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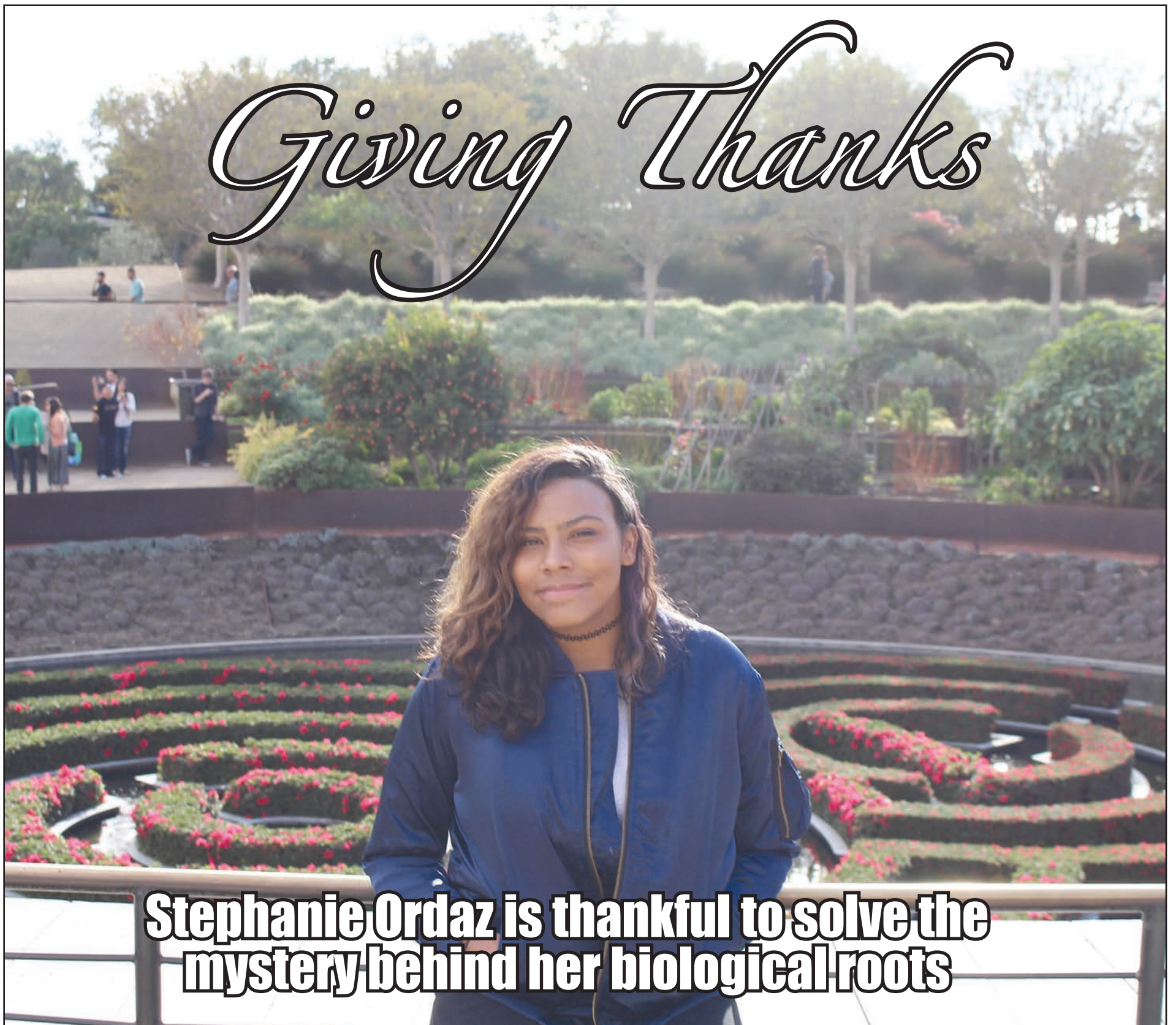
# Beverly Hills Weekly

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Issue 895 • November 24, 2016 - November 30, 2016

## *Giving Thanks*



**Stephanie Ordaz is thankful to solve the  
mystery behind her biological roots**

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# Beverly Hills Weekly

ISSUE 894 • November 17, 2016 - November 23, 2016

SERVING BEVERLY HILLS • BEVERLYWOOD • LOS ANGELES

**Activists Descend on City Hall**

Residents protest Trump's message

**Mahdi on Management**

How will the City find a new Deputy City Manager?

cover stories • pages 8-9

## 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](mailto:editor@bhweekly.com)



## SNAPSHOT



### DECK THE HALLS RODEO DRIVE

The Rodeo Drive Holiday Light Celebration took place on Nov. 20, kicking off the holiday season. This year, the celebration included a new community initiative called "Rodeo Gives Back." Guests were asked to bring a coat they no longer need for a coat drive, benefiting The Salvation Army.

(Left to right): Bruce Meyer, Tom Blumenthal, Lili and Jon Bosse



BEVERLY HILLS TELEVISION

### BHTV City Council and Commission Schedule – Channel 10

- Health & Safety Commission Meeting: November 28 at 3:00 p.m.
- City Council Regular Meeting: November 29 at 5:00 p.m.
- Traffic & Parking Commission Meeting: December 1 at 9:00 a.m.
- Design Review Commission Meeting: December 5 at 1:30 p.m.
- Public Works Commission: December 8 at 8:00 a.m.
- Planning Commission Meeting: December 8 at 1:30 p.m.



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every week!

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# letters & email

## Open letter to the Board of Education:

First, I would like to express my thanks to the members of the Board of Education for giving their time and effort to our community. Too often we forget to acknowledge and express our appreciation for their public service.

I have watched a slow decline in the quality of the school district over the past two decades. The root cause, in my opinion, has been the inability of past and current Boards of Education to either select and hire outstanding individuals as our superintendent, or having hired qualified individuals, preventing them from doing their job by interfering with the day to day operational decisions of the superintendent.

When I heard of Superintendent [Steve] Kessler's resignation, I felt it would be irresponsible for me as a prior leader in the community not to speak up in defense of our school system. The public statement that Superintendent Kessler resigned so that he can spend more time with his family is not accurate and is designed to simply placate the community and prevent inquiry

and examination as to serious governance issues and changes that need to be taken at the Board level.

This Board and prior Boards have undermined Superintendent Kessler and prior superintendents by interfering and attempting to micro manager the day to day administration of the district and its professional staff. Vice President [Mel] Spitz, Board member [Isabel] Hacker and Board member [Noah] Margo, while campaigning for their current office, acknowledged that a fundamental structural problem of the then existing board was that its members routinely interfered with specific day to day operations which were the responsibility of the superintendent and directly interfered with teachers and staff. They promised as part of their campaign in the last election that they would not engage in acts of micro-management that undermine the ability of the superintendent to carry out his obligations as the chief administrative officer of the school district. Yet, that is apparently what the entire board has done.

It is no secret in our educational community that the one overriding concern that Superintendent Kessler had when he considered whether to accept the position as superintendent of schools was that there not be improper interference with his administration of the district by board members, as had been a common practice in the past. It is clear to me that Superintendent Kessler's decision to resign is not based on a desire to

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# Beverly Hills Weekly

Issue 895 • November 24 2016 - November 30, 2016  
Beverly Hills Weekly Inc.

Founded: October 7, 1999  
Published Thursdays

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

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

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Unsolicited materials will not be returned.  
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**1 year  
subscriptions  
are available.**  
Sent via US Mail  
\$75 payable in  
advance

Adjudicated as a  
newspaper of gen-  
eral circulation for the  
County of Los Angeles.  
Case # BS065841 of the  
Los Angeles Superior  
Court, on November 30,  
2000.



OUR DATA SPEAKS VOLUMES



## Council approves first reading of "One Beverly Hills"

The City Council approved the first reading of the amended and restated Specific Plan for the Wanda Group's "One Beverly Hills."

The resolution was approved by a 4-1 vote. Vice Mayor Nancy Krasne dissented.

In 2008, the Council approved 9900 Wilshire, the former Robinsons-May department store site, for the construction of 235 residential condominiums and over 15,000 square feet of commercial space along the north side of Santa Monica Boulevard and Merv Griffin Way.

The approved amendments on Nov. 21 reduce the number of condominiums from 235 to 193 to incorporate 134 luxury hotel rooms.

"I probably worked harder on this project than I have on anything [throughout] all my years of Planning [Commission] and City Council," said Councilmember Lili Bosse. "I feel extremely comfortable to support this. I do believe this will be a tremendous benefit for our community."

In addition, the revised development agreement between the City and Wanda was approved by a 4-1 vote. Krasne dissented. Revisions to the agreement included the redirection of \$250,000 from the Public Benefit Contribution into the Fine Art Fund, according to the staff report.

The Supplemental Environmental Impact Report was also adopted by a 4-1 vote. Krasne dissented.

The Council was asked to address allegations that former Mayor Barry Brucker promoted the "One Beverly Hills" project during its application process.

The City Attorney's office investigated the allegations and found "that the actions taken by [Brucker] with respect to the proposed project [had] little effect on influencing the Council," according to the staff report.

The Council voted, 4-1, to decline to deny the project on the basis that the actions taken by Brucker constitute legislative advocacy. Krasne dissented.

"[Brucker] had zero influence on me and I don't even think he contacted me," Krasne said. "Nevertheless, you cannot 'un-ring' a bell. It's problematic. I don't think it changed anybody's mind, but it is something to be considered."

The Council will adjourn until next Tuesday, Nov. 29. "One Beverly Hills" is expected to appear on the agenda for its second reading. Wanda opponents will have 30 days from that point to circulate a petition if they wish to force the issue to a referendum.

## Beverly High fence on hold for now

The Board of Education unanimously voted against moving forward with plans to create both an interim and permanent fence around the perimeter of Beverly High, during Tuesday's meeting.

President Howard Goldstein and Board member Noah Margo agreed the priority should be to complete the construction of the buildings, before discussing the installation of a fence.

"Buildings are the best protectors. If we had bond monies, I would say it would be a good idea to start drawing this up," Goldstein said. "But the reality is right now, Building C is about four years down the road, at the earliest, and Building A is about six years [away]. To discuss the fence, whether interim or permanent, I really think it's going to be for another Board to decide."

Board sentiments regarding the fence have changed over the last few months.

On June 14, the Board authorized staff to solicit bids for the installation of a temporary security fence to cover the gap along Moreno Drive between the existing construction fencing.

Vice President Mel Spitz and Board member Lisa Korbatov voted in favor of the installation of a temporary security fence on Sept. 13; however, Spitz expressed his disappointment on Tuesday with the proposed material.

"I look at this material, [and] it looks to me like something that would be around a prison," Spitz said. "I think the aesthetics are just terrible."

Beverly High Principal David Jackson has championed the idea of a fence. In previous meetings, he has expressed the need to

*briefs cont. on page 4*

*letters cont. from page 2*

spend more time with his family. It is based on a rather continuous course of conduct by some board members that prevent him from doing the job he was hired to do and the failure of the remainder of the Board to prevent this type of improper board member conduct.

The question now is what is to be done. Does the Board sit back and do nothing and allow the best superintendent of schools we have had in decades leave the district, or does the Board take action to prevent another devastating loss to our community? Simply put, is the Board of Education will-

ing to publically or privately acknowledge to Superintendent Kessler that there has been inappropriate interference with his administration of the district, ask him to stay, remind him that there remains one and a half years on his contract, re-pledge not to engage in inappropriate acts of micro management, and agree to publically censor in the future fellow board members who act improperly? The decision is in the hands of the Board of Education. I ask them to make the right decision and convince Superintendent Kessler to remain.

**Mark Egerman**  
*Beverly Hills*



## NOTICE OF PUBLIC HEARING

The City Council of Beverly Hills, at its regular meeting to be held on **Tuesday, December 6, 2016 at 7:00 p.m.**, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210; will hold a public hearing to consider adopting:

**AN ORDINANCE OF THE CITY OF BEVERLY HILLS ADOPTING AN ADMINISTRATIVE CODE AND ABATEMENT OF DANGEROUS BUILDINGS CODE, AND ADOPTING BY REFERENCE THE 2016 CALIFORNIA BUILDING CODE; THE 2016 CALIFORNIA RESIDENTIAL CODE; THE 2016 CALIFORNIA ELECTRICAL CODE; THE 2016 CALIFORNIA MECHANICAL CODE; THE 2016 CALIFORNIA PLUMBING CODE; THE 2016 CALIFORNIA ENERGY CODE; THE 2016 CALIFORNIA FIRE CODE; THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE; THE 2016 CALIFORNIA HISTORICAL BUILDING CODE; THE 2016 CALIFORNIA REFERENCED STANDARDS CODE; THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 EDITION; INCLUDING CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS, AND AMENDING TITLE 9 OF THE BEVERLY HILLS MUNICIPAL CODE**

The ordinance will adopt by reference the 2016 California Building Standards Code, also known as Title 24 of the California Code of Regulations (CCR), which includes the following codes:

- 2016 California Administrative Code — CCR Title 24 Part 1
- 2016 California Building Code — CCR Title 24 Part 2
- 2016 California Residential Code — CCR Title 24 Part 2.5
- 2016 California Electrical Code — CCR Title 24 Part 3
- 2016 California Mechanical Code — CCR Title 24 Part 4
- 2016 California Plumbing Code — CCR Title 24, Part 5
- 2016 California Energy Code — CCR Title 24 Part 6
- 2016 California Historical Building Code — CCR Title 24 Part 8
- 2016 California Fire Code — CCR Title 24 Part 9
- 2016 California Existing Building Code — CCR Title 24 Part 10
- 2016 California Green Building Standards Code — CCR Title 24 Part 11
- 2016 California Referenced Standards Code — CCR Title 24 Part 12

The 2016 edition of the California Building Standards Code as adopted by the California Building Standards Commission (Commission) and published in the California Code of Regulations, is effective on January 1, 2017. The Health and Safety Code allows local jurisdictions to amend the State code based on findings of local geologic, climatic, or topographic conditions. In addition, all local amendments must be more restrictive than the State code and filed with the Commission to be enforceable.

The proposed Ordinance adopts (1) the 2016 California Building Standards Code by reference, (2) amendments to the California Building Standards Code, (3) the 2015 International Property Maintenance Code by reference, and (4) administrative provisions for the administration and enforcement of these codes. All proposed amendments to the state code provide for a higher order of structural safety, fire safety, occupant safety, and environmental sustainability. As required by state law, all proposed local amendments are more restrictive than the state codes and each amendment is justified with the appropriate finding (geologic, climatic, and/or topographic).

The Council conducted a first reading and introduced the ordinance on November 1, 2016 and set the public hearing for December 6, 2016.

All interested persons are invited to attend and speak on this matter. Written comments may also be submitted and should be addressed to the City Council, c/o City Clerk, 455 N. Rexford Drive, Beverly Hills, CA 90210 and should be received prior to the public hearing.

Please remember, if you challenge the Council's action in court, you may be limited to raising only those issues you or someone else has raised at the hearing before the City Council or in written correspondence delivered to the City, either at or prior to the hearing.

If there are any questions regarding this notice, please contact **Nestor Otazu at 310.285.1173**. Copies of the proposed ordinance, the Beverly Hills Municipal Code and 2016 California Building Standards Code are available for public review and inspection during normal business hours at the City Clerk Office located at 455 N. Rexford Drive, Beverly Hills, CA 90210, Second Floor, Beverly Hills, California.

**BYRON POPE, MMC**  
City Clerk



# NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Council of the City of Beverly Hills, at its meeting to be held on **Tuesday, November 29, 2016 at 5:00 p.m.**, or as soon thereafter as the matter may be heard, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, the Council of the City of Beverly Hills will consider adopting an ordinance entitled:

**AN ORDINANCE OF THE CITY OF BEVERLY HILLS APPROVING AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BEVERLY HILLS AND WANDA BEVERLY HILLS PROPERTIES, LLC FOR CONSTRUCTION OF LUXURY RESIDENTIAL CONDOMINIUMS, A LUXURY HOTEL AND ANCILLARY USES, AND PUBLIC GARDENS, IN ACCORDANCE WITH THE AMENDED AND RESTATED 9900 WILSHIRE SPECIFIC PLAN FOR PROPERTY AT 9900 WILSHIRE BOULEVARD (THE FORMER ROBINSONS-MAY DEPARTMENT STORE SITE) AND REFERRED TO AS THE ONE BEVERLY HILLS PROJECT**

A summary of that Ordinance, which has been prepared for publishing in accordance with the requirements of Government Code Section 36933, follows.

### Summary of Ordinance

In April 2008, the City of Beverly Hills adopted an ordinance approving a luxury residential condominium project with ancillary commercial uses and gardens to be located at 9900 Wilshire Boulevard. The project included requests for a general plan amendment, zone text amendment, zone change, the creation of the 9900 Wilshire Specific Plan, and a development agreement for the subject property.

Wanda Beverly Hills Properties, LLC, the current owner of the property, proposed to amend the previously approved 9900 Wilshire Specific Plan and proposes to enter into an amended and restated development agreement in connection with the construction of a project consisting of luxury residential condominiums, a luxury hotel and ancillary uses, and public gardens to be located at 9900 Wilshire Boulevard (referred to as the One Beverly Hills Project).

The Planning Commission conducted duly noticed public hearings to consider the amended and restated development agreement and, on October 19, 2016, the Planning Commission adopted Resolution No. 1793 recommending approval of the One Beverly Hills Project and the amended and restated development agreement, subject to conditions and with recommended revisions.

The City Council conducted a duly noticed public hearing on November 7, November 8, November 9, and November 21, 2016 to consider the One Beverly Hills Project and amended and restated development agreement.

The One Beverly Hills Project, including this ordinance approving the amended and restated development agreement, has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City's Local CEQA Guidelines. A Supplemental Environmental Impact Report was prepared, and the City Council made CEQA findings and determinations, certified the Final Supplemental Environmental Impact Report, adopted a Statement of Overriding Considerations, and adopted a Mitigation Monitoring and Reporting Program.

The following is a comparison of significant provisions between the development agreement approved in 2008 and the amended and restated development agreement associated with the One Beverly Hills Project:

Additionally, the amended and restated development agreement includes several other changes to its provisions, as follows:

- The previous development agreement contained an exemption for development fees. The proposed development agreement limits that exemption to five years from the effective date, which may be extended by force majeure after issuance of the building permit.
- The previous development agreement had a list of five banks that were acceptable for securing the irrevocable standby letter of credit. (The irrevocable standby letter of credit secures the Public Benefit Contribution.) This has been replaced with a definition of "Qualified Issuing Bank." A "Qualified Issuing Bank" is defined as a bank having offices in the State of California and/or the City of New York, that has total assets of at least \$300 billion, and an investment grade credit rating from one or more of Moody's, Standard & Poor's, or Fitch. Among the banks that may qualify as a "Qualified Issuing Bank" are several Chinese banks.
- In the amended and restated development agreement, transfers to an Affiliate of Dalian Wanda Group Co Ltd. are exempted from the definition of Sales Transactions for the purposes of payment of the Environmental Mitigation and Sustainability Fee. To qualify for an exemption, the transfer must be made within 12 months after issuance of the first Certificate of Occupancy or Dalian Wanda Group Co Ltd. must retain fifty-one percent (51%) of the beneficial ownership.
- Due to changes in the project, the amended and restated development agreement provides for a bus turnout only along the Wilshire Boulevard frontage and provides for a subway portal only along the Santa Monica Boulevard frontage.
- The amended and restated development agreement provides for expedited processing upon applicant's payment of the applicable processing fee.
- Other minor cleanup changes to reflect the change in project.

Plan Components	9900 Wilshire Specific Plan (Approved)	9900 Wilshire Specific Plan (Proposed - One Beverly Hills)
<i>Residential Units</i>	235 units	193 units
<i>Hotel Rooms</i>	No hotel rooms	134 hotel rooms
Developer Obligations	9900 Wilshire Specific Plan (Approved)	9900 Wilshire Specific Plan (One Beverly Hills)
<i>Public Benefit Contribution</i>	\$30,000,000 (\$3M for affordable housing)	\$60,000,000 (\$3M for affordable housing)
<i>BHUSD School Benefit</i>	\$1,000,000	\$1,000,000
<i>Environmental Mitigation and Sustainability (EMS) Fee</i>	\$4.50 per \$1,000 in transactions each time sale occurs (0.45%)	\$12.50 per \$1,000 in transactions for first sale (1.25%) \$20.00 per \$1,000 in transactions for each sale thereafter (2%)
<i>Gross Hotel Room Revenue Surcharge</i>	No hotel rooms	5%
<i>Gateway Statement</i>	Up to \$250,000	Up to \$250,000
<i>Public Art Requirement</i>	Gateway statements plus \$250,000	Gateway statements plus \$500,000
<i>Public Garden Easement</i>	0.81 acre	0.81 acre

A certified copy of the entirety of the text of the Ordinance, which was introduced by the City Council at its November 21, 2016 meeting, is available in the office of the City Clerk, 455 N. Rexford Drive, Beverly Hills, CA 90210 and is available for public inspection at that location. For more information, please contact **Andre Sahakian, Associate Planner, Community Development Department, at 310.285.1127 or asahakian@beverlyhills.org.**

BYRON POPE, MMC  
City Clerk

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immediately construct the gates at the north end of Heath Ave. where it meets Moreno. In September, he described the campus as “porous,” which he believes is a security issue.

The failure of the Measure Y bond to pass has forced the Board to reprioritize.

## Horace Mann Building B over budget by more than \$1 million

Newly constructed Horace Mann Building B is over its net budget amount by about \$1.3 million, according to a memorandum from construction management firm Totum to the Board of Education.

At the Oct. 18 meeting, BHUSD Board members received a summary of the overall project budget including expenditures plus pending and anticipated costs through the construction closeout completion.

The summary indicates:

- Building B Project Budget: \$45,800,000
- Final project cost (hard and soft) projected: \$47,140,000
- Net over budget amount: \$1,340,000

Some of the soft and hard cost line item details include \$77,000 for “temporary construction fence” and \$83,250 for “athletic field lighting.”

The construction closeout process for Building B has continued since the building opened for school on Aug. 14 and is now about 99.5 percent complete. The work to complete the closeout of the construction contract with ProWest is expected to be finalized by Friday, according to the memorandum.

At Tuesday’s Board meeting, Totum representative Richard Panos indicated they are running into unpredicted situations for Building A, the historic building currently being rehabilitated, and a discussion about unspecified new discoveries will be brought to the Board at the next meeting on Nov. 29.

## Cultural Heritage Commission approves Mills Act Pilot Program extension

The Cultural Heritage Commission unanimously approved a resolution during its meeting on Nov. 17 recommending a three year extension of the Mills Act Pilot Program to the City Council.

The City has operated a Mills Act Program, which offers property tax relief for the maintenance of historic properties, since 2011. The Commission was required to review the program policies because the current pilot program authorization expires at the end of 2016, according to the staff report.

The Mills Act is a state law that enables local governments to enter into contracts with owners of qualified historic properties to provide property tax abatement in exchange for the continued preservation, restoration, maintenance or rehabilitation of an identified historic property.

“In this last year we had more applications and more landmarks based upon peo-

ple’s interests in Mills Act contracts,” said Vice Chair Noah Furie. “That’s really what this is all about, promoting preservation and it has been very successful.”



Noah Furie

A Mills Act contract carries a 10-year term initially, with automatic yearly extensions, and runs with the title of the property when transferred, according to the staff report.

Furie also recommended including annual inspections of the properties under contract in the administrative guidelines.

“Being that the contracts call for a scope of work to be done each year, I would like for us to have annual inspections,” Furie said. “We want to make sure the property owners are putting 80 percent of their savings back into [the preservation of their properties].”

Statewide, 88 municipalities administer Mills Act programs and the incentive is “widely considered the most effective tool for historic preservation by private owners,” according to the staff report.

Pending the Council’s approval of the resolution, the pilot program will run through December 2019 into its seventh year. Assistant Director City Planner Ryan Gohlich suggested the pilot program needs to establish a performance record before the Commission and the Council can begin creating plans for a permanent program.

“It’s establishing a track record for the program to ensure that it works,” Gohlich said. “Because it’s such a lengthy program and the amount of time it takes to actually achieve compliance with the restoration plans, we want to have some good examples to point to. We think this additional extension will better position us [within the next year or two] so we can start conversation about a permanent program.”

City staff will forward the recommendation to the Council on the next available agenda anticipated on Dec. 20.

## Theatre 40 brings production of “The Consul, The Tramp and America’s Sweetheart”

Theatre 40 is celebrating its 51st anniversary throughout the remainder of the 2016-2017 season, which will include four excit-



(Left to right): Shawn Savage, Melanie Chartoff, Brian Stanton, Laura Lee Walsh

ing productions starting with “The Consul, The Tramp and America’s Sweetheart.”

The play is a comedy based on a true story about the powers of art, politics, commerce, freedom of speech and what it means to be American.

“The Consul, The Tramp and America’s Sweetheart” runs from Nov. 17 through Dec. 18 followed by “Late Company,” Jan. 17 through Feb. 19; “April, May & June,” March 16 through April 16 and “Separate Tables” runs from May 18 through June 18.

All plays perform at Reuben Cordova Theatre on the campus of Beverly High. Free parking is available on the campus of Beverly High. Subscriber tickets will be prorated for remaining productions of the season.

Individual tickets are now available to “The Consul, The Tramp and America’s Sweetheart” at \$30 each.

For tickets visit: [theatre40.org](http://theatre40.org).

## Beverly Hills celebrates Small Business Saturday

The Beverly Hills Chamber of Commerce and City of Beverly Hills are collaborating on this national campaign to encourage residents and visitors to shop small this Saturday, Nov. 26.

The day will kick off at 9:00 a.m. in Beverly Canon Gardens with a Small Business Saturday Rally. The event will include an address from Mayor John Mirisch, the TapSnap photo booth, specials from Sweet Beverly and Georgie at The Montage, as well as giveaways and a drawing.

The Annual Walk with the Mayor will begin at 9:45 a.m. with Mirisch, members of the City Council, Beverly Hills Chamber of Commerce CEO Todd Johnson, and many other community dignitaries. Guests are encouraged to join the group on the walk with the Mayor, as they visit several of the Beverly Hills small businesses. The Walk with the Mayor will end at 1:00 p.m.

“It is said that 80 percent of the businesses in Beverly Hills are small business owners,” Johnson said. “This is an excellent opportunity for us all to support them which intern supports our city and

**Who swabbed this week?**

**BE THE MATCH**

**Marina Crabtree**

Beverly Hills Weekly is registering potential donors between the ages of 18 and 44 in the National Marrow Donor Program. If you’re 45 or over, send your children or grandchildren in to register. Registering is easy and fast: participants only need to fill out a form and perform a cheek swab.

Join our online drive at [join.bethematch.org/BHWeekly](http://join.bethematch.org/BHWeekly).

community.”

To qualify for the drawing, register online at [tinyurl.com/bhshopsma](http://tinyurl.com/bhshopsma).

For more information visit: [tinyurl.com/bhshopsma](http://tinyurl.com/bhshopsma).



## City celebrates seniors at annual Thanksgiving luncheon

The annual Senior Thanksgiving Luncheon took place on Monday, Nov. 21 at the Roxbury Park Community Center. Mayor John Mirisch, Assistant City Manager George Chavez and other city staff served Thanksgiving meals to seniors.

## Gifting opportunities available through Beverly Hills Community Charitable Foundation

Community members and local businesses are invited to participate in philanthropic opportunities this holiday season through the Community Charitable Foundation at [beverlyhills.org/CharitableGifting](http://beverlyhills.org/CharitableGifting).

A tax-deductible donation towards park beautification projects, historical preserva-

briefs cont. on page 6



(Left to right): John Mirisch, Benjamin Netanyahu

## Israeli Prime Minister receives City resolution

Mayor John Mirisch presented Israeli Prime Minister Benjamin Netanyahu with a copy of the City's resolution calling upon UNESCO to affirm the Jewish connection, both spiritual and historical, with the holy sites in Jerusalem, including the Temple Mount. Mirisch was in Israel last week for Israel's 31st International Mayors Conference.

Beverly Hills Public Library, Human Services and more.

Although all donations to the City are tax deductible, some patrons and companies require donations to be given to a 501(c)3; the CBHCCF can provide that opportunity.

For more information contact: Contact Community Services Administrator Gisele Grable at (310) 285-1023 or ggrable@beverlyhills.org.



Sedona Smith

Women's level five gymnast.

Zweig is a fifth grader at Horace Mann. This is her second year qualifying for the State Championship as a U.S. Women's level four gymnast.

Both girls train on the girls team at the Los Angeles School of Gymnastics.



Bryanna Zweig

## Three installation panels from AIDS Memorial Quilt to be on display in Beverly Hills

In honor of World AIDS Day, *The Advocate* is bringing three installation panels from the AIDS Memorial Quilt to the City for display at the Wallis and the

Beverly Hills Public Library. The panels will be on display at these venues from Nov. 28 to Dec. 4.

The AIDS Memorial Quilt was originally sewn together by friends, lovers and family members as a memorial to those who died of AIDS.

On Thursday, Dec. 1, *The Advocate* will host a community event "Voices of Hope" at the Grand Hall of the Wallis for the public to view the installation from 5:30 p.m. to 7:00 p.m. The evening will include remarks from Councilmember Lili Bosse, resident Michael Libow, and many other advocates.

To RSVP visit: [advocate.com/voicesofhope](http://advocate.com/voicesofhope).

## The Wallis elects new members to Board of Directors

The Wallis announced the election of Leslie Birnbaum, Michael Nemeroff, Daphna Nazarian and Bruce Shulman to the company's Board of Directors on Nov. 3.

Leslie Birnbaum is on the Board for the California State Summer School for the Arts and recently was co-chair



Leslie Birnbaum

briefs cont. on page 7

briefs cont. from page 5


tion and restoration efforts or cultural and community programs are a few options of many available to make a difference in the Beverly Hills community.

The Community Charitable Foundation was established to allow residents and local businesses to give a tax-deductible donation to the City. There are many opportunities available for giving, including The Beverly Gardens Park, Beverly Hills Community Dog Park, Greystone Mansion and Gardens,


## BHUSD elementary school students compete in Gymnastics State Championship

BHUSD students Sedona Smith and Bryanna Zweig competed in the Southern California State Championships of Gymnastics on Nov. 18 at the Ontario Convention Center.

Smith is a fourth grader at Hawthorne School. This is her third consecutive year qualifying for the competition as a U.S.



# Town Hall Meeting Crime Prevention and Neighborhood Safety



**You are invited to a community meeting to discuss  
crime prevention and residential burglaries**


**You will learn about:**

- ▶ Crime Statistics
- ▶ Joining Neighborhood Watch
- ▶ Crime prevention technology and tips
- ▶ How to avoid being a target
- ▶ How to recognize and report suspicious activity


**Wednesday November 30, 2016  
6:00 p.m. - 7:00 p.m.  
Beverly Hills City Council Chamber  
455 N. Rexford Drive**

**Free 2 hour parking in the Civic Center parking garage  
Call (310) 288-2668 for more information**

**Sign up to receive Nixle alerts: Text BEVHILLSPD to 888777**



WITH THE MAYOR & COUNCIL



# Sing-Along

WE ALL HAVE A SONG IN OUR HEARTS

The City of Beverly Hills Hosts  
a Hanukkah Concert and Sing-Along  
**Stephen Wise Temple**


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Rabbi Jonathan Aaron and Cantor Lizzie Weiss  
Emcee: *Brittney Hopper, CBS-LA TV Journalist*

**Thursday, December 1, 2016  
7:00PM**

Roxbury Park Community Center (Auditorium)  
471 Roxbury Drive, Beverly Hills, CA 90212

For information, please contact: 310-285-1014  
f : [facebook.com/CityofBeverlyHills](http://facebook.com/CityofBeverlyHills)

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for its 30th anniversary gala.

Michael Nemeroff is President and CEO of global law firm, Vedder Price. He counsels companies and private equity firms in transactions and governance matters.



Michael Nemeroff

Daphnah Nazarian started her career in the field of Architecture at the firm of Brenda Levin & Associates specializing in Revitalization & Preservation of Historical Landmarks in downtown Los Angeles. In 2012, she co-founded Harmony Hall Architectural Interiors.



Daphnah Nazarian

Bruce Shulman has been the General Manager of Mercedes-Benz Beverly Hills since 2005 and is the recipient of the Mercedes-Benz USA "Best of the Best" dealership eight of the last ten years.



Bruce Shulman

Since opening in Beverly Hills in October 2013, the Wallis has produced or presented more than 100 dance, theatre, opera, classical music and family programs.

### Friends of Beverly Gardens Park presents holiday concert

Friends of Beverly Gardens Park in partnership with the City and the Beverly Hills Conference and Visitors Bureau will host a Holiday Concert in the Beverly Gardens Park on Sunday, Dec. 4 from 1:00 p.m. to 2:30 p.m.

The performances will include Golda Berkman, Beverly High Madrigals, BHUSD Middle School Choir, and BHUSD 4th and 5th grade Honors Choir.

Complimentary holiday refreshments are courtesy of Beverly High Culinary students Deborah Frank, Franny Rennie and Annette Saleh.

—Briefs compiled by Madelyn Pariser

# 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.*

TAYLOR, BRANDON DONZELL, 29, of Carson arrested on 10/18/2016 for outside misdemeanor warrant, possession of drug paraphernalia.

ORDAZ, GARY, 23, of Beverly Hills arrested on 10/19/2016 for sitting/ laying in public place, resist, delays or obstructs any public officer, peace officer.

GUACHIAS-SOLOM, LORENZO LIBERTO, 25, of Los Angeles arrested on 10/20/2016 for using access card obtained without consent of card holder or issuer, acquiring access cards without card holders or issuers consent, possession of meth.

ANDERSON, DWAN GENTIL, 30, of Los Angeles arrested on 10/20/2016 for possession of meth, possession of drug paraphernalia.

VISCONTI, MAHA, 35, of Beverly Hills arrested on 10/20/2016 for BHPD arrest warrant felony.

BLACKWELL, ALYSIA APRIL, 41, arrested on 10/21/2016 for trespass of real property.

ISGRO, GIGI, 52, of Santa Monica arrested on 10/21/2016 for trespass of real property.

ROSS, ANDREW, 57, of Los Angeles arrested on 10/21/2016 for outside felony warrant.

LEON, RODOLFO JR, 37, of Chula Vista arrested on 10/21/2016 for possession of controlled substance, possession of drug paraphernalia.

KIM, JI WOONG, 24, of Los Angeles arrested on 10/22/2016 for driving under the influence blood alcohol over .08, driving under influence of alcohol.

ELLIS, AARON ROBERT, 42, of San Pedro arrested on 10/22/2016 for driving while license suspended, driving under influence of alcohol, driving with an open container.

HAJIRASOOLI, AMIRALI, 18, of Beverly Hills arrested on 10/23/2016 for driving under the influence of alcohol.

VELIZ, PARIS MARIE, 31, of Los Angeles arrested on 10/23/2016 for driving while license suspended.

BANLAKI, JAMES, 51, of Beverly Hills arrested on 10/23/2016 for burglary – commercial, parole violation-remain under legal custody to return to prison, possession of burglary tools.

SOROCZYNSKA, RALPH JONATHAN, 31, of Los Angeles arrested on 10/20/2016 for driving while license suspended.

HIGGINS, RONALD MAX, 55, of San Diego arrested on 10/31/2016 for burglary – shoplift.

ROMANI, EMANUELE, 43, of Beverly Hills arrested on 10/31/2016 for battery-use of force or violence upon another.

MORAN, DENNIS M, 49, of Los Angeles arrested on 10/31/2016 for brandishing or exhibiting deadly weapon other than a gun in a theatre.

TOUCHETTE, JEAN PAUL PIERRE, 39, of Los Angeles arrested on 10/31/2016 for manufacture, sale or transfer of doc-

uments purporting to be government, designs, makes, possesses or traffics in card making equipment, forges or counterfeits access card, get credit using other's ID.

DUMLAO, JENNIFER ANNE, 33, of Los Angeles arrested on 10/31/2016 for manufacture, sale or transfer of documents purporting to be government, designs, makes, possesses or traffics in card making equipment, forges or counterfeits access card, possession of drug paraphernalia, get credit using other's ID.

MCCARRICK, JAMES, 27, of Milton, Massachusetts arrested on 11/02/2016 for public intoxication.

CASTELLANOS, SANTOS LARA, 26, of Los Angeles arrested on 11/02/2016 for driving while license suspended.

ROOT, JOSEPH WOODWORTH, 28, of Beverly Hills arrested on 11/02/2016 for brandishing or exhibiting any deadly weapon other than a gun, possession of meth.

MATHIS, PAMELA RENEE, 54, of Los Angeles arrested on 11/03/2016 for outside misdemeanor warrant, outside misdemeanor warrant, possession of meth.

arrests cont. on page 9



"Beverly Hills is where my wife and I chose to make our home and raise our two children. I have long taken great pleasure in giving back to this city that has been so important to my family, and now have decided it was time for me to run for City Council. I want to help ensure that Beverly Hills retains its unique character for today and for future generations to come."

— Robert Wunderlich

## Robert Wunderlich For Beverly Hills City Council

Robert Wunderlich currently represents Beverly Hills as its Director on the Board of the Metropolitan Water District.

Professionally, Dr. Wunderlich is a business and economic consultant to prominent businesses and law firms regarding the entertainment, healthcare, technology and other industries. He formerly was a scientist and engineer.

Robert participated in Team Beverly Hills, was elected to the board of his neighborhood association, and served as the Gala Chair for the Shalom Institute. He is also a longtime supporter of Bet Tzedek and a member of Temple Isaiah.

**RobertWunderlich.com**

Paid for by Robert Wunderlich for City Council 2017, ID#1390583



## BHHS boys' basketball team wins first two games

### Normans defeat Bernstein, Santa Clara in West Valley tournament

By Steven Herbert

Ron Artest III scored 20 points and Sam Cohen added 15 as the Beverly High boys' basketball team opened its season with an 81-61 victory over Bernstein Monday in a pool play game of the second annual West Valley Thanksgiving Tip-Off Classic at Calabasas High.

Artest, the son of Los Angeles Lakers forward Metta World Peace, made 10 of 12 shots, grabbed nine rebounds and

blocked three shots, both team highs.

The Normans led 24-8 at the end of the first quarter, 39-18 at halftime and 62-36 entering the fourth quarter.

Daniel Zahabian and Chandler Sooferan both added eight, Grant Gaon and Sean Merhara seven each, Barry Gibbons five, Kevin Cho three and freshman guard Nick Andrews, Xander Beinstock, Owee Cooper-Long and

Navid Nour two each for Beverly Hills.

Gaon made two 3-point baskets and Merhara one.

#### Beverly Hills 69, Santa Clara 37

Artest scored 20, Cho 14 and Cohen 12 in a West Valley Thanksgiving Tip-Off Classic pool play game at Calabasas High Tuesday.

The Normans led 19-10 at the end of the first quarter, 36-21 at halftime and 52-27 entering the fourth quarter.

Beinstock, Jason Meraban and Zahabian each added six, Merhara three and freshman guard Albert Fallas two.

Cho made three 3-point baskets, Meraban two and Merhara and Zahabian one each.

Cohen had a team-high nine rebounds.

#### What's Next?

The Normans were scheduled to play Calabasas Wednesday in a West Valley Thanksgiving Tip-Off Classic pool play game at Calabasas High that began after the Beverly Hills Weekly's deadline.

Beverly Hills is scheduled to complete play in the tournament with games Friday and Saturday, whose times and locations will be determined by the result of the Calabasas game.

#### Boys' Cross Country Southern Section Division 3 Finals

Beverly Hills season ended with a 16th-place in the 25-team field Saturday at the Riverside City Cross Country Course.

The Normans finished with 412 points, nine more than 15th-place Esperanza.

The top seven teams qualified for the State Championships. Sultana finished seventh with 203. West Torrance won with 70.

Senior Jonathan Cohen was the top Beverly Hills finisher, completing the 3-mile course in 15 minutes, 30.3 seconds to finish 30th. His twin brother Jason was the next Norman finisher, finishing 81st in 16:13.1.

A maximum of five runners who were not members of qualifying teams and who finished in the top 20 also advanced to the State Championships. Royal senior Cameron Botten was the final individual qualifier, finishing 15th in 15:15.3.

Rubidoux senior Erik Gonzalez won in 14:36.5.

*Steven Herbert has covered Beverly Hills High School sports for Beverly Hills Weekly since 1999. He has also covered college and professional sports for The Associated Press, Los Angeles Times and Washington Post. He can be reached at (310) 275-7943 or by email at stvherbert@aol.com.*

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*arrests cont. from page 7*

SAUCEDA, ANDRE JOSEPH, 45, of Rowland Heights arrested on 11/03/2016 for driving while license suspended for reckless.

WRIGHT, CURAN HEATH, 45, of Santa Monica arrested on 11/03/2016 for possession of drug paraphernalia.

JOHNSON, DONOVAN FAZON, 20, of Beverly Hills arrested on 11/04/2016 for receiving stolen property.

SILAGI, JARRIS JAY, 37, of Orangevale arrested on 11/05/2016 for receiving appropriates lost property for own use without making efforts to location, using access card obtained without consent of cardholder or issuer, public intoxication, resist, delays or obstructs any public officer, peace officer.

FERRO, ROSARIO AVITIA, 30, of Los Angeles arrested on 11/05/2016 for possession of burglary tools, resist, delays or obstructs any public officer, peace officer, possession of drug paraphernalia.

CHAVEZ, CARLOS ALBERTO, 24, of Palmdale arrested on 11/05/2016 for DUI causing injury, driving under the influence of alcohol.

BREAUX, KEITH KAWAYNE, 52, of Beverly Hills arrested on 11/06/2016

for receiving stolen property, acquiring access cards without cardholders or issuers consent to use, possession of drug paraphernalia.

NERGE, BENJAMIN JAMES, 40, arrested on 11/07/2016 for outside misdemeanor warrant, possession of marijuana, possession of drug paraphernalia.

ADAMS, JEFFERY LAQUINN, 32, of Los Angeles arrested on 11/07/2016 for burglary – residential.

SINGH, GURMUKH, 24, of San Jose arrested on 11/08/2016 for possession of more than 28.5 grams marijuana.

WHITTED, CANDIE MICHELLE, 47, of Beverly Hills arrested on 11/08/2016 for burglary – commercial.

MARIANO-SOLIS, LUIS ALBERTO, 29, of Los Angeles arrested on 11/08/2016 for BHPD arrest warrant – felony,

MADISON, KEHINDE IGE, 37, of Santa Monica arrested on 11/09/2016 for possession of drug paraphernalia.

GONZALEZ, RICHARD, 47, arrested on 11/09/2016 for possession of meth, possession of drug paraphernalia.

GUACHIAS-SOLOM, LORENZO LIBERTO, 25, of Los Angeles arrested on 11/09/2016 for public intoxication.



# coverstory

## GIVING THANKS

### Stephanie Ordaz is thankful to solve the mystery behind her biological roots

By Madelyn Pariser

#### You knew you were adopted from a young age. Tell us about that.

I knew basically from the time I could talk, I was adopted. Some kids don't want to say they're adopted, or their parents don't want to tell them but that was never us.

Growing up, I was always Mexican and "question mark." That's what I would say to people who asked. My mom [Alma Ordaz] knows who my biological mother is [and she's Mexican] so that was all I knew.

When I started at El Rodeo [School] in the fourth grade, I was bullied. Once a student was suspended for calling me the "N" word, but I didn't really know how to take it because I wasn't even sure if that was true.

Even if I were, even if I wasn't, there's no point in being something that you're not. I just tried to be myself.

That's how people wanted to identify me. They wanted to put me in a box or categorize me under a label. I think they were maybe afraid of the unknown, of what I didn't even know. I wasn't afraid of it, I just embraced it.

I was always 50 percent Mexican and "question mark."

#### Why did you decide to test your DNA with Ancestry.com?

I saw my grandmother's [Carolina Tomkinson] results and I was really fascinated by all of the things she was and all of the connections she was able to make with different people. Looking at her results made me want to do it.

#### Were you nervous about what you might find out?

It was scary to think about at times. When you're adopted you have so many questions. You want to know a lot, but putting the pieces together yourself is different and changes the way you see things.

At the time, I was refraining because I felt like I was giving in to the people who bullied me throughout school.

I obviously knew I was half Mexican and I wondered if I was half black. It wouldn't have changed anything, but in the back of my head I wondered if I was.

#### What did the results reveal about your ethnicity?

I'm 15 percent Irish. My first thought was, "Cool, I get to celebrate St. Patrick's Day." It also said 30 percent Iberian Peninsula and [somewhere around] 20 or 30 percent African, [central and northern].

[My results] even told me I'm one percent German. It gets extremely specific, and at first I didn't see the point, but I guess it all has to add up to 100.

Finding out all the specific percentages inspired me to look into a lot of cultural history. I became really curious.



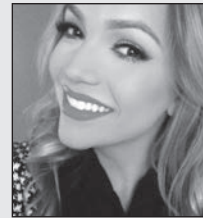
(Left to right): Sarah Ordaz, Carolina Tomkinson, Stephanie Ordaz and Alma Ordaz

## UPDATE ON PAST "GIVING THANKS" PARTICIPANTS



ANGELINA MATTOS, interviewed in "Giving Thanks" issue #791, had a baby boy who will be turning one this December. Mattos lost her tongue to cancer. Though doctors said she would likely never eat again, she no longer requires a feeding tube and is able to eat on her own. She has attended speech therapy and made significant progress with her speech. Mattos needed her wisdom teeth pulled, but after radiation she required therapy that helps restore the dead tissue in her mouth. She had a total of 30 hyperbaric oxygen treatments before having

the dental work done and 10 more following the surgery. She has returned to working part time at In-n-Out and is also in school to become a respiratory therapist. She will also start volunteering at City of Hope in the beginning of next year.



JESSICA PARIDO, profiled in "Giving Thanks" issue #739, has much to be thankful for in 2016. After a busy year in business she's opening up a boutique in Los Angeles for her online clothing store Glam Envy. She's currently working as a registered nurse part time. She is divorced from *Shahs of Sunset* star Mike Shouhed.



MALLORY SMITH, interviewed in "Giving Thanks" issue # 634 and featured in issue #879, will be moving to Pittsburg within the month, awaiting a lung transplant from the University of Pittsburgh Medical Center, one of the most recognized and experienced centers in the world for lung transplantation. It has been difficult for Smith to leave the house as she battles a rare bacterial infection and requires the use of external oxygen. She was able to attend the 21st annual "An Evening in Mallory's Garden" on Nov. 19, as she and her family

continue to fight for a cure for Cystic Fibrosis. "It was great to see so many friends and family there," Smith said. "There was so much support and it really showed our community's generosity."

#### What did you learn from this?

I have a rare genetic disorder [called] Ehlers-Danlos syndrome. [I was] breaking bones [and] dislocating joints because my collagen is defective. Having a genetic disease and not knowing which side it comes from or even who it comes from left me a total mystery.

[After I got my results from Ancestry.com], I learned the English/ Irish have disproportionately more Ehlers-Danlos.

I figured out that the Ehlers-Danlos foundation in the UK is way bigger than the one in America. They know much more about the disease than we do because they see more of it. It made me want to go to the UK.

#### Have you messaged any of your biological relatives?

I think [one of the things] that makes it real, is seeing the people you're related to.

I looked up some of them on Facebook and felt a little like I was invading their privacy, even though they've also tested their DNA and [the results] are public on the site.

So many of the [biological relatives] I matched with were a lot older than me and a lot of them were from the Deep South. I was surprised, but it was really interesting to see where they all are from.

My sister [Sarah Ordaz] is my biological half sister, so we're related. Even being adopted, this is still my family. The biological component doesn't really matter to me.

#### Are you interested to find out who your biological parents are?

You see people who spend months or even years looking for their biological mom or dad; I didn't see any point because this is my family. They're right here.

#### Are you thankful to know where your DNA is from?

Yes, absolutely. The question mark was gone and it turned more into an exclamation point.

[And even though] it's really cool to know, it doesn't change the way people see my skin color. [I can't change] what they'll assume about me. I think race shouldn't define you. You can have whatever pride you want to have wherever you're from.

My mom always told me, I shouldn't let my disease define who I am. I'm thankful that I don't.

I'm thankful for the fact that I can try to advocate for people like me. I'm strong. A lot of people are unable to speak out. They don't want to seem weak. The way that I see it is you're stronger for advocating for yourself and others. I can do my part.

I probably wouldn't have connected with the Ehlers-Danlos foundation UK if it weren't for Ancestry.com.

[My adoption] was the happiest day of my life. Not enough people consider adoption. They may not realize an adopted child is your own child. That's your family.













[CALIFORNIA], 6666 RANDIWOOD LN, WEST HILLS, CA 91307. This Business is being conducted by a/an: CORPORATION. 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/ MATTREX INC, BY: AVI H. GOZLAN, PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on NOV 04, 2016 expires on NOV 04, 2021.

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).

LA1724486 BEVERLY HILLS WEEKLY 11/10,17,24 12/1 2016

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

WENDY J. MOSS AKA WENDY J. SOKOL CASE NO. 16STPB05849

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of WENDY J. MOSS AKA WENDY J. SOKOL.

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

THE PETITION FOR PROBATE requests that MARK ZAVIDOW be appointed as personal representative to administer the estate of the decedent.

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

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

A HEARING on the petition will be held in this court as follows: 12/13/16 at 8:30AM in Dept. 79 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

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

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

YOU MAY EXAMINE the file kept by the court.

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

Attorney for Petitioner  
JERYLL S. COHEN - SBN 125392  
HOFFMAN, SABBAN & WATENMAKER  
10880 WILSHIRE BLVD #2200  
LOS ANGELES CA 90024  
11/17, 11/24, 12/1/16  
CNS-2945235#

NOTICE OF TRUSTEE'S SALE TS No. CA-16-736937-BF Order No.: 8649897 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED TO THE COPY PROVIDED TO THE MORTGAGOR OR TRUSTOR (Pursuant to Cal. Civ. Code 2923.3) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/16/1992. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): FANNIE INDROKUSUMO, AN UNMARRIED WOMAN Recorded: 1/23/1992 as Instrument No. 92 118768 and modified as per Modification Agreement recorded 3/10/2016 as Instrument No. 20160261715 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 12/8/2016 at 10:30AM Place of Sale: Near the fountain located at 400 Civic Center Plaza Pomona, California 91766 Amount of unpaid balance and other charges: \$78,795.99 The purported property address is: 1110 N. HACIENDA PL #205, WEST HOLLYWOOD, CA 90069 Assessor's Parcel No.: 5555-003-122 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 sa

le date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 888-988-6736 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com> , using the file number assigned to this foreclosure by the Trustee: CA-16-736937-BF . 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. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Date: Quality Loan Service Corporation 411 Ivy Street San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 888-988-6736 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-16-736937-BF IDSPub #0118153 11/17/2016 11/24/2016 12/1/2016

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 128230 Title No. 160234963 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED. YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/18/2007. 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 12/14/2016 at 11:00 AM, The Mortgage Law Firm, PLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 09/26/2007, as Instrument No. 20072216960, in book xx, page xx, of Official Records in the office of the County Recorder of Los Angeles County, State of California, executed by Julie K. Leman, 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 5555-002-131 The street address and other common designation, if any, of the real property described above is purported to be: 1228 N. La Cienega Blvd. 101, West Hollywood, 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: \$402,442.01 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: 11/17/2016 THE MORTGAGE LAW FIRM, PLC Adriana Rivas/ Authorized Signature 41689 ENTERPRISE CIRCLE NORTH, STE. 228, TEMECULA, CA 92590 (619) 465-8200 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL 714-730-2727 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 (714) 730-2727 for information regarding the trustee's sale or visit this Internet Web site -[www.servicelinkASAP.com](http://www.servicelinkASAP.com)- for information regarding the sale of this property, using the file number assigned to this case: 128230. 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-FN4598372 11/24/2016, 12/01/2016, 12/08/2016

FILE NO. 2016 279147  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE)  
DOING BUSINESS AS: DAEBUDO, 3916  
WILSHIRE BLVD, LOS ANGELES, CA 90010;  
MAILING ADDRESS: 140 S. OXFORD AVE  
#1, LOS ANGELES, CA 90004 county of: LOS  
ANGELES.

Registered Owner(s): JISUNG CHA, 140 S. OXFORD AVE #1, LOS ANGELES, CA 90004. 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/ JI SUNG CHA, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on NOV 16, 2016



expires on NOV 16, 2021.

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).

LA1730968 BEVERLY HILLS WEEKLY 11/24, 12,1,8,15 2016

FILE NO. 2016 279148

FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE)  
DOING BUSINESS AS: Q HAWAIIAN BBQ,  
3550 W. CENTURY BLVD, #105, INGLEWOOD  
CA 90303 county of: LOS ANGELES.  
AI #ON: C3956429

Registered Owner(s): JMJ FOOD INC,  
[CALIFORNIA], 3550 W. CENTURY BLVD,  
#105, INGLEWOOD CA 90303. This Business  
is being conducted by a/an: CORPORATION.  
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/ JMJ FOOD INC, BY: JANE H. RHEE,  
SECRETARY

This statement was filed with the County Clerk of LOS ANGELES County on NOV 16, 2016 expires on NOV 16, 2021.

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).

LA1730939 BEVERLY HILLS WEEKLY 11/24 12,1,8,15 2016

#### ORDINANCE NO. 16-O-2712

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO CONDITIONALLY ALLOW ALTERNATIVE PARKING FACILITIES TO PROVIDE REQUIRED PARKING IN COMMERCIAL ZONES AS A PILOT PROGRAM

WHEREAS, the City Council has considered proposed amendments to the City of Beverly Hills Municipal Code, as more fully described below (the "Amendments"); and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on September 19, 2016, which was continued on September 26, 2016, at which time it received oral and documentary evidence related to the proposed Amendments; and

WHEREAS, the Planning Commission, at the September 26, 2016 hearing, also considered and conditionally approved a Conditional Use Permit to permit use of an alternative parking facility to provide required parking on the property located at 250-260 North Canon Drive

as would be permissible should the proposed zone text amendments be approved; and

WHEREAS, the City Council conducted a duly noticed public hearing on November 1, 2016, at which time it received oral and documentary evidence related to the proposed Amendments; and

WHEREAS, the City Council finds that the proposed Amendments will result in a benefit to the public interest, health, safety, morals, peace, comfort, convenience, or general welfare, and that such Amendments are consistent with the general objectives, principles, and standards of the General Plan.

NOW, THEREFORE, the City Council of the City of Beverly Hills does resolve as follows:

**Section 1.** The Amendments have been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. The City Council finds that adoption of the Amendments will not have a significant environmental impact and is exempt from CEQA pursuant to Section 15305 (Class 5) of Title 14 of the California Code of Regulations. The Class 5 exemption is applicable because the Amendments result in minor changes in land use limitations regarding the manner in which parking is provided and applies only to properties with an average slope not exceeding 20%. Thus, the City Council hereby finds that the Amendments are exempt from CEQA pursuant to CEQA Guidelines Section 15305.

**Section 2.** The City Council does hereby find that the proposed Amendments are intended to provide flexibility for properties in commercial zones that wish to utilize mechanical parking lifts and/or automobile elevators to provide required parking. This is accomplished by allowing the Planning Commission, on a case-by-case basis, to issue a Conditional Use Permit to allow the establishment of an alternative parking facility that provides required parking, provided that the proposed alternative parking facility and the use(s) it serves are located in a commercial zone, is 100% valet-operated, and meets other specific criteria. For these reasons, the Amendments serve to benefit the public interest, health, safety, morals, peace, comfort, convenience, and general welfare of both the business and residential communities.

**Section 3.** The City Council hereby amends Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by adding three definitions with all other definitions in the section remaining unchanged.

The term "Alternative Parking Facility" is added between the terms "Alley" and "Architectural Projections" as they presently appear in Section 10-3-100, to read as follows:

"ALTERNATIVE PARKING FACILITY: An off-street parking facility in which vehicular storage is accomplished with mechanical parking lifts and/or automobile elevators that are operated by a valet or other driver. An alternative parking facility shall not be a fully automated parking facility that uses mechanical systems to hoist individual vehicles from receiving areas to separate automobile storage areas without a driver."

The term "Automobile Elevator" is added between the terms "Architectural Projections" and "Average Roof Height" as they presently appear in Section 10-3-100, to read as follows:

"AUTOMOBILE ELEVATOR: An elevator used to move vehicles vertically into and between levels of a parking garage in lieu of the use of ramps."

The term "Mechanical Parking Lift" is added between the terms "Maximum Potential Side Facade" and "Medical Laboratory" as they presently appear in Section 10-3-100, to read as follows:

"MECHANICAL PARKING LIFT: An elevating device that enables the positioning of a vehicle above or below another parking space in a stacked (vertical tandem) fashion."

**Section 4.** The City Council hereby amends Section 10-3-1604 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to add one new conditionally permitted use before "Amusement Parks" to read as follows with all other provisions in Section 10-3-1604 remaining unchanged:

"Alternative parking facilities used to provide required parking for commercial uses, excluding medical uses, pursuant to section 10-3-2730.4."

**Section 5.** The City Council hereby amends Section 10-3-1702 of Article 17 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to add one new conditionally permitted use before "Amusement Parks" to read as follows with all other provisions in Section 10-3-1702 remaining unchanged:

"Alternative parking facilities used to provide required parking for commercial uses, excluding medical uses, pursuant to section 10-3-2730.4."

**Section 6.** The City Council hereby amends Section 10-3-1802 of Article 18 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to add one new conditionally permitted use before "Amusement Parks" to read as follows with all other provisions in Section 10-3-1802 remaining unchanged:

"Alternative parking facilities used to provide required parking for commercial uses, excluding medical uses, pursuant to section 10-3-2730.4."

**Section 7.** The City Council hereby amends Section 10-3-2003 of Article 20 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to add one new conditionally permitted use before "Brewing or manufacture of alcoholic beverages" to read as follows with all other provisions in Section 10-3-2003 remaining unchanged:

"Alternative parking facilities used to provide required parking for commercial uses, excluding medical uses, pursuant to section 10-3-2730.4."

**Section 8.** The City Council hereby adds new Section 2730.4 to Article 27 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

#### "10-3-2730.4: ALTERNATIVE PARKING FACILITY

An alternative parking facility, as defined in section 10-3-100, may be used to meet the parking requirements of section 10-3-2730 provided the alternative parking facility and the use(s) for which it provides required parking do not include medical uses and are located in a commercial zone on property with a site area not exceeding sixteen thousand (16,000) square feet, and subject to the following:

A. Conditional use permit required. A conditional use permit, issued pursuant to the provisions of article 38 of this chapter, shall be obtained prior to any alternative parking facility commencing provision of required parking spaces for any use.

B. Standards. All alternative parking facilities authorized by a conditional use permit shall comply with the following standards:

1. Except for required ingress and egress, all alternative parking facilities shall be fully

enclosed and below grade. Alternative parking facilities and portions of buildings that contain alternative parking facilities shall be subject to Architectural Review;

2. Staging and queuing of vehicles shall occur on private property within a reasonable distance from the alternative parking facility and shall not impede travel and access within the public right-of-way;

3. The alternative parking facility shall be operated by one or more parking attendants, as determined through the conditional use permit process, at all times during the hours of operation, so that it is valet-operated to service the use needs of the commercial facility for which it provides required parking;

4. The design of the alternative parking facility shall meet all applicable California building codes, as approved by the community development department;

5. An alternative parking facility shall comply with all applicable development standards, including those set forth in Article 16.5 of this chapter, and excluding the City's minimum parking standards if modifications to those standards are approved as part of the conditional use permit;

a. The reviewing authority may condition an alternative parking facility to modify standards relating to minimum parking stall size, minimum drive aisle width, and drive aisle parking spaces, provided the applicant demonstrates that the facility will accommodate a range of vehicle types and will not have an adverse impact on the efficiency of the parking operation or the safety of people or property.

C. Information required for application. Application submittals for an alternative parking facility conditional use permit shall include information that the director of community development deems to be necessary to determine whether the alternative parking facility can adequately meet the parking needs of the proposed development and determine that no substantial negative impacts will result from the facility. At a minimum, the following shall be provided as part of the conditional use permit application:

1. Site Plan: Submittal of a site plan prepared by a design professional indicating all structures; the alternative parking facility location; number of required parking stalls; site ingress and egress; proposed queuing location; and the identification of adjacent land uses;

2. Operations Plan: Submittal of an alternative parking facility operations plan describing the broadest range of operating hours allowed for the commercial use(s) to be served by the alternative parking facility; the number of parking attendants and working hours; methods for automobile storage and retrieval during and outside of regular business hours; vehicle drop-off and pick-up location(s) for customers; vehicle circulation path; location of staging area for vehicles waiting to enter the alternative parking facility. The operations plan shall also describe, with regard to the mechanical parking lifts and automobile elevators: maintenance schedules and additional parts inventory requirements to maintain optimal operations;

3. Technical Studies: Submittal of technical studies demonstrating that the proposed design and operation of the alternative parking facility will not be detrimental to surrounding uses and properties with regard to noise, visual impacts, area parking and circulation, and existing on-site improvements;

4. Disabled Access Parking: Submittal of evidence that the parking provided will

comply with all applicable disabled access requirements;

5. Back-Up Power: Prior to issuance of building permits, the applicant shall provide documentation that the alternative parking facility will be equipped with back-up generators with sufficient capacity to allow operation of the parking system in the case of electrical failure. In an alternative parking facility with multiple automobile elevators, mechanical lifts, or both, each elevator and lift shall be individually operable such that mechanical failure of one would not prevent use of the others.

D. Findings. In addition to the findings outlined in article 38 of this chapter, a conditional use permit shall only be issued if the planning commission finds that:

1. The proposed location of the alternative parking facility will not be detrimental to adjacent property or to the public welfare;

2. Due to circumstances such as lot size, lot shape, lot location, or other existing conditions of the site, the applicant has demonstrated that an alternative parking facility is a reasonable method of providing code-required parking;

3. The use of an alternative parking facility enhances the design of the proposed project and does not result in a substantial adverse impact to the character of the surrounding area;

4. The proposed alternative parking facility and operation thereof will not create any material adverse traffic or parking impacts, traffic safety hazards, pedestrian-vehicle conflicts, or pedestrian safety hazards.

E. Conditions of Approval. The reviewing authority may impose any conditions that are necessary to address any potential adverse impacts resulting from the construction and use of an alternative parking facility to provide required parking, including but not limited to:

1. Inspection Report: A maintenance inspection report and usage report for any alternative parking facility, prepared at the sole expense of the applicant, shall be submitted at any time upon request from the community development department and no less than every six months for review by the city.

2. Service Contract: The owner of the alternative parking facility shall at all times maintain one of more contracts with an entity or entities that provides maintenance and 24-hour emergency service for the all aspects of the alternative parking facility, including but not limited to any automobile elevators and, mechanical parking lifts installed in the alternative parking facility.

3. Employee parking shall not be allowed on the site. A property on which an alternative parking facility is permitted shall provide free paid parking for all employees at an off-site and off-street parking facility. Verification of off-site location shall be provided to the Director of Community Development and shall be updated whenever employee parking demand changes. This provision shall not apply to covenanted parking spaces for employee use when the property on which an alternative parking facility is located includes parking required to be provided on the site pursuant to the provisions of a covenant.

4. If valet drop off locations associated with a property utilizing an alternative parking facility are proposed on city streets, excluding alleys, there shall be valet drop off space to accommodate a minimum of three vehicles.

5. A Conditional use permit for an Alternative Parking facility must be for a use providing a luxury service or product, such as, but not limited to, a restaurant whose chef or operator has operated or is operating a Michelin star rated restaurant, or a luxury brand retail establishment, as determined by the city council in its discretion.

6. If granted a parking reduction pursuant to § 10-3-2730.4 B. 5, the project's parking shall be reviewed by either the city council or planning commission after 6 months and 1 year of commencement of the use. If the reviewing body determines the reduced parking is insufficient, the applicant shall be required to make arrangements to provide sufficient parking either through the in lieu parking program, if available, providing additional covenanted parking spaces, or other means, as directed by the reviewing body.

F. The conditional use permit for an alternative parking facility authorized by this section 10-3-2730.4 is a pilot program. The city council or planning commission may take action pursuant to this section 10-3-2730.4 on up to two (2) applications. Unless the city council extends this section 10-3-2730.4, this section 10-3-2730.4 shall be repealed after one (1) year of operational experience with each of the two projects.

**Section 9. Severability.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

**Section 10. Publication.** The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

**Section 11. Effective Date.** This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: November 21, 2016  
Effective: December 22, 2016

JOHN A. MIRISCH  
Mayor of the City of Beverly Hills

ATTEST:  
BYRON POPE  
City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
MAHDI ALUZRI  
City Manager

SUSAN HEALY KEENE, AICP  
Director of Community Development

VOTE:  
AYES: Councilmembers Reims, Gold, Bosse, Vice Mayor Krasne, and Mayor Mirisch  
NOES: None  
ABSENT: None  
CARRIED

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

**REQUEST FOR PREQUALIFICATION  
OF BIDDERS AND PREQUALIFICATION**

## INSTRUCTIONS FOR:

### City Hall First Floor Community Development Remodel

Notice is hereby given that the City of Beverly Hills ("CITY") has determined that all bidders for the City Hall First Floor Community Development Remodel ("Project") must be pre-qualified prior to submitting a bid on that Project. *This prequalification is valid for a year and for more than one project.* It is mandatory that all Contractors who intend to submit a bid, fully complete the prequalification questionnaire, provide all materials requested herein, and be approved by the CITY to be on the final qualified Bidders list. To access the questionnaire, please refer to the CITY's bid webpage ([www.beverlyhills.org](http://www.beverlyhills.org)) **BID 16-30 Construction of the City Hall First Floor Community Development Remodel – Prequalification Package Questionnaire.**

No bid will be accepted from a Contractor that has failed to comply with these requirements. If two or more business entities submit a bid as part of a Joint Venture, or expect to submit a bid as part of a Joint Venture, each entity within the Joint Venture must be separately qualified to bid. The last date to submit a fully completed questionnaire is **2:00 PM Thursday, December 8, 2016.** Contractors are encouraged to submit prequalification packages as soon as possible, so that they may be notified of omissions of information to be remedied or of their prequalification status in advance of the prequalification deadline for this Project.

The CITY will use these documents as the basis of rating Contractors with respect to whether each Contractor is qualified to bid on the Project, and reserves the right to check other sources available. The CITY's decision will be based on objective evaluation criteria.

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

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

The prequalification packages should be submitted under seal to the **Public Works Department, Project Administration Division, Attention: Lucy Quiralte, 345 Foothill Road, Beverly Hills, CA 90210.** The following should be clearly marked on the outside of the package "**CONFIDENTIAL REQUALIFICATION STATEMENT FOR THE "CITY HALL FIRST FLOOR COMMUNITY DEVELOPMENT REMODEL"**

**CITY CONTACT** – Any questions or requests for information can be directed to **Contract Administrative Assistant Lucy Quiralte**, at [lquiralte@beverlyhills.org](mailto:lquiralte@beverlyhills.org) or by calling **310-285-2541.**

### APPLICATION OF THE PUBLIC RECORDS ACT

Assembly Bill 574 provides that "The questionnaires and financial statements shall not be public records and shall not be open to public inspection; however, records of the names of contractors applying for prequalification status shall be public records subject to disclosure" under the Public Records Act. (Section 20101[a]). Each questionnaire must be signed under penalty of perjury in the manner designated at the end of the form, by an

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

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

Contractors may submit prequalification packages during regular working hours on any day that the offices of the CITY are open. Contractors who submit a complete prequalification package will be notified of their qualification status no later than ten business days after submission of the information.

The CITY may refuse to grant prequalification where the requested information and materials are not provided by the due date indicated above. There is no appeal from a refusal for an incomplete or late application, but re-application for a later project is permitted. Neither the closing time for submitting prequalification packages for this Project will be changed in order to accommodate supplementation of incomplete submissions, or late submissions, unless requested by the CITY in its sole discretion.

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

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

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

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



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