call a big money maker for Mr. Savenick," Councilmember Nancy Krasne said. "It's cost him more than he will ever make or recoup in the \$75,000."

Savenick has agreements to run the stories with the elementary schools, at class reunions, with the seniors at Roxbury Park, and several other community events. He has already premiered one of his segments, Things that Aren't Here Anymore, on August 11 at a monthly Beverly Hills Historical Society Centennial Film Festival.

The next installment will be on the Fabulous Earliest Estates of Beverly Hills on September 7 from 7:00 p.m. to 9:00 p.m. at the Roxbury Park Community Center. There will be a special tribute to the Virginia Robinson's Gardens and is co-sponsored by the Beverly Gardens Park. To raise awareness to revitalize the Electric Fountain, a special film on the Electric Fountain will be shown at the event.

He has already completed a full-length documentary, The History of Beverly Hills, which he plans to present later this year.

*briefs cont. on page 5*

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briefs cont. on page 4

“My agenda is to share this with as many people as possible to give it the best use and to give it the best exposure,” Savenick said. “Anything that’s going to the city is cleared. I want you to be able to use it.”

Through the agreement, Savenick will be able to use the Beverly Hills Television studios to complete his work.

Mayor Lili Bosse noted that participants in Savenick’s video project signed all of his releases, but some people did not sign the city’s release.

“About 30 percent of the people who came in, including four or five former mayors, refused to sign the city release,” Savenick said. “It is too broad [and] too general. I had a different release, they would grant me those rights, and I could assign those rights, but they would not give all rights to the city.”

Bosse asked City Attorney Larry Wiener to look into the matter to possibly “fine tune” the city’s release.

“[The videos are] something that enriches the city,” Councilmember John Mirish said. “We’re lucky enough to have the facilities [and] you’re someone who knows how to make use of them. Whether there is a contract or not, [the videos are] something that will go into the city’s archives [and] will go into the Cultural Heritage archives.”

### BHPD launches internal review of policies and procedures

The Beverly Hills Police Department commenced an internal review of policies and procedures after the arrest of TV producer Charles Belk on August 22.

“The arrest of Mr. Belk was lawful and proper based on the information known to the officers in the field at the time of the arrest,” BHPD Chief David Snowden said in a press release from the city. “However, we should have done a better job once Mr. Belk was taken into custody.”

The BHPD arrested Belk after an eyewitness positively identified him. Though Belk was later released upon BHPD review of surveillance videos, Belk alleged on his Facebook page that he was not read his Miranda rights and that the BHPD could have viewed the tape earlier than they did.

“We are taking these allegations very seriously,” Snowden said. “We take pride in the professionalism of our department and the high quality service that we provide to those who live, work and visit our community.”

The Professional Standards Unit will investigate Belk’s allegations and will review policies, procedures and protocols, which include an arrestee’s access to phone and legal representation, and a prompt investigative review of electronic evidence that may release an individual in custody, according to the press release.

According to the press release, Snowden said that “policies and training issues will be addressed to prevent the recurrence of an incident similar to Belk’s.”

“Ultimately, how we interact with the

public we serve is what matters the most,” Snowden said.

### West Hollywood/Beverly Hills Democratic Club to honor Bosse

The West Hollywood/Beverly Hills Democratic Club is hosting its annual Democrat of the Year Awards event on September 7 at the Luxe Hotel from 4:30 p.m. to 6:00 p.m.

This year’s honorees include Beverly Hills Mayor Lili Bosse, Representative Mark Takano (D – Riverside), IATSE Vice President Thom Davis and State Senator Ted Lieu. There will be a wine reception with appetizers.

Call (310) 278 7596 for more information.

### Troop Beverly Hills 25th anniversary screening to play September 13

The City of Beverly Hills and Sony Pictures Entertainment will be hosting the 15th anniversary screening of Troop Beverly Hills at the Beverly Canon Gardens on September 13 at 7:00 p.m.

Attendees can enjoy the free event and have a Q&A with cast members after the screening and mingle with Producer, writer, and creator Ava Ostern Fries, Executive Producer Charles Fries and actress Shelley Long.

Tables and chairs will be available on a first come, first served basis, along with a large grassy area open for picnic blankets. To-go dinners are available from neighboring restaurants, including on-site venues such as Beverly Hills Brownie Company, Bouchon Bakery, Montage Beverly Hills, and Sweet Bakery.

Free parking is available in the Beverly Canon Gardens parking structure on 241 North Canon Drive.

briefs cont. on page 6

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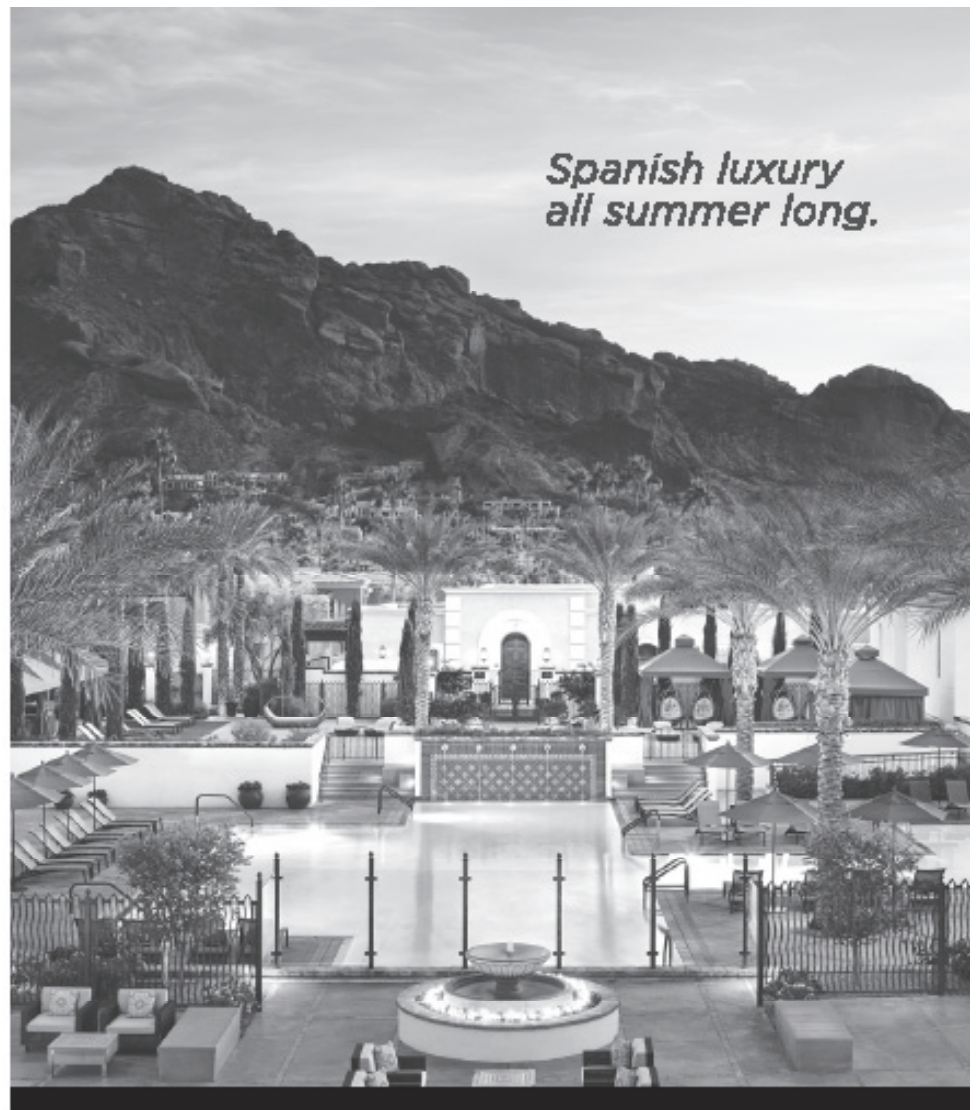
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briefs cont. from page 6

Call (310) 285 6830 or visit [www.beverlyhills.org](http://www.beverlyhills.org) for more information.

### Beverly Vista to host movie night

Beverly Vista is hosting a free outdoor movie night on September 6, showcasing *OZ the Great and Powerful* at the Beverly Vista field at 7:30 p.m.

Gates will open at 6:30 pm. Attendees can purchase pizza, popcorn, goodies and drinks and enjoy their foods on a blanket in front of the movie. Parent supervision is required.

### Looking Beyond Next Generation to host event Sept. 18

Looking Beyond Next Generation will hold its inaugural event on September 18 at Unici Casa in Culver City.

Looking Beyond Next Generation is a branch of Looking Beyond, which is a non-profit organization that started 15 years ago dedicated to raising money for special needs children. A group of women decided that though they could always personally donate money, they could have a bigger affect by raising a larger amount of money to give to various Southern Californian organizations, according to Looking Beyond Next Generation President Yasmin Mossanen.

This year, a group of young professionals wanted to start a branch of the orga-



(Back row, left to right) Ben Maddahi, Nathan Javidzad, Steven Daneshgar, Roxy Elghanayan, Nicole Dayani, Yasi Mossanen, and Steve Ravan.

(Front row, left to right) Jen Saeedian, Roxana Maddahi, Kelli Tennant, Nick Ekbatani, Debbie Soroudi, Sabrina Merage, Sasha Shokrian, and Sandra Ravan

nization that was geared more towards young professionals instead of the older generations.

"It's really important for people to realize that children are children," Mossanen said. "People with special needs [aren't] any less of a person, they're just different. But [they have] the same amount of heart, the same amount of human being, [and we] shouldn't look at them with pity, but with compassion."

The inaugural event will honor Nick Ekbatani, a former UCLA football athlete who lost his left leg in 2012 due to a speeding taxi-van that collided with his motorcycle.

"He's such an amazing man with such a great spirit," Mossanen said.

Though Ekbatani has undergone 12 surgeries since the accident, he has continued to become an MBA candidate at The Marshall School of Business at USC on a "Swim with Mike" Scholarship, which is one of the organizations that Looking Beyond Next Generation will donate money to from the event.

"Swim with Mike' is an organization that gives money to people with special needs who want to go to school but can't afford to go to school," Mossanen said.

The inaugural event will feature a dinner, open bar, and two DJs. A raffle will

include two VIP tickets to the SweetLife Musical Festival in Washington D.C. with a two night stay at the W Hotel, a \$500 gift card to MeUndies, and a stay in SLS Vegas' deluxe rooms with bottle service for up to four people at any SLS clubs and dinner for two at any restaurant at SLS.

Visit [www.lookingbeyondnextgen.eventbrite.com](http://www.lookingbeyondnextgen.eventbrite.com) to purchase tickets.

### Memorial ceremony to be held September 11

The City of Beverly Hills will hold two, memorial ceremonies that will be open to the public on September 11 at the Fire Department headquarters near the 9/11 Memorial Garden.

The first ceremony will be held at approximately 6:55 a.m. to coincide with the timing of the 9/11 attacks and last about five minutes. There will be a ringing of the bell and a moment of silence.

"It will recognize the people, the fire fighters, the police officers and all the civilians that passed away on September 11, 2001," Fire Chief Ralph Mundell said.

The evening ceremony will begin at 5:00 p.m. and last approximately 20 to 30 minutes. BHPD Chief David Snowden and Mundell will each speak and City Clerk Byron Pope will sing.

"We decided that every five years we'll have a bigger ceremony that would include more of a celebration of the lives of those people that were lost," Mundell said. "In the intervening years, we'll have

briefs cont. on page 9

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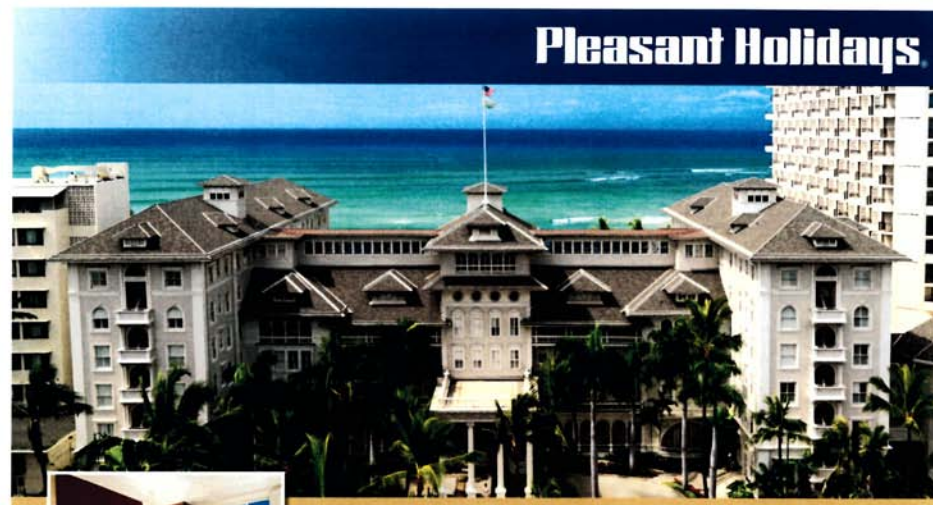
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The public opinion forum where  
Beverly Hills duked out the issues

## Who is the best candidate for third district supervisor?

### Bobby Shriver



LA County government affects us all. Transportation, the economy, social services, healthcare, and the arts all depend upon a successfully run county government. I'm running for Supervisor to bring new ideas and smart, 21st Century solutions to LA County.

Success begins with a growing economy. Everything else depends upon it.

To create jobs, we must encourage businesses to start and stay here. Let's create a Jobs Team to keep industries like solar, automobile, aerospace, film and television from leaving the county. Other states and counties continue to recruit our companies. It's time to fight back and keep job creators in LA. We must devote the time, money, and effort to build a skilled workforce, including veterans. Job training is one of the best ways to help families increase their income.

Success means a well-managed county government. While Sacramento went broke, I worked in local government and helped Santa Monica balance its budgets. We preserved the city's Triple-A bond rating, created jobs, and avoided layoffs and cuts to essential services—all during the Great Recession.

Success means finishing the Purple Line subway to the Westside without the currently forecast delay. It means connecting rail to LAX and getting the Valley its fair share of transportation funding, including rail on the Orange Line.

We need to cut neighborhood traffic with new ideas. Here are a few: requiring traffic officers to be part of large construction projects, providing easier local access to rail, and free transit passes for students.

Success means continued strong investment in the arts. I support the County's Arts for All K-12 education program. Our creative economy depends on arts education and support of artistic expression. I will bring in private sector funding to make LA County a world-class arts destination.

Success is protecting over 7,000 foster children under the age of three. That requires quickly hiring a proven leader with real authority to reform the system and cutting the ratio from 30 children to one social worker to the best practice of 14 to one. That saves lives.

Community health clinics are expanding into schools; we need to make mental health care available for K-12 students. Because of the Affordable Care Act, public health care must now compete with private care; we must accept this challenge to expand access to healthcare, especially for seniors and children.

Success is protecting our wild lands and cleaning and capturing our water. We can make LA County cleaner and greener while ensuring we have enough water.

Like the Supervisors before me, Ed Edelman and Zev Yaroslavsky, my government background is local. Eight years as councilmember and Mayor in Santa Monica taught me that the smartest solutions emerge from the grassroots up – not from Sacramento down. It's up to the Supervisor to listen and implement the best ideas to solve local problems.

I can make the county work because I have experience solving tough problems. In Santa Monica, kids were getting sick from swimming in the ocean, so I worked with local environmentalists and businesses to clean up Santa Monica Bay and beach. I changed the way Santa Monica approached homelessness and moved hundreds of chronically homeless people into supportive housing. After 10 years of hard work, I persuaded the VA to rehabilitate a building on its West LA campus to house homeless veterans. When a freeway threatened San Onofre State Beach, as chair of the California Park and Recreation Commission, I led the charge that kept the open space unspoiled. And got fired for my success! When a solution requires persistence, you can count on me.

I co-produced best-selling Christmas albums, raising more than \$100 million for the Special Olympics, including in Los Angeles. I co-founded three nonprofit organizations that fight poverty. We achieved billions in debt relief, passed historic HIV/AIDS legislation and financed the Global Fund. Our private-sector initiative, Product (RED), generated over \$250 million to provide life-saving drugs to millions living with HIV/AIDS. Let's bring innovative solutions like these to the county.

My wife, Malissa, and I are raising our two daughters here. I am running for Supervisor to deliver to them and to the entire community a government that works for the success of everyone.

### Sheila Kuehl



Thank you for the opportunity to tell your readers a bit more about me and my candidacy for LA County Board of Supervisors in the Third District, which includes the City of Beverly Hills.

Even before I ran for the State Assembly in 1994, I had been a civil rights attorney, law professor, domestic violence victims' advocate, and Managing Attorney of the California Women's Law Center, working on issues about which I cared passionately. I taught one of the first classes offered on Gender and Law, as well as drafting 30 or 40 pieces of legislation on domestic violence sexual assault, and workplace discrimination.

Every single day, throughout all those years, I was struck by the significant and continuing impact that governmental policy had on the lives of real people – how decisions made by those in public office could help make people safe or not, treat them fairly or not, give them a helping hand or not, open educational, training or job opportunities, or not. I wanted to put all I had learned and experienced to work, so I ran for the Assembly.

Thanks to many of you, I won five elections and served for fourteen years in the State Assembly and the State Senate, representing much of the Westside, Beverly Hills and the Valley. In those 14 years, I was chosen to serve as Speaker pro Tempore of the Assembly, the first woman to do so, chaired the Assembly Judiciary Committee, the Senate Committee on Natural Resources and Water, the Senate Health and Human Services Committee, the Senate budget sub-committee on Energy, Water and Resources and as a member of virtually every other committee in both houses, including Budget and Appropriations. In addition, as the first openly gay or lesbian person elected to the California Legislature, I learned that one person can make a difference, speaking for those who have had no voice, and carrying, with a lot of help, the first bill to protect kids in schools from harassment or discrimination based on their actual or perceived sexual orientation.

I carried 171 bills that were signed into law, covering a vast range of subjects from education to water, from paid family leave to nurse-to-patient staffing ratios, from domestic violence to environmental protection.

Through all those years, I had the opportunity to learn a great deal about the crucial issues that impact the people of Los Angeles County: healthcare, education, transportation, environmental safety, conservation and protection, arts funding, state and federal budgets and their impact on the counties, equal protection under the law, social services, juvenile justice, prisons, civil rights, employment, housing and the ways in which so many of these issues are connected.

All of this has uniquely prepared me to serve as the next County Supervisor for the Third District in Los Angeles. As an Angelino from the age of two, this district, from Santa Monica, West LA, Beverly Hills, and West Hollywood to Los Feliz, from Westlake Village to the City of San Fernando and Griffith Park, is a part of my history. I represented much of it in both houses of the State Legislature and I have worked, listened, met, and served the people of this district from one end to the other, including work on many of the local issues for which the county is deeply responsible: social welfare, child welfare transportation, environmental and water quality, protection of the Santa Monica mountains, juvenile justice, education, public safety, and budget, budget, budget. I want to bring my experience and passion to this job – to maintain the good work that's been done to keep the county fiscally solvent, to make certain that the new healthcare programs roll out smoothly, to improve the care we give foster youth and the children who need us, to continue to connect all parts of the county by affordable public transit, to be a champion for the arts, and to work with our fire and public safety officers to make sure every person feels safe and fairly treated.

I hope every one of your readers will vote on November 4. Thank you for this opportunity.

*The first in a series of columns featuring candidates running in the November 4 election.  
Coming next week: LA County Assessor candidates Jeffrey Prang and John Morris.*

# coverstory

## DYNAMIC DUO

### Brad Vincent and Stacey Kikkawa have big plans for Beverly High's renowned performing arts department

By Nancy Yeang



Brad Vincent and Stacey Kikkawa

**Both of you just started at Beverly High. Tell us about your observations of the school so far.**

**Brad:** The students are fantastic, eager, and extremely talented.

**Stacey:** They want excellence, they want to perform, they want to be good, and they want quality instruction and quality direction. It's so refreshing as a teacher to see that the kids have this enthusiasm behind them and we don't have to feed it to them. They just want it.

**Brad:** They're really hungry to do well and to learn. Both of us have very high standards and sometimes that can be tough for some students but these students keep rising to the expectations.

We'll tell them, "We probably believe more in you than you believe in yourselves. We're going to set expectations that you might feel are a little beyond you, but we believe you can get there. Once you do, then we're going to raise the expectation again." And they've been following. We set an expectation, we work on it, and we get there. We raise that expectation, we keep working on it, and they get there. It takes a lot of work, but they've earned their part.

**Stacey:** [The students] were ready to go day one. In Brad's program, they were ready to go before day one because he ran a small workshop before school started. It's very nice and encouraging to know that there's that type of enthusiasm and desire here.

**Brad:** We're three weeks into school and we're able to, with our top theatre group, run Romeo and Juliet off book. The lines are memorized with fight choreography and dance choreography in rehearsal costumes. I think they're surprising themselves. It's exciting and fun to see.

**Stacey, you came from teaching at Campolindo High School, and Brad you came from being the theatre assistant principal at Laguardia High School of Performing Arts. What are some of the differences you notice between your schools and Beverly High?**

**Stacey:** For me, it's in LA. LA has its own personality. That was a big change going from teaching in the Bay Area to teaching down here. It's understanding the different culture and understanding how fast things work here.

I think musically, expectation-wise, it's the same. I expected the same quality of my students up north as I do down here. Because these students aren't ours yet, obviously they're not going to be the same as the students we just left. But they're getting there.

**Brad:** For me, I'm more struck by the similarities with the high school of performing arts in New York. That's one of the things that attracted me to the position because I'm used to being at a high profile [school] in an industry town.

**Stacey:** That's definitely what I was not ready for. I'm in the Bay. It was in a small

town in [a relaxed] community. I have never been in an industry town before.

**Brad:** It's fun because you have such ready access to examples of the highest standard. I think I was at the high school of performing arts and within the first three weeks someone says, "Oh yes, well my mother has a Tony award." It's only been three weeks here and someone's already said, "Oh, my mother has an Emmy award." My response is, "Well, invite them in! Let's talk about it."

There's so many resources for the students for us to bring in top industry professionals on a regular basis and have them interact with the students, [have] master classes, and have people come in and do original compositions, showcases and shows. Everything is at our fingertips and that's an exciting place to be.

**Stacey:** And fortunate.

**Brad:** Very fortunate. I tell the kids, we have two Broadway stages and a professional stage across [Heath]. We have professional grade equipment, computerized lighting, computerized sound, we have every resource we could possibly have to create amazing art and to whom much is given, much is required. We're so blessed to have what we have and it's a duty to take advantage of it and give back to the community and give back to each other. They can't achieve as much as they've achieved in just these three weeks without giving a significant amount of themselves to each other and to us, which they have.

**Are there any changes in the choir and theatre department?**

**Brad:** Pretty significant [in my department] yes. We have an Introduction to Theatre class, which traditionally had three instructors, and there was an element of musical theatre in that. This year we were able to restore three instructors to that class [including Annie Terry.] That gives us the opportunity to do more musical theatre type instruction.

They used to have a showcase when [the late vocal music teacher] Joel Pressman was here, of that class. We're bringing back one of his traditions of showcasing those first students.

Another tradition was under [the late drama teacher] John Ingle. There was a winter play and we're bringing the winter play back. That will be directed by Annie Terry. Before the fall play, we've added a September Shakespeare. That is also inspired by John Ingle, and we're naming it the John Ingle Memorial September Shakespeare, and making it an annual event in his memory because he was a huge fan of Shakespeare. We're going to have a special commemorative performance of that. That's two additional major shows for the advanced level students.

We want more interaction with our middle schools. We're going to be doing a traveling theatre show just for the K-8, with our advanced students.

Our drama lab is an intermediate course. The students have not performed publicly in a while. We're going to have them as part of

the showcase of the Introduction to Theatre students. It will be like a theatre night that is kind of in the same mode as the winter choral concert and the winter instrumental concert.

It's going to be a great week. You'll have a theatre night, a choral music night, and an instrumental night at the end of each semester.

We're also going to be showcasing our advanced students [who will] give a monologue and a song showcase that can prep them for college admissions or getting representation [from] managers and agents. Those are the theatre changes.

**Stacey:** I came into something that had a winter concert and a spring concert. In the organization part, I stepped into this job a little bit later than Brad. I didn't add anything on in terms of turning the program upside down.

We are still going to continue the middle school tour that was introduced last year. We'll still have our festivals and our competitions for each group. We will still have the Madrigals doing the caroling during all of November and December, and I'm learning about that too. All of those things are going to stay intact for now. There is a possibility of adding another Madrigal performance, but it's all in the works for now. Everything on my end is a little in the works because I'm kind of learning three months ahead. It will be finalized very soon.

Of course we have the musical in the middle of the year.

**Both of you are following the late Joel Pressman's and John Ingle's footsteps. What kind of advice do you think they would have given you?**

**Brad:** I was very fortunate. I tell the students and parents that I went to the Beverly Hills High School of Texas in a way, [Snyder High School]. My theatre director [Jerry Worsham] was a contemporary of John Ingle and shared his philosophy. In Texas, [Worsham] was a legend, like John and Joel. He was a legendary theatre educator and he was the most recognized award winning theatre educator in Texas history.

There's a certain theatre philosophy of that generation [where there was] a strong emphasis on the classics and Shakespeare. There was this idea of, if you could do Shakespeare, you could do anything. He had a really strong professionalism and a really strong sense of purpose.

When I hear people talk about John Ingle, I feel like they're talking about my director. [They] had identical philosophies. That was the philosophy I was raised with. For me, it's a very natural fit. It's kind of a combination situation with Joel Pressman and John Ingle because my director passed away while he was still teaching, and I followed him at my former school. I [understand] where the students might be and where the community is as far as still mourning Mr. Pressman and the dedication he had for so many years.

I think the both of them would say, "Keep going. This is what it takes. This is the standard. This is the tradition of excellence and it can be done. Don't give up. Don't be



intimidated. Keep your expectations high for the kids. Love the kids and love the art.”

I feel like that’s what we’re doing. It’s so refreshing to come in and meet Stacey and have her with that same mindset because we speak the same language. [We’re from] two totally different coasts, but we’ve come together and speak the same language and from what I hear it’s the language that has been spoken here for so long. I feel very at home and excited and ready to go. I feel like we’re going to do some work worthy of two legendary educators.

**Stacey:** On my end, I think it would be foolish to put any words in Joel Pressman’s mouth. If you know Joel, he would say whatever he wanted to say. But I would never venture to say, “What would Joel say?”

I think no matter what, it would be the passion because he was a very passionate person who did what he believed in. Whether it was art or if it was something for the school, he always did what he believed in was right, no matter what. I think that would be something that he wouldn’t have to say to me because I get it. I understand where he was with that and that’s what I want to continue. I don’t think he would have to say it, because it was just expected.

What I wished could have happen was that he was here and that he could have walked us through here and given us the history of that tile and that nail, and that costume. That would have been so cool to hear the history book that was inside of his head. Not only was he teaching here for 38 years, he was here for four years before that [as a student], and he lived in this community. He was this community. It would have been so great to hear the history. I know that people have heard of things here and there, but just the walkthrough with Joel Pressman, how cool would that be?

**Brad:** It’s exciting to follow in those footsteps. We realize that there are a lot of high expectations from us. In a way, it makes our job easier because we don’t have to start from scratch.

**Stacey:** Yes, they set this foundation.

**Brad:** Yeah, they set the foundation and they set the standards. If the standard has been set then that makes it easier for us to say, “Let’s keep going. Let’s keep that standard.” There is a tradition of excellence here...

**Stacey:** ...that we’re continuing and moving forward with. I told my students that I’m not here to replace anybody. I would never

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***“[Pressman and Ingle] set the foundation and they set the standards. If the standard has been set then that makes it easier for us to say, ‘Let’s keep going. Let’s keep that standard.’ There’s a tradition of excellence here”***

**-- Beverly High drama teacher Brad Vincent**

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want to replace the person who was in this chair. That’s not my role. But my role is to continue what has been set here and to move forward with it

**Brad:** We’re all aspiring to honor this very special legacy. That gives special motivation for us and for the students.

Outside of drama, Brad, you ran for Congress in Texas. Tell us about that.

**Brad:** I started my campaign in 2007 for the 2008 campaign. I was a professor at a college in Texas. It was a situation where I would be able to run and keep my job. As a high school instructor, it’s really difficult, but on a college schedule it’s easier to be a working candidate.

[I ran] because there weren’t many people running. Things had gotten a little one-sided in Texas and I’m very passionate about Democracy. I think people should have a choice. I don’t think you should be running unopposed for Congress. I just happened to be in a district where that was the situation.

I thought at least I could provide a choice. It was actually going pretty well and then I got a call from the high school of performing arts in New York. They said, “Hey, would you like to come up and head our theatre program?” It was a very hard decision honestly. But I really like helping people. In both of those situations, I just wanted to help people and they wanted my help in New York [City].

What are some upcoming events for the choir and drama departments?

**Brad:** Romeo and Juliet [is set] for

September 19 and 20.

**Stacey:** Our winter performance isn’t until December 10. The concert for us would be here at the [K.L] Peters [Auditorium]. It includes all of the choral programs. The Madrigal Singers, the Minnesingers, and concert choir. It will be a concert of classical choral repertoire in addition to winter holiday material.

**Brad:** We have a combined show because Stacey’s co-teaching with Annie Terry in the introduction to theatre class. That will be a showcase of Broadway musical numbers, choreography and dance. That will be a nice Broadway review. With that will be the intermediate students and the drama lab students, who will be doing some modern American realism and non-musical scenes.

Shakespeare is fairly traditional. We’ve edited to screenplay length, so it’s going to end up being about an hour and a half or two hours. That will be in the Salter. We’re building a replica of a Shakespearian stage. It’s kind of a mix between the Rose Theatre and the Globe Theatre.

In the middle of November we’re planning on doing, “Noises Off,” which is a modern comedy, a totally different show than Romeo and Juliet. We want to get [the students] to do different styles. That’s our Fall season.

What would you want to say about the choir and drama programs at the end of the school year?

**Brad:** I hope it continues to be like the first three weeks. Watching the kids respond

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***“If the numbers go down, it could be starting for ground zero and then you have to build again. I would love to see more bodies in the chairs next year because I would love to continue what we’re doing instead of starting over and going forward”***

**-- Beverly High vocal music teacher  
Stacey Kikkawa**

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and grow and rise to challenges. Working with the students is really a joy every day. The more that they get accustomed to us and the more they get accustomed to our expectations and the teams, the more that we can do. We tell them, “The more you gives us, the more we can give you.” What I’m looking forward to at the end of the year is a very satisfied exhaustion.

**Stacey:** I know in my program there’s been a lot of transition and I’m just looking forward to those kids feeling that it’s solid and that they have a place to go. That they know we’re here for them and we’re not here for ourselves. We’re here to make art. I’m here to make music. I’m hoping that this bright-eyed look and this enthusiasm they have right now is all the way until the end.

In my case, I have very small classes. I would love to see more students in the choir. You know that there’s wonderful community support and the only way to continue that is to make sure that the numbers are there, so that the quality can remain where it is. Otherwise, if the numbers go down, it could be starting from ground zero, and then you have to build again. I would love to see more bodies in the chairs next year because I would love to continue what we’re doing instead of starting over and going forward.

**Brad:** I agree. That’s what I would like to see because of the great work that I know the students are going to be doing this year and the quality of the events in all of performing arts. I think the instrumental music program is fantastic. [I would like] to get to an excitement level to a point where we look at our students who’ve signed up next year, whenever we come to that process, and see that our enrollment has doubled.

**Stacey:** I think there’s some stigma about our performing arts that you must have prior experience to join one of our programs. But really, it’s intro for a reason. My concert choir is beginning for a reason.

These are for all people who want to sing, who want to be on stage, and who want to perform. Anybody can join these classes, with the exception of the top auditioned groups. But most of the beginning levels of our classes are open to anybody who want to be there and who have a passion to be there. We’ll take those people and bring them to a new level if that’s what they want. But they have to get there. They have to go through the door and sit in the seat and say I’m here. You being in the audience and saying, “I want to be here,” doesn’t help you. Our classes are intro for a reason and open for a reason.

*briefs cont. from page 6*

a dignified but smaller ceremony. It’s still going to be the recognition of the price that each of them paid and recognition of how our country has changed in the intervening years.”

There will be a ringing of the bell, a laying of a wreath with Mayor Lili Bosse, and a moment of silence.

Free two hour parking is available in

the Civic Center parking structure or the Crescent Drive structure on the west side of City Hall.

### **El Rodeo Luau and silent auction to be held September 14**

The El Rodeo Luau and silent auction will be held on September 14 from 12:00 p.m. to 4:00 p.m.

Wristbands are being sold at a pre-sale price of \$45, and will be \$55 on the day of the event. Wristbands wearers will have unlimited rides on the mechanical swing chair, go-karts, climbing walls, and more activities.

Tickets will be available for activities and food at one ticket for \$1. There will be a CPK truck, ice cream lab, cookie decorating, and more.

Over 200 items are available for the

silent auction. A few items include Laker tickets, bicycles, and theme park tickets. The silent auction will close at 3:30 p.m. Visit <https://www.biddingforgood.com/auction/auctionhome.action?auctionId=214659973> for a peek at the items.

*briefs cont. on page 10*



Beverly High schematics

### Beverly High modernization plans detailed in video

A video "walk through" is available at <http://vimeo.com/100351211> on the Beverly High modernization project.

The video goes through potential Beverly High's exterior renovations and modernization plans by DLR Architects through the whole campus

The campus will have a single point entry through a main entrance in the front where all visitors and students would go through to check in.

A walk through on Norman Walk shows the three pedestrian bridges connecting Building A with Building B demolished and new facades and stairways on both buildings.

At the end of Norman walk, expanded sports fields are shown including tennis and soccer fields, CIF sized baseball, softball, track, and football fields and an eight lane swimming pool. The plans and video omit details on the oil well located along Olympic Boulevard.

Recent schematics posted on BHUSD's website include separate student and teacher collaboration areas and astro-turfed student social areas.

According to DLR's schedule posted on BHUSD's website, DLR will go into final-

izing design development in early September, and will come up with a cost estimate in mid September.



Building A main entrance



Renovated upper patio on Building A, near the planetarium

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FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: LIME+DUMPLING & PHO, 859 S. WESTERN AVE, LOS ANGELES, CA 90005 county of: LOS ANGELES.  
Registered Owner(s): JONGWON PAIK, 3435 WILSHIRE BLVD, LOS ANGELES, CA 90010. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.  
I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).  
/s/ JONGWON PAIK

This statement was filed with the County Clerk of LOS ANGELES County on AUG 15 2014 expires on AUG 15 2019.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).  
LA1447609 BEVERLY HILLS WEEKLY 8/21,28 9/4,11 2014

NOTICE OF TRUSTEE'S SALE Title Order No.: 8440125 Trustee Sale No.: 80486 Loan No.: 399064407 APN: 4355-006-042 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/07/2013. 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 9/19/2014 at 1:00 PM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 05/29/2013 as Instrument No. 20130796302 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: CLAUDIA RAFFONE,

A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY as Trustor The Entrust Group, Inc. FBO David G. Johnson #36582LA as to an undivided 66.667% interest and Kenneth Coplon and Elizabeth Coplon, husband and wife, as to an undivided 33.333% interest, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by 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 Financial Code and authorized to do business in this state). At: In the main dining room of the Pomona Masonic Temple, located at 395 South Thomas Street, Pomona, CA, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 40 OF TRACT NO. 8080, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 112 PAGE(S) 9 TO 12 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. 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: 1401 CLARIDGE DRIVE, Beverly Hills CA 90210. 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 the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$1,088,262.00 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recording. Date: 8/20/2014 California TD Specialists, as Trustee, as Trustee 8190 East Kaiser Blvd., Anaheim Hills, CA 92808 Phone: 714-283-2180 For Trustee Sale Information log on to: [www.usa-foreclosure.com](http://www.usa-foreclosure.com) CALL: 714-277-4845. PATRICIO S. INCE, VICE PRESIDENT California TD Specialists is a debt collector attempting to collect a debt. Any information obtained will 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 on 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 the outstanding lien 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 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 714-277-4845, or visit this internet Web site [www.usa-foreclosure.com](http://www.usa-foreclosure.com), using the file number assigned to this case T.S.# 80486. 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." FEI # 1077.00096 08/28/2014, 09/04/2014, 09/11/2014

APN: 4385-024-009 TS No: CA08002276-14-1-FT TO No: 4300664 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED November 30, 2004. 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 September 30, 2014 at 09:00 AM, behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on December 7, 2004, as Instrument No. 04 3155583, of official records in the Office of the Recorder of Los Angeles County, California, executed by MARTIN LIPSIC, AND JANE LIPSIC, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 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: 9662 WENDOVER DRIVE, LOS ANGELES AKA BEVERLY HILLS, CA 90210 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 \$2,092,970.81 (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 Priority Posting and Publishing at 714-573-1965 for information regarding the Trustee's Sale or visit the Internet Web site address listed below for information regarding the sale of this property, using the file number assigned to this case, CA08002276-14-1-FT. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: August 25, 2014 MTC Financial Inc. dba Trustee Corps TS No. CA08002276-14-1-FT 17100 Gillette Ave Irvine, CA 92614 949-252-8300 Amy Lemus, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ON LINE AT [www.priorityposting.com](http://www.priorityposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Priority Posting and Publishing AT 714-573-1965 MTC Financial Inc. dba Trustee Corps MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. P1109912 9/4, 9/11, 09/18/2014

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 449856CA Loan No. XXXXXX3110 Title Order No. 788589 ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY. PURSUANT TO CALIFORNIA CIVIL CODE 2923.3 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07-27-2006. 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 09-25-2014 at 11:00 AM, ALAW as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 08-02-2006, Book N/A, Page N/A, Instrument 06 1710830, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: HOMAYOON RAFAILZADEH AND, MEHRANGIZ RAFAILZADEH, HUSBAND AND WIFE AS COMMUNITY PROPERTY, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial

Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Amount of unpaid balance and other charges: \$1,125,611.54 (estimated) Street address and other common designation of the real property: 1340 BENEDICT CANYON DR BEVERLY HILLS, CA 90210 APN Number: 4356-011-004 Legal Description: THAT PORTION OF LOT 26 OF TRACT NO. 6073, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 63 PAGES 12 AND 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE ALONG THE SOUTHEASTERLY LINE THEREOF, NORTH 45° 36' 10" EAST 239.69 FEET; THENCE NORTH 33° 37' 00" WEST 38.89 FEET; THENCE NORTH 4° 14' 30" WEST 42.85 FEET; THENCE NORTH 20° 58' 00" WEST 28.15 FEET; THENCE NORTH 37° 51' 30" WEST 27.56 FEET; THENCE NORTH 42° 29' 30" WEST 60.53 FEET; THENCE NORTH 43° 01' 30" WEST 43.63 FEET; THENCE SOUTH 19° 38' 00" WEST 44.35 FEET; THENCE SOUTH 22° 24' 00" EAST 79.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 3° 27' 20" WEST 43.47 FEET; THENCE SOUTH 61° 35' 00" WEST 26.36 FEET; THENCE SOUTH 28° 25' 00" EAST 30.60 FEET; THENCE SOUTH 39° 00' 22" WEST 19.45 FEET; THENCE SOUTH 61° 35' 00" WEST 77 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG THE SAID WESTERLY LINE OF THE NORTHERLY TERMINUS OF THAT CERTAIN CURVE THEREIN CONCAVE EASTERLY, HAVING A RADIUS OF 730 FEET A DISTANCE OF 26.94 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 5° 56' 00" WEST 54.04 FEET TO A LINE WHICH BEARS SOUTH 61° 35' 00" WEST FROM THE TRUE POINT OF BEGINNING; THENCE ALONG THE LAST MENTIONED LINE NORTH 61° 35' 00" EAST 114.05 FEET TO THE TRUE POINT OF BEGINNING. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 08-27-2014 ALAW, as Trustee BRENDA BATTEN, ASSISTANT SECRETARY ALAW 9200 OAKDALE AVE. -3RD FLOOR CHATSWORTH, CA 91311 (818)435-3661 For Sales Information: [www.servicelinkASAP.com](http://www.servicelinkASAP.com) or 1-714-730-2727 [www.priorityposting.com](http://www.priorityposting.com) or 1-714-573-1965 [www.auction.com](http://www.auction.com) or 1-800-280-2832 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, this information can be obtained from one of the following three companies: LPS Agency Sales and Posting at (714) 730-2727, or visit the Internet Web site [www.servicelinkASAP.com](http://www.servicelinkASAP.com) (Registration required to search for sale information) or Priority Posting and Publishing at (714) 573-1965 or visit the Internet Web site [www.priorityposting.com](http://www.priorityposting.com) (Click on the link for "Advanced Search" to search for sale information), or auction.com at 1-800-280-2832 or visit the Internet Web site [www.auction.com](http://www.auction.com), using the Trustee Sale No. shown above. 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. A-4482109 09/04/2014, 09/11/2014, 09/18/2014

## BHHS football team 'excited' to start season; Normans to play host for Templeton Friday night

Normans to play host to Templeton Friday night.

Beverly High will open its 88th football season Friday by playing host to Templeton at Nickoll Field. The opening kickoff is at 7 p.m.

"We're excited in a lot of ways," second-year Normans coach Charlie Stansbury said. "We're excited to play a new opponent. We know we have a lot of guys who are returning from last year that are anxious to show what they can do this year."

Beverly Hills was 0-10 in 2013, its first

winless season in memory. The Eagles were 1-9 in 2013 and opened the 2014 season with a 66-27 loss to Bakersfield Christian Friday night in a game where they were out-scored 45-13 over the final three quarters.

Templeton is among two new nonleague opponents for Beverly Hills, along with North Torrance, who the Normans will play host to on Sept. 12. They replace Santa Barbara and San Marcos.

Templeton High is more than 200 miles north of Beverly Hills in San Luis Obispo County. Its coach, Dan Loney, scheduled the game against the Normans in an attempt to get his team acclimated to taking the long bus ride it may have in the Southern Section playoffs, Stansbury said.

The two teams will play next year in

Templeton, Stansbury said.

The Beverly Hills offense will be similar to last year, alternating one- and two-back sets, using a variety of personnel groupings and "leaning more towards the run than the pass at the start, because we have a young group of receivers, but our running backs are mostly experienced kids," Stansbury said.

Several Norman players will play both offense and defense, like with many high school teams, because "we don't have a lot of seniors," Stansbury said.

According to the roster posted Wednesday on the high school sports website Maxpreps.com, the Beverly Hills team consists of 11 seniors, 21 juniors and 24 sophomores, with two players who did not have a grade level

listed.

Starting quarterback Mike Massie, a senior, "has a little more mobility than last year's (Zack Bialobos), so it might help us somewhat to use his versatility," Stansbury said.

"His ability to get out of a bad situation is one thing that helps him tremendously," Stansbury said. "His general mobility and throwing have improved a lot from last year, so we're excited to see what he can do this year."

The Norman running backs will be Rashad Ysaquirre and Joe Kolko, both juniors, and senior Sebastian Torres and Ysaquirre, who is "bigger, faster and stronger" than he was

*sports cont. on page 17*

*briefs cont. from page 10*

## Miracle Mile Democratic Club holds 2nd annual Miracle Awards



Los Angeles County Democratic Party Vice Chair Mark Gonzalez, LACDP Vice Chair Bobbie Jean Anderson and LA County Assessor candidate Jeffrey Prang



LA City Controller Ron Galperin and Miracle Mile Civic Coalition member Wally Marks

The Miracle Mile Democratic Club held its second annual Miracle Awards on August 24 at the Candela Taco Bar and Lounge.

The five honorees this year were Representative Henry Waxman (D – Los Angeles) with the Lifetime Achievement Award, Senator Holly Mitchell (D – Los Angeles) with the Elected Official of the Year award, LA City Controller Ron Galperin with the Rookie of the Year award, LACDP with the Organization of the Year award, and Steve Bott with the Member of the Year award.

Waxman was unable to attend the event due to scheduling conflicts but expressed his gratitude through video.

The Miracle Mile Democratic Club was founded in 2013 and represents the Miracle Mile, Fairfax District, Mid-Wilshire, Hancock Park, Park La Brea, and Greater Wilshire neighborhoods.



LA Supervisor Zev Yaroslavsky, Westside Family Health Center President and CEO Debra Farmer, Representative Henry Waxman, Janet Waxman, Community Clinic CEO Jeffrey Bujer Saban, and Venice Family Clinic Chief Executive Officer Elizabeth Forer

## Community Clinics honor Waxman for his 40-year career

The Saban Community Clinic, Venice Family Clinic, and Westside Family Health Cent hosted a luncheon on August 25 at Hotel MdR in Marina del Rey to honor retiring Representative Henry Waxman (D-Los Angeles) for his achievements during his 40-year career in Congress.



(Clockwise from top) Horace Mann Assistant Principal Jill Bakhsh and Huskies Jaxon Tonley, Piper Johnson, Diya Tuli, Tali Goldkorn, and Alden Vojdani

## Horace Mann holds first Bedtime Stories event of the school year

Kindergarten to third grade Huskies were comfy in their pajamas and slippers at Horace Mann's first Bedtime Stories event on August 26.



sports cont. from page 16

last season, will be used as both a tailback and fullback and Torres will play tailback and receiver, Stansbury said.

Senior Harry Green "is the leading receiver coming back," Stansbury said. Other receivers include juniors P.J. Goolsby and Skylar Derrick and Avery Conboy, Stansbury said.

Junior tight end Solomon Nwankwo, an all-Ocean League selection in 2013, also returns.

"He's put in a lot of work in the off season," Stansbury said. "He's bigger, faster and stronger."

Senior center Jordan Etebar is Beverly Hills' most experienced returning offensive lineman, Stansbury said. The starting guards will be Jonathan Revah and Jonathan Rofeim, both seniors, while juniors Paul Garcia and Nathan Meadows will be the starting tackles, Stansbury said.

The offensive line "is young, but they're starting to come together and figure it out," Stansbury said. "Trying to use some schemes that will help them as far as being able to go fast and not having to think a lot will help us as well."

The Normans will generally use a 4-2-5 defense, Stansbury said.

Ysaquirre and junior Elijah Klapper will be the starting defensive ends and Nwankwo and Revah will be the starting defensive tackles, Stansbury said.

Senior Chase Mayo and junior Dylan Rutigliano will be the starting inside linebackers, Stansbury said. Playing time at the rover position will be divided among Luc Mendez, Jonathan Hakimi, both juniors, Green and Kolko, Stansbury said.

Junior Hayato Kawamata, Massie, Derrick and Torres will play defensive back.

"It's a mix of guys with great experience...and some guys who played sparingly, but they're stepping up and have a done a nice job during the preseason," Stansbury said.

Senior David Dolgin will be the kicker

and will join sophomore Patrick Levy in handling the punting duties, Stansbury said.

Stansbury, who attended Templeton's game Friday, described the Eagles as "a tough team."

"They don't have many kids, but the ones they do have, you can tell they're...experienced football players and they play hard," Stansbury said.

"They don't have the biggest guys in some spots, but the thing I can definitely say about watching them is they're going to play hard for all four quarters."

Templeton almost exclusively uses the shotgun formation on offense, with two-back sets with three receivers and one-back sets with four receivers, Stansbury said.

The Eagles "definitely" have an advantage because they have played a game and Beverly Hills has not because "you can see that game speed from somebody else besides the guys you've kind grown up with in the last year, two years, three years," Stansbury said.

The key to the game for the Normans Friday is "our ability to play consistently through four quarters," Stansbury said.

"We're going to make mistakes, it's the first game, but the way we recover from those and the way we bounce back will tell us a lot about our team this season," Stansbury said.

#### Professional Football

Caylin Hauptmann, a 2009 Beverly High graduate, was claimed by the Cleveland Browns Sunday, one day after being among 20 players waived by the Seattle Seahawks as they reduced their roster to the NFL regular-season limit of 53 players.

Hauptmann, a 6-foot-3, 300-pound offensive lineman, was initially signed by the Browns after being bypassed in the 2013 draft following a collegiate career at Florida International.

Hauptmann had survived the final cut before the start of the 2013 regular season, but was among four players waived the following day as Cleveland reduced its roster

by six to make room for six players it had been awarded on waivers.

Hauptmann was then signed to the Browns' practice squad after clearing waivers.

The Seahawks signed Hauptmann from Cleveland's practice squad Sept. 23 after they placed offensive tackle Russell Okung on the injured reserve/designated to return list because of an injured toe.

Hauptmann was on the active roster for three regular-season games with Seattle last season, but did not play. He was not on the active roster in the Super Bowl or the Seahawks' other two postseason games.

Hauptmann started as left guard in Seattle's preseason opener Aug. 7 and played in each of its other three preseason games.

-Sports compiled by Steven Herbert

briefs cont. from page 16



(Top row, left to right) Julian Saadeh, Ethan Botehsaz, Jared Kurtz, Jessica Sater, Noelle Trost, Keith Stone, and Ryan Javidzad  
(Bottom row) Gabby Paoletti

### Teen Scene is now open at Roxbury Park

The Teen Scene program launched on August 11 at the Roxbury Park Community Center.

The afterschool program is open to Beverly Hills residents and BHUSD students in grades 8 to 10. Teens can have a place to do their homework, hang out with friends and play games. The recreation staff leads various activities including arts and crafts, cooking classes, and video games.

Interested teens must complete a registration form available at Roxbury Park, and will receive free membership through July 2015.

Hours of operations are Monday through Friday from 3:00 p.m. to 7:00 p.m.

Call (310) 285 - 6840 or visit [beverlyhills.org/teen](http://beverlyhills.org/teen) for more information.

--Briefs compiled by Nancy Yeang

## detention&arrestsummary

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

ERICKSON, NICHOLAS ERICK, 26, of West Hollywood arrested on 08/24/2014 for defrauding innkeeper.

PEREG, DAVID, 48, of Beverly Hills arrested on 08/23/2014 for removing, destroying, or damaging wireless equipment to prevent calling for help and battery - use of force or violence upon another.

TAYLOR, KAMERON PATRICK, 23, of Los Angeles on 08/23/2014 for public intoxication.

OWENS, ANGELO D., 34, of Los Angeles arrested on 08/23/2014 for driving while license suspended.

THOMAS, CHARLES, 46, of Los Angeles arrested on 08/23/2014 for no proof of insurance, driving while license suspended, and no evidence of current registration.

JALILVAND, KAMELIA, 34, of Beverly Hills arrested on 08/22/2014 for assault - domestic violence/inflicting corporal injury to spouse or cohabitant.

SMITH, MATTHEW DAVID, 28, of Beverly Hills arrested on 08/22/2014 for trespass of real property.

ABIY, NAHUM JACOB, 18, of Los Angeles arrested on 08/22/2014 for refusing or failing to leave land, real property or structure and resist, delay, or obstruct

any public officer, peace officer, or emergency technician.

BELK, CHARLES NEAL, 51, of Los Angeles arrested on 08/22/2014 for robbery and conspiracy of two or more persons to commit any crime.

KLOUTSE, BRIANNA CLEMONS, 46, of Los Angeles arrested on 08/22/2014 for robbery.

MEAD, MICHAEL ANTHONY, 41, of Beverly Hills arrested on 08/21/2014 for BHPD bench warrant - misdemeanor.

MONTGOMERY, MONDRAY ODELL, 40, of Los Angeles arrested on 08/21/2014

MADRY, TIERA ANIDA, 30, of Los Angeles arrested on 08/20/2014 for possession of controlled substance and trespass of real property.

FLORES, EMANUEL, 25, of Los Angeles arrested on 08/19/2014 for refusing or failing to leave land, real property,

or structure.

VIDAURRE, JULIO CESAR, 46, of Los Angeles arrested on 08/18/2014 for possession of meth and drug paraphernalia.

GABRIOLA, KAREEN DUMAPIAS, 32, of Los Angeles arrested on 08/18/2014 for driving under the influence of alcohol.

CLEMONS, DEANDRE, 23, of Los Angeles arrested on 08/18/2014 for BHPD arrest warrant - felony.

FITZWATER, KATHLEEN, 48, of Beverly Hills arrested on 08/18/2014 for drinking in public places and resisting or obstructing public officer.

STONE, JOSHUA PAUL, 32, of Santa Monica arrested on 08/18/2014 for outside misdemeanor warrant.

ERICKSON, NICHOLAS ERICK, 26, of West Hollywood arrested on 08/18/2014 for defrauding innkeeper, etc

# crimeblotter

Source: BHPD

Addresses indicated are block numbers

BURGLARY at 250 North Beverly Drive on 08/24/2014, Loss: \$92,720.00

BURGLARY at Robbins Drive from 08/21/2014 to 08/24/2014, Loss: \$1,350.00

ASSAULT at 120 North Wetherly Drive on 08/23/2014

BURGLARY at 340 North Rodeo Drive on 08/23/2014, Loss: \$1,800.00

BURGLARY at 450 North Oakhurst Drive on 08/23/2014, Loss: \$470.00

ASSAULT at 110 North Gale Drive on 08/22/2014

BURGLARY at Hillgreen Place on 08/22/2014, Loss: \$60,000.00

ROBBERY at Wilshire Boulevard on 08/22/2014, Loss: \$140.00

THEFT/GRAND at 360 North Rodeo Drive on 08/22/2014, Loss: \$4,900.00

BURGLARY at 480 North Rodeo Drive on 08/21/2014, Loss: \$200.00

BURGLARY at Wilshire Boulevard on 08/21/2014, Loss: \$495.00

BURGLARY at Olympic Boulevard on 08/20/2014, Loss: \$17,000.00

ASSAULT at 130 South Canon Drive on 08/19/2014

BURGLARY at Miradero Road on 08/19/2014, Loss: \$2,100.00

BURGLARY at 330 North Crescent Drive on 08/19/2014, Loss: \$3,200.00

IDENTITY THEFT at 460 North Rexford Drive on 08/19/2014

THEFT/GRAND at North Rexford Drive on 08/19/2014, Loss: \$9,999.00

THEFT/GRAND at 420 North Rodeo Drive on 08/19/2014, Loss: \$1,050.00

ASSAULT at 430 North Palm Drive on 08/18/2014

BURGLARY at 200 South Swall Drive on 08/18/2014, Loss: \$42,179.00

BURGLARY at 120 South Palm Drive on

08/18/2014, Loss: \$900.00

BURGLARY at 330 North Crescent Drive on 08/18/2014, Loss: \$30.00

THEFT/GRAND at Civic Center Drive from 08/15/2014 to 08/18/2014, Loss: \$3,200.00

BURGLARY at 330 North Crescent Drive on 08/16/2014

BURGLARY at Wilshire Drive on 08/15/2014, Loss: \$1,595.00

IDENTITY THEFT at 130 South Palm

Drive on 08/15/2014, Loss: \$437.00

BURGLARY at 480 North Beverly Drive on 08/14/2014, Loss: \$200.00

THEFT/GRAND at 150 North Crescent Drive on 08/14/2014, Loss: \$4,000.00

IDENTITY THEFT at 140 South Beverly Drive from 08/08/2014 to 08/14/2014, Loss: \$12,000.00

THEFT/GRAND at Civic Center Drive from 08/01/2014 to 08/04/2014, Loss: \$1,200.00

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## State of the City Address

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## Wednesday, September 10, 2014

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**Mayor Lili Bosse**

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**5:00 pm - Reception | 6:00 pm - Program with Q & A**

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