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Issue 991 • September 27 - October 3, 2018



Two-Year Saga Led to Planning Commission Vote

FPPC Weighed in on Friars Club Project



Experts Claim Metro's Purple Line Extension Project is "Unsafe" at Student Forum

Few Answers in Sight for Campus



BHTV City Council and Commission Schedule

- Planning Commission: September 27 at 1:30 p.m.
- Beverly Hills View: Board of Education Candidates Rachele Marcus and Tristen Walker-Shuman: September 27 at 7:30 p.m. Watch online: vimeo.com/287518209



Letters & email

“City Council Backs Controversial Proposition 10” [Issue 990]

There’s no denying it. We have a housing crisis in California. Construction of new housing units has failed to keep up with demand. This scarcity in housing units has caused the cost of the limited available units to increase. It is simply a matter of supply and demand.

Both gubernatorial candidates, Gavin Newsom and John Cox, have many ideas for fixing the current housing crisis. They talk about ways to expedite and expand new housing construction, how to reduce housing costs for families looking to achieve the “American Dream” of homeownership. Unfortunately, these “hoped for” ideas face many obstacles, including housing policies and building codes that create barriers to construction, neighbors that come out against more density or construction of any kind (a/k/a, the NIM-BYs), and increasing housing regulation. Unfortunately, “hope” is not a strategy. Fixing today’s housing crisis is illusive in not near impossible.

However, the most immediate threat to any housing solution is Proposition 10,

the greatly flawed rental housing initiative that will be on the ballot this November 6th. If passed, Proposition 10 will make the housing crisis far worse, not better. In a “nut shell,” Proposition 10 does the following:

- Attempts to repeal a 1995 state law called the “Costa-Hawkins Rental Housing Act.” This law exempts single-family homes, condominiums and new (post-1995 or earlier depending upon when a City first enacted rent control) construction from rent control.
- Requires the State Attorney General’s office to defend any challenges to the law, and if it fails to do so, the Attorney General would be required to pay for the proponent’s legal fees – win or lose.
- Requires a two-thirds vote of both houses of state legislature or another vote of the people of California merely to amend the law or to repeal it.
- Requires vacancy “de-control” allowing property owners to charge going market rental rates when their tenants voluntarily vacate houses, condominiums and apartment units.

Proposition 10 does not fund or require in any way construction of affordable housing units nor any housing whatsoever, and the proposition only makes it more difficult to build affordable housing. Proposition 10 will, under the best scenario, merely provide the incentive for property owners to convert rental units into condominiums, short-term vacation rentals, or other uses which will makes our housing shortage far worse. Under

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WHAT’S ON YOUR MIND?

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email us at:
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SNAPSHOT



SCIENCE LEGENDS NORTH REXFORD DRIVE

The 2018 Massry Prize was awarded this past weekend to three scientists for their work in discovering the primary mechanisms for oxygen sensing that are crucial for life on earth. Recipients: Gregg L. Semenza, MD, PhD, Professor Sir Peter J. Ratcliffe, FMedSci, FRS, William G. Kaelin, Jr., MD



Issue 991 • Sept 27 - Oct 3, 2018
Beverly Hills Weekly Inc.

Founded: October 7, 1999
Published Thursdays

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

www.bhweekly.com

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(1925-2013)

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1 year subscriptions are available.
Sent via US Mail
\$75 payable in advance

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

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OUR DATA SPEAKS VOLUMES



a worse-case scenario, it will drive rental property owners out of business, particularly most owners in the City of Beverly Hills (and elsewhere) that are merely passive, “mom and pop” investors in rental housings. And, even worse, it will cause some local jurisdictions to adopt rent control on single-family homes and condominiums—we are no longer just talking about apartment owners here folks!

Why would anyone stay in the rental housing business if the few protections we now have from overreaching rent control laws were removed? Why would anyone want to construct more housing, let alone any sort of rental housing with a higher risk profile that expanded rent control under Proposition 10 imposes?

Attention Beverly Hills single-family homeowners and condominium owners: Proposition 10 also extends rent control to single-family homes and condominiums. Even those of you that rent out a room for extra money, especially given the high cost of living in the “golden city” of Beverly Hills, will be subject to the new rent control rules. Sadly, this is what the City Council voted in favor of this past week. During its September 17th study session, our elected City officials, so ill advised, voted in favor of rent control on your home in a purely political vote grab to “pony up” the votes of tenants within our City. That’s right folks, our City Council voted against you, the homeowner. I hope our City Council has atoned for their sins this past Yom Kippur.

I wonder if our City Council has read Proposition 10? If so, they would have noted that the badly worded proposition requires either a two-thirds vote of BOTH houses of our State’s legislature or a vote of the people of California just to amend it. Laws passed in California very often require refinement or amendment; however, our state legislators’ hands are tied from making any refinements that may be needed to fix the likely unintended consequences of Proposition 10. If our City Council had read Section 10 of Proposition 10, it would have noted that the State Attorney General is required to defend any legal challenges to Proposition 10 and if the Attorney General fails to do so, we taxpayers will be “on the hook” to pay for the proponents’ legal fees – win or lose. This could cost taxpayers hundreds of millions of dollars in legal fees.

The independent California Legislative Analyst’s office recognized the negative consequences of Proposition 10 and concluded that if passed: “More housing would fall under rent control, likely leading to more properties being devalued and/or shifted from the rental market to the ownership market.... The expansion of these effects could, in turn, impact property tax, personal income tax, and sales tax revenues.” The Legislative Analyst’s Office further stated: “This reduction in market values would be reflected in properties’ assessed values over time as they are sold... would reduce property tax collections for local governments.” This lost revenue negatively impacts funding of our schools and first responders.

We must do something to address the high costs of housing and affordability of

rents; however, Proposition 10 is not the answer. The answer lies in changing zoning laws and incentives to encourage new construction of affordable housing and efficiency units. The answer lies in rent subsidies, voucher programs and tax credits to directly help those that truly need assistance—giving rent help to means tested individuals and families and not to wealthy tenants. Wouldn’t it make sense to deploy the \$1.5 million and growing annual City rent stabilization department budget to help subsidize renters in need rather than regulate your house and mine? Our City Council, with its obvious tunnel vision, has instead sought to plagiarize from the playbook of draconian rent control ordinances adopted in places like Berkeley, Santa Monica and West Hollywood.

Harvey Miller
Los Angeles

“City Council Backs Controversial Proposition 10” [Issue 990]

Thank you for the Weekly’s measured discussion of Proposition 10, the November ballot measure that would repeal the state’s preemption of some local rent controls. The objective of the measure is straightforward: repeal of Costa-Hawkins in order to let localities like Beverly Hills find local solutions to difficult problems (like rental housing affordability).

Remember that our city’s endorsement of Proposition 10 comports with this plank in our city’s legislative platform: “Support and pursue the repeal of state laws that affect local control on housing and land use.” That is pretty straightforward! However the policy particulars of rent stabilization in Beverly Hills is anything but simple.

The claim put forth by Dan Yukelson, Executive Director of the Apartment Association of Greater Los Angeles (and a local rental property investor) [Issue 989], that City Council “failed every member of our community” by unanimously endorsing Proposition 10 will not stand up to scrutiny.

First, it’s not clear which community he is speaking about. If Mr. Yukelson is speaking on behalf of his fellow rental property owners (as he is paid to do), then he is being disingenuous. I predict that no Beverly Hills landlord will see a decrease in net operating income of even a dollar if Proposition 10 passes. The measure changes nothing about our rent stabilization ordinance. And our City Council has indicated no interest to enact any substantially more strict form of rent control.

On the contrary! City Council this fall will discuss whether to exempt properties from the reach of our rent stabilization ordinance. That’s hardly a “stripping away” of anybody’s property rights. Moreover, Mr. Yukelson knows well that state law mandates an owner receive a ‘fair return’ on his investment (not unlike a regulated utility) so that any change in our rent stabilization law would not be permitted to reduce net operating income for any operator.

Second, if Mr. Yukelson is worried

about the harm to the broader Beverly Hills community should Costa-Hawkins be repealed, then let me fact-check a few of his claims in the September 13th issue.

Repeal of Costa-Hawkins will do nothing to discourage the construction of new rental units. The demand for rental apartments is very high on the Westside and supply is low (as landlords like to point out). In Beverly Hills that imbalance is even worse because the city has permit-

ted few residential projects over decades (most were condominiums) and the three in the pipeline now are all condominiums. I am confident we will see a continued boom in apartment construction no matter what voters say about Proposition 10 in November.

Also, our tax base will remain strong. According to the last Comprehensive Annual Financial Report (2017), tax receipts

letters cont. on page 4



NOTICE OF PUBLIC HEARING

DATE: October 11, 2018
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Commission Meeting Room 280A
Beverly Hills City Hall
455 North Rexford Drive
Beverly Hills, CA 90210
PROJECT ADDRESS: 9031 Olympic Boulevard (Northwest corner of Olympic Boulevard and South Wetherly Drive)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, October 11, 2018, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

A request to re-authorize a Conditional Use Permit (CUP) to allow the continued operation of a vehicle service use within the building located at **9031 Olympic Boulevard (Jim Falk Lexus Automotive Group).**



The CUP request applies only to the 9031 Olympic Boulevard property (the “Project Site”), however, the operation of the Jim Falk Lexus servicing center is associated with properties located at 9000 Olympic Boulevard and 9001 Olympic Boulevard (“Associated Properties”), as shown on the map above.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the state CEQA Guidelines. This exemption is applicable to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. Accordingly, the Planning Commission will consider a recommendation to find the project exempt from the environmental review requirements of CEQA pursuant to Section 15301 (Existing Facilities).

Any interested person may attend the meeting and be heard or present written comments to the Commission. Written comments also may be submitted prior to the public hearing to the Planning Division, via mail: attn. Chloe Chen, 455 N. Rexford Drive, 1st Floor, Beverly Hills, CA 90210, or via email to **cchen@beverlyhills.org**. Any written comments received by Tuesday, October 2, 2018 will be attached to the agenda report regarding this item. Any comments received after Tuesday, October 2, 2018, but prior to the public hearing, will be distributed to the Commission under separate cover.

According to Government Code Section 65009, if you challenge the City’s action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact **Chloe Chen, Assistant Planner** in the Planning Division at **(310) 285-1194**, or by email at **cchen@beverlyhills.org**. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely:
Chloe Chen, Assistant Planner



In accordance with the Americans with Disabilities Act, Commission Meeting Room 280A is wheelchair accessible and is equipped with audio equipment for the hearing impaired. If you need special assistance to attend this meeting, please call the Planning Division at (310) 285-1194 or TTY (310) 285-6881. Please notify the Planning Division at least forty-eight (48) hours prior to the meeting if you require captioning service so that reasonable arrangements can be made.

letters cont. from page 3

from property sales, retail sales, hotel stays, and business operations are all at record highs. A voter-approved Costa-Hawkins repeal would have no discernible effect on any of these receipts except - in theory - the one category of business tax that landlords pay.

But here's the irony: recent amendments to the rent stabilization have mandated that all landlords must be licensed to do business and taxes must be collected on their gross receipts. Before perhaps 1-in-10 landlords had avoided getting a business license as required by law. They never paid their business tax. I expect that the upcoming Comprehensive Annual

Financial Report will show a substantial uptick in 'Class E' landlord tax payments. Even Mr. Yukelson can agree that will support our first-responders

I urge voters to look beyond the hyperbole and recognize the unanimous support for Proposition 10 among our councilmembers. Remember that the landlords' industry association director is paid to stoke division at the moment when tenants and landlords are again talking about appropriate amendments to rent stabilization - amendments that will hardly (as Mr. Yukelson said) "leave apartment owners no other choice but to take their rental units off the market."

**Mark Elliot
Beverly Hills**

"Council Doubles Down on School Safety and Security" [Issue 990]

In response to last week's cover story, I have to write that I am very confident in the security we have in our schools.

However, I would like to see even more security both armed and unarmed in all of our schools.

Our students which are our children can't be protected enough.

I understand the position of Mayor Gold and his concern about the competency of a security guard under pressure.

Such pressure was put to the test during the horrific school shooting this year in Parkland, Florida.

During that rampage, an armed guard never went inside the school and instead took up a position outside the campus.

Meanwhile, students were being slain inside.

The best training for those scenarios and a lot of it will never fully prepare an individual for a real confrontation.

I am for training that meets the standards of what Beverly Hills demands.

Being the city that we are and having

the reputation that we have, I feel that in these times, we can be a target both from within our schools and from those outside of our community.

A noticeable security as well as a police presence would counter any individual response failure and further ensure the safety of our students.

Also, while it has been a number of years since I have been inside any of our schools, a good camera system that tracks all activity throughout the school (if we do not already have such a system) would assist in locating a trouble spot which could save time and lives since officers would be able to hone in on the matter at hand.

Yes, I do indeed understand Mayor Gold's concern, but unless we imprison, say BHHS with wrought iron fencing like Hollywood High School, we need a larger secure presence that is as highly trained as can be while unfortunately knowing that an individual can fail in the end to do his or her job.

Let's get it done.

**George Vreeland Hill
Beverly Hills**



NOTICE OF PUBLIC HEARING

DATE: October 11, 2018
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Commission Meeting Room 280A
Beverly Hills City Hall
455 North Rexford Drive
Beverly Hills, CA 90210

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, October 11, 2018, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO MODIFY THE FINDINGS FOR CERTAIN MINOR ACCOMMODATIONS FOR ACCESSORY STRUCTURES IN THE CENTRAL AREA OF THE CITY AND TO MODIFY THE LANGUAGE PERTAINING TO THE FINDINGS FOR CENTRAL R-1 PERMITS.

The proposed Ordinance would include modifications to existing code language to add a finding for consideration by the reviewing authority for Minor Accommodation requests for certain accessory structures over 14' in height located in the Central Area of the City and to change the language regarding findings for Central R-1 Permits. The proposed amendments included in the Ordinance would not represent changes to development standards. The proposed language changes would include:

- Amendment of BHMC § 10-3-2414(E) to add a finding for consideration by the reviewing authority when considering minor accommodation requests for certain accessory structures over 14' in height located North of Santa Monica Boulevard. With the proposed amendment, the reviewing authority must find that the potential additional height would not adversely impact adjacent properties or the public welfare, in addition to the existing findings outlined in this code section, in order to approve the request.
- Amendment of BHMC § 10-3-2413(E), 10-3-2414(F) and 10-3-2453 to modify the language pertaining to the findings for Central R-1 Permits.

This Ordinance and the Amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. There is no possibility that the proposed code amendments that are not related to any specific development proposal may have a significant effect on the environment because the modifications do not enable any physical changes in the environment. Therefore the Planning Commission finds that the Amendments are exempt from CEQA pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations because it can be seen with certainty that there is no possibility that the activity in question would have a significant effect on the environment.

Any interested person may attend the meeting and be heard or present written comments to the Commission. According to Government Code Section 65009, if you challenge the Commission's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

If there are any questions regarding this notice, please contact **Timothea Tway, Senior Planner** in the Planning Division at **(310)285-1122**, or by email at **ttway@beverlyhills.org**. The case file, including associated documents are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely,
Timothea Tway, AICP
Senior Planner

In accordance with the Americans with Disabilities Act, Commission Meeting Room 280A is wheelchair accessible and is equipped with audio equipment for the hearing impaired. If you need special assistance to attend this meeting, please call the Planning Division at (310) 285-1122 or TTY (310) 285-6881. Please notify the Planning Division at least forty-eight (48) hours prior to the meeting if you require captioning service so that reasonable arrangements can be made.

briefs

Chamber of Commerce Issues Election Recommendations

The Beverly Hills Chamber of Commerce Board of Directors voted on September 25 to decide which measures it would support or oppose on the November ballot, according to the Chamber's Vice President of Economic Development and Government Affairs.

Measure	Official Position
Proposition 4	Support
Proposition 6	Oppose
Proposition 10	Oppose

Strategic Planning Committee Meets With Retailers to Discuss 'Future' of the Triangle

The Beverly Hills Strategic Planning Committee met with retailers from the City's Business Triangle at its meeting on September 20 to discuss their vision for the future of the area and ways the City could assist retailers in creating a unique "experience" for those visiting Beverly Hills.

"You probably can best inform us about what you think the future state for your operating areas are. We want to hear from you what you'd like to see in the Triangle. That's really the theme of today," Mayor Julian Gold told the group.

The idea of crafting a unique, exclusive experience for customers was first proposed by Alfred Chan, the president of Stefano Ricci's 5,000 square-foot Beverly

Hills shop. Chan noted that many wealthy customers who previously shopped in the City are now choosing to shop in Europe instead. The key to reversing that shift, according to Chan, is offering customers something they can't get anywhere else.

"With our customers, many of them have everything already. They don't need anything else. They only come to see what's new, so it's becoming more and more difficult every day to keep them coming in," Chan said. "What can we do about this? We focus local. We offer things no one else does. We offer, of course, excellent merchandise, but also brand recognition and customer service. We have to give them an experience."

Valet parking was Chan's number one suggestion for offering this experience, as he said that the majority of customers visiting Rodeo Drive now and in previous years enjoy the convenience of parking either right in front of the store.

Giacomino Drago, owner of several local restaurants including II Pastaio, where he also serves as chef, and Piccolo Paradiso, said he would support valet parking along Rodeo Drive as well.

"We cannot compare Beverly Hills to New York because New York is mostly foot traffic. Here, we're very spoiled. We like to drive our car and get out at the door," Drago said. "The expectation of Beverly Hills is very different from that of any other city. People want to show off their very expensive cars and others want to see those cars. Parking in a structure is no fun."

Kathy Gohari, President of the Rodeo Drive Committee and longtime General Manager at Valentino, also endorsed establishing valet parking along the street, but added that customer experience is a partnership that needs to exist across merchants, hotels, restaurant owners and land-

owners.

“We need people to want to come to Rodeo Drive. That means we have to make it special at the merchant and hotel level. It’s about relationships. We want to go to places where we can call ahead and get the food or things we like. We want to create



Giacomino Drago

have more nightlife options.

“We have a client who comes at least six times a year. They stay traditionally three nights each time they visit and go out to eat each night. The concierge sets dinner up for them at different restaurants, but they’re all downtown or in West Hollywood. They want something more modern and new,” Gohari said. “It’s about the experience again.”

“We’ve talked a lot about experience,” Mayor Gold said. “Fred Hayman created ‘the experience’ in his shop before anyone knew what it was. He provided alcohol, espresso, pool tables, all of that. When we talk about the experience today, how much of that should be based in your store and how much should be City-wide?”

“I personally think it’s a 50-50 partnership,” Gohari responded. We have to do our part by creating the experience in the stores with food, beverage, staff, store design, upkeep, and everything, but the street also has to be able to stay current and competitive.”

Two Public Art Donations Approved

At its meeting on September 20, the Beverly Hills Fine Art Commission approved art donations from Romanian artist Alexandra Nechita and Century City resident Geri Alden, who offered the commission a \$10,000 iron casting created by artist Jene Highstein.

Nechita, whose work has been exhibited worldwide in venues like Cotroceni Palace Museum in Bucharest and the National Museum of Art in Romania, presented the commission with four large, bronze sculptures from which to choose two donated pieces. The commission approved the piece entitled “Love Anatomy” to put before the City Council for approval with the stipulation that the artist pays for additional costs of installation and transportation.

“My thought was if we do accept it, it would be perfect for La Cienega Park where there will hopefully be more space for art. Since it’s a family park, I thought this would be a good addition to it,” Commissioner Carolyn Hiller said.

The commission discussed the park as an option but ultimately did not name a set location for the piece, noting that it could

be difficult to place art in La Cienega Park during its renovation and improvement process because it is not yet clear which areas could be changed or used for new purposes.

Alden’s offered Highstein piece, entitled “Iron Doorway,” weighs 2,775 pounds and meets the commission’s requirements for art donations, Vice Chair Stephanie Vahn said.

“This art comes from a very prestigious collection,” Vahn said of the piece. “I highly recommend that we accept it. This is a fine artist who meets every requirement we have, I feel.”

Commissioner Hiller agreed.

“I think we are incredibly fortunate that she would consider giving this piece to us. I think it’s a fabulous donation,” Hiller said.

In terms of location, the commission suggested placing the art on a plot of land at the southeast corner of the City Hall campus, near Santa Monica Boulevard and Crescent Drive. No location was finalized, as the Rec and Parks Commission must also approve public art installation locations.



“Iron Doorway” by Jene Highstein

Highstein has worked as an artist for four decades, focusing largely on variations of archetypal forms such as cones, cylinders

and spheres. His numerous projects include monumental sculptures, towers, pavilions and amphitheatres in both public and private spaces, some of which are included in permanent collections at mu-

A Proposition 65 Public Notice

The California Safe Drinking Water and Toxic Enforcement Act requires California businesses to advise employees and neighbors of any potential exposure to chemicals considered by the state to cause cancer, birth defects, or other reproductive harm.

Enwave Los Angeles, Inc. wants you to know that detectable amounts of some of these substances may be found in and around its facility located at 2052 Century Park East, Los Angeles, CA. Potential sources of these substances can include common products such as gasoline, oil, natural gas, paint.



“26 Pebbles” at Theatre 40

Michele Schultz, Jennifer Lee Laks, Roslyn Cohn and Jean Kauffman performing a scene from “26 Pebbles,” a play written by Eric Ulloa and directed by Jules Aaron. The show is playing now until October 14 with shows scheduled for every Thursday, Friday and Saturday at 8:00, Sundays at 2:00 and Monday at 8:00. Tickets can be purchased for \$35 at www.theatre40.org.

seums like the Metropolitan Museum of Art, the Brooklyn Museum, Solomon R. Guggenheim Museum, the Los Angeles County Museum of Art and the Museum of Modern Art in New York.

Fine Art Commission Invites Residents to Recommend Public Art

Beverly Hills residents could select the next piece of artwork to become part of the City’s Public Art collection following a call from the Fine Arts Commission for artwork recommendations.

To be considered for purchase, fine art must be, or will be, created by an established artist. The City defines an established artist as a professional artist who derives his or her income primarily from their work as an artist and who is accepted

and recognized in the field of fine art, internationally or nationally. Residents who choose to recommend an artist to the commission must provide documentation to support the artist’s stature. This documentation should include, but is not limited to details regarding inclusions in art journals and art books, fine art gallery representation, museum exhibitions or collections, auction house records and letters of support from fine art curators.

More information on what documentation is needed and to submit recommendations, visit www.beverlyhills.org/art-forconsideration.

The commission will review submissions and notification will be sent to the applicant whose artwork has been select-

briefs cont. on page 6



NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, October 9, 2018, at 7:00 p.m.**, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, California, will hold a public hearing to consider adoption of:

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE REGARDING WATER CONSERVATION

This ordinance will update the City’s regulations to include permanent water use restrictions and water waste prevention regulations that align with the State’s water conservation efforts and regulations. Any interested person may attend the meeting and be heard. Written comments may also be submitted and should be addressed to the City Council, c/o City Clerk, 455 N. Rexford Drive, Beverly Hills, California, 90210. The comments should be received prior to the hearing date. If you need more information, please contact **Debby Figoni at (310) 285-2492**.

Please note that if you challenge the Council’s action in regard to this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

BYRON POPE, MMC
City Clerk



In accordance with the Americans with Disabilities Act, the Council Chamber is wheelchair accessible and is equipped with audio equipment for the hearing impaired. If you need special assistance to attend this meeting, please call the City Clerk’s Office at (310) 285-2400 or TTY (310) 285-6881. Please notify the City Clerk’s Office at least forty-eight (48) hours prior to the meeting if you require captioning service so that reasonable arrangements can be made.

coverstory

TWO-YEAR SAGA LED TO PLANNING COMMISSION VOTE

FPPC Weighed in on Friars Club Project

By Kelcey Caulder

After two years of extensive deliberation, the Beverly Hills Planning Commission recently voted to lend its support to a condominium project at the former site of the Friars Club. Doing so involved all the usual civic requirements—Commission meetings, presentations and public comment—but it also involved something slightly more unusual: a decision from the Fair Political Practices Commission (FPPC).

Planning Commissioner Andy Licht has leased office space on Lasky Drive approximately 497 feet from the proposed project site, located at 9908 Wilshire Boulevard, to house his film production and property management businesses for nearly 23 years. He also subleases portions of the office space in close proximity to the project site to two other businesses: Michael Silber's souvenir bobblehead manufacturing business and Marilyn Atlas' talent agency.

This raised red flags for Commissioner Licht when the project was first brought before the commission because there was a potential conflict of interest based on provisions set out in the Political Reform Act. He requested that City staff begin the process of investigating his concerns.

"If memory serves the Commissioner spotted this as a potential issue, which isn't uncommon for appointed and elected officials, and brought it to us to take a look at," Assistant City Attorney David Snow told the *Weekly*. "For some cases like this we have a clear answer and we can give specific advice, but when it's less clear we provide some different avenues for them to take. That's more informal advice. In this case, I think we gave informal advice first where we said, 'We think it's probably okay for him to participate,' and then reached out for formal advice from the FPPC because we wanted to be completely sure that it was the right call."

In reaching out to the FPPC, the City Attorney's Office compiled a letter outlining facts related to the project and Licht's interest, Snow said. A summary of those facts outlined in the FPPC's final analysis provided on February 23, 2017 provides an idea of what might have been included in the initial letter—details about the proposed project, information regarding the commercial uses and multi-family residential housing in the area near the site, information about the project's Draft Environmental Impact Report (DEIR), parking informa-

tion, zoning information, details related to Licht's business and lease, and more. More information not identified in the FPPC ruling was also sent to the agency on February 3, 2017.

When asked if getting an FPPC decision is typical in cases where elected officials may have conflicts of interest, Snow said that decisions about when to take a question to the FPPC are made on a case-by-case basis. In cases like Licht's, when rules seem less clear, Snow said cases are typically sent forward.

"The benefit of getting an FPPC ruling is that it's very accurate," he said. "It also provides some protection for the person in question. It ensures that no one makes a ruling or decision on something that they shouldn't, so it's really a matter of being thorough."

On February 23, 2017, the FPPC provided that protection for Commissioner Licht in the form of a *FPPC Ruling*

positive review. It determined he could, in fact, vote on the project without bias because it would not impact his business or subleased office space in a significant manner.

"The Project may lead to greater residential density and commercial activity within the immediate area surrounding the Project site and the Commissioner's leased office space. However, the profitability of either of the Commissioner's businesses is not reliant on, or closely

related to, those factors, and there is no indication that increased activity in the immediate area from the Project will affect either business," Hyla Wanger, General Counsel for the FPPC wrote in the agency's analysis report.

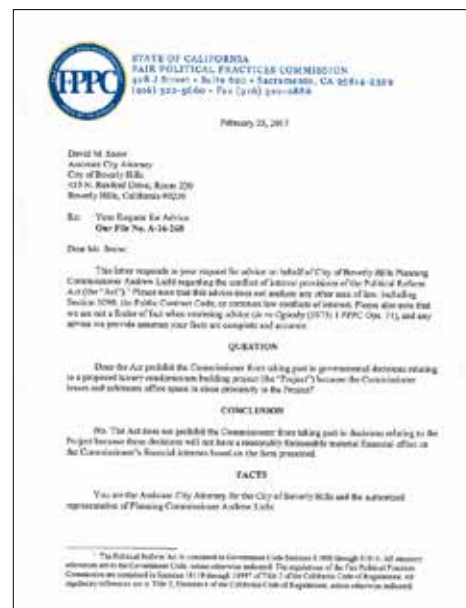
Wanger also wrote that decisions related to the project would not change the termination date of Licht's lease, related amendments to the City's General Plan and Zoning Ordinances would not change his actual or legally allowable use of the office space and that "there is no indication that the decisions will in-

crease or decrease the rental value or potential rental value of the office space, or impact the Commissioner's use and enjoyment of it."

"Thus, the decisions relating to the Project would not have a material financial effect on the Commissioner's real property interest in the leased office space," Wanger wrote. "We conclude that the Act would not prohibit the Commissioner

from taking part in decisions relating to the Project because the decisions will not have a reasonably foreseeable material financial effect on the Commissioner's financial interests based on the facts presented."

See our interview with Assistant City Attorney Dave Snow on page 9 to learn more about the law pertaining to recusals.



briefs cont. from page 5

ed. The deadline for submissions is Sunday, September 30.

250 Artists to Show Work at Beverly Hills Art Show

Considered one of Southern California's most successful art events for over 45 years, this year's Beverly Hills fall art show will feature the work of 250 local and national artists with art ranging from ceramics to printmaking.

The free event will be held on Saturday, October 20 and Sunday, October 21 in Beverly Gardens Park, along four blocks of Santa Monica Boulevard, from Rodeo Drive to Rexford Drive. Art to be shown at the show, which was listed in the Top 25 ranking for fine art sales by the Art Fair Source

Book in 2016, will include everything from paintings, watercolors, sculptures and photography to mixed media, ceramics, glass, jewelry and drawings.

A special feature called "Making Faces" will highlight artists' works representing portrait-style artwork. Clovis Blackwell, who won First Place in Drawing and Printmaking, and Best of Show in the previous art show, will exhibit his works in the special feature category.

Other artists to showcase their work at



Beverly Hills Public Art, "Hymn of Life: Tulips"

the show include Rafik Barseghian, Ivan Butorac, Elisa Giono, Donald Carlson, Sasa Blackoff, Michael Madzo, Christine Adcock, Hellen Allois, Derek Althen, Ra-

chel Brown and Nobe Babayan.

Art show attendees will also have the opportunity to witness artistic demonstrations and musical performances, participate in family art projects, purchase fine cuisine and visit a beer and wine garden.

The 2018 art show sponsors and media partners include: Engel & Volkers, Odwalla, Blank Espresso, the LA Weekly, the Los Angeles Art Association, Fabrik Magazine, LA Art Party, Yelp, and the Beverly Hills Conference and Visitor's Bureau. Food and beverage support come from Stella Artois and Hint Water. The show's charitable partner is Children's Hospital Los Angeles, and its sister organization, Healing Art with Kids.

Parking for the Art Show is located directly across from the show grounds. A map of the City's public parking structures can be found at www.beverlyhills.org/parking.

[beverlyhills.org/parking](http://www.beverlyhills.org/parking).

BHPD to Host Cops, Cars and Coffee Event

The Beverly Hills Police Department will host its second annual Cops, Cars and Coffee event on October 13 on the 9300



Beverly Hills Art Show

Block of Civic Center Drive. As with the department's previous Cops, Cars and

briefs cont. on page 7

coverstory

EXPERTS CLAIMS METRO'S PURPLE LINE EXTENSION PROJECT IS 'UNSAFE' AT STUDENT FORUM

Few Answers in Sight for Campus

By Kelcey Caulder

Experts hand-selected for their knowledge of the health and safety risks associated with air pollutants and noise called the Metropolitan Transportation Authority's (Metro's) Purple Line Extension project "unsafe" on Monday evening during a question and answer session organized by Beverly High students Sean Toobi and Ryan Abrishami, leading community members to question how they could best fight the expansion.

The question is a fair one. For many in the community, Metro's expansion appears inevitable. Dave Sotero, LA Metro Communications Manager, told the Weekly after the event that efforts to change the expansion's route are unlikely to succeed as the project is already underway, but that Metro would "never build a project that would be unsafe to the public."

"We did a very robust environmental review of this project," Sotero said. "Public safety is our number one concern and we would never do anything that we believed would put the public at risk."

Those present at Monday's meeting doubt this assurance. They fear that the expansion could lead to a significant increase in the risk of cancer for students and faculty, and point to previous generations' experiences with the oil wells beneath the school as evidence that not all impacts can be predicted.

"We need the community to get involved. We're doing a lot, we're organizing and planning every day, and I promise you that if you get involved we can

stop this," Toobi told the crowd after a short presentation introducing the project.

Abrishami also said that any assistance offered by the community would be helpful, but noted that they believed the support of the community more than anything else would be key to getting Metro to move the alignment of its expansion.

"Having large groups of people stand in front of a cause leads to change. Large groups of people – not Congressmen, not Senators, not Presidents. It's people. If we all stand behind this cause I promise you we will make a change," Abrishami, who currently serves as the high school's Student Body President, said. "We have been talking about things to do. A walk-out is going to happen. This is the first time we've formally announced that, but it is going to happen."

The walkout, which Abrishami said was coordinated by himself, Toobi and BHUSD Superintendent Michael Bregy, would involve all the schools in the district. Parents and other community members are also encouraged to attend, Abrishami said.

Parents, like Andrea Kune, also suggested sending letters of concern to elected officials who she claims have the power to step in and force Metro to change its route should they so choose.

"I can tell you that officials take notice when they get several hundred letters coming into their office about an issue," Kune said.

Board of Education candidate Marvin Winans Jr. endorsed Kune's suggestion, adding that it could be beneficial for community members to be provided with an easier way to send such letters.

"Why don't you send out emails with links at the bottom that send people to a prepared letter that can then be sent, already prepared and everything, to our elected officials," asked Board of Education candidate Marvin Winans Jr. "I think any time you can make things easier for people, they're more likely to do it."

Toobi said that students would work on including something similar in their monthly email updates related to the Purple Line Expansion.

Earlier in the evening, University of Pennsylvania Professor Dr. Mathias Basner, who studies the effects of noise on cognitive performance, warned that ex-

periments in Europe have shown that increased noise levels have a negative impact on not only student academic performance, but also caused their blood pressures to rise.

"Around 20 years ago a new airport was opened in Munich and they used this as a kind of experiment. They looked at the children that were exposed at the old airport and what their academic performance and blood pressure looked like before the airport closed. They also looked at what those looked like after it closed and then compared that to students around the new airport before and after it opened," Basner said, adding that the sound levels at the Munich airport would be similar to those of Metro's construction. "They could see that academic performance recovered in students after the old airport closed. Their blood pressures had also dropped significantly. They saw exactly the other thing was happening with the newly exposed. That

could indicate a causal relationship between the noise and what we see in their performance."

Basner also noted that when students are exposed to such high levels of noise, they could fall as much as one to two months behind student peers at schools.

The other experts at the event, University of Southern California Professor Edward Avol and University of California, Davis Professor Marc Schenker, also spoke of potential health and safety concerns.

Avol, in particular, was concerned with the potential for methane gas explosions.

"A couple of years ago you may remember Porter Ranch. That was methane gas. I'm not saying that this is absolutely going to happen. I'm saying there's an increased risk," Avol said. "We don't know exactly where the levels are

below or what exactly they are or if they will come out in the process. It seems pretty likely that if you're drilling under the school it will come out somewhere. The question is how much and where."

"It's best to practice the principal

of prevention," Schenker said. "It's better to protect these young people than to try and deal with negative effects later on."

Approximately sixty people attended the meeting on Monday evening, including Board of Education candidates Rachelle Marcus and Tristen Walker-Shuman. Representatives from Metro were not present, despite being invited in a letter dated September 13. In a response sent to BHUSD attorney Terry Tao on September 21, Metro declined to attend the forum due to pending litigation.

"Given the unusual circumstances as a result of the pending litigation brought by BHUSD, we respectfully decline your invitation to participate in the Sept. 24 public forum," Mary C. Wickham and Ronald W. Stamm wrote in the letter.



Terry Tao, Marc Schenker, Edward Avol, Mathias Basner, Michael Bregy

briefs cont. from page 6

Coffee events, the October meet-up is intended to help foster a relationship between police officers and the residents of Beverly Hills.

Car aficionados will showcase their unique, classic or shiny cars along Civic Center Drive on the day of the event so that attendees, fueled by freely provided coffee, can take a look while mingling with BHPD officers.

The meet-up will begin at 8 a.m. and end at approximately 10 a.m. and is free to the public.

Writers Bloc to Host Senator Kirsten Gillibrand

United States Senator Kirsten Gillibrand is set to speak about her new children's book 'BOLD & BRAVE: Ten Heroes Who Won Women the Right to Vote' at the Skirball Cultural Center on November 20.

Senator Gillibrand was appointed to then-Senator Hillary Clinton's seat when Clinton assumed the position of Secretary of State in 2009. In the time since she has become one of the most outspoken voices in the United States Senate on issues like sexual harassment, gun safety, senior citizen protections, military defense and

more. Her book is a celebration of the Suffragists who fought for women's voting rights.



Kirsten Gillibrand

Tickets for the event, presented by Writers Bloc and the Skirball Cultural Center, are \$20 for general admission and \$33 for

a general admission ticket and a copy of Gillibrand's book.

'Connect' at Theatre 40

Beverly Hills' Theatre 40 will host a free reading of Nancy Beverly's play Connectivity on September 30.

The play centers around strangers Arnie and Annabelle, who meet on a remote island and are forced to deal with one another following a life-threatening accident. Doug Oliphant will direct the reading. The cast includes Alan Aymie, Jennifer Laks and Leda Siskind.

briefs cont. on page 8

briefs cont. from page 7

Nancy Beverly's previous plays include Attack of the Moral Fuzzies, Godislaw, Handcrafted Healing, and Happy Wanderer.

Theatre 40 is located at 241 S. Moreno Drive. Parking is free and can be accessed from the intersection of Durant Avenue and Moreno Drive.

Cedars-Sinai Awarded \$12 Million to Study Deadly Lung Conditions

A scientific team led by Cedars-Sinai has been awarded \$12 million from the National Institutes of Health (NIH) to investigate two deadly lung conditions: idiopathic pulmonary fibrosis and chronic lung allograft dysfunction.



Cedars-Sinai Medical Center


Idiopathic pulmonary fibrosis, which scars lung tissue and obstructs breathing, affects more than 100,000 people in the U.S. While the course of the disease of-

ten is unpredictable, patients typically die within five years of diagnosis, according to the U.S. National Library of Medicine. "Chronic lung allograft dysfunction" refers to various complications that cause lung transplants to fail, resulting in fatalities.

The \$12 million grant builds on a dozen years of pioneering work by Paul Noble, MD, director of the Women's Guild Lung Institute, and his collaborators that have received previous NIH funding. The work focuses on fibrosis. In prior studies, the scientist's pinpointed defective progenitor cells as key drivers of idiopathic pulmonary fibrosis, identified two drugs that slowed disease progression and discovered certain molecular mechanisms behind fibrosis. They also explored the role of aberrant 'crosstalk' between cells in chronic lung allograft dysfunction.

"Doctors can treat some symptoms and even slow the disease process in certain cases, but lack of knowledge keeps us from developing cures," said Noble. "That is why research is so critical."

Three projects will be funded under the grant. The first will focus on immune checkpoint inhibitors, proteins secreted by cancer cells to prevent immune cells from detecting them, and will be led by Noble.



\$5000 for BHEF
Campaign co-chairs Tristen Walker-Shuman and Lee Egerman donated \$5000 to BHEF last week with leftover proceeds from the Measure BH campaign.

The second will focus on epithelial progenitor cells in idiopathic pulmonary fibrosis, which help maintain the lining of the lung's airways and air sacs to allow the exchange of oxygen and carbon dioxide between the air and blood during breathing. It will be led by Barry Stripp, PhD, professor of Medicine and Biomedical Sciences and director of lung stem cell research at Cedars-Sinai. The third project, led by John Belperio, MD, professor of

Pulmonary and Critical Care Medicine at UCLA, will focus on epithelial progenitor cells in chronic lung allograft dysfunction. "This prestigious National Institutes of Health grant recognizes the investigators' significant progress in uncovering the causes of two mysterious, destructive lung conditions," said Shlomo Melmed, MB, ChB, executive vice president and dean *briefs cont. on page 9*



Next stop: more subway.

PURPLE LINE EXTENSION TRANSIT PROJECT
Monthly Community Meeting in Beverly Hills

YOU'RE INVITED!

WHAT
Wilshire/La Cienega Station and Wilshire/Rodeo Station Construction Update

WHEN
Wednesday, October 3, 2018 from 6:30 – 8pm

WHERE
Beverly Hills City Hall
2nd Floor Municipal Gallery
455 N Rexford Dr

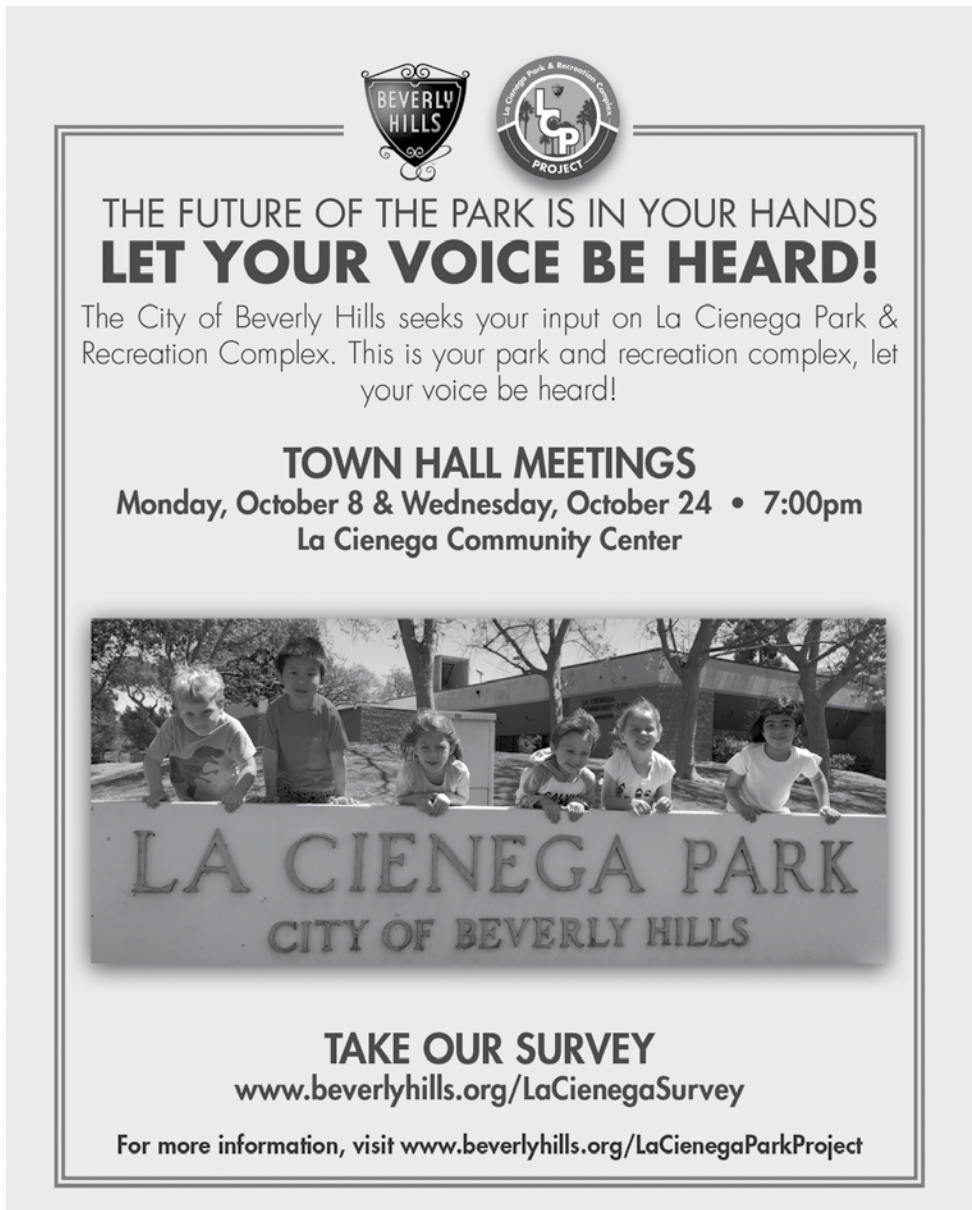
This is a series of monthly meetings for Beverly Hills stakeholders interested in Metro construction.

CONTACT US

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La Cienega Community Center



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For more information, visit www.beverlyhills.org/LaCienegaParkProject

people & profiles

Assistant City Attorney David Snow on Recusals

When and Why City Officials Must Step Away

Beverly Hills Assistant City Attorney David Snow spoke with the Weekly following the Planning Commission's recent vote on the mixed-use project being built on the former site of the Friars Club (see page 6) to explain the legality behind recusals, when and why elected officials might choose to recuse themselves and how the City assists them in making that decision.

Recusals are largely personal. Generally elected officials are given the choice to make the decision to recuse themselves on their own. What circumstances have to come up for that not to be the case?

I can't think of a situation where that has come up other than with real property. City staff does try to track applications there because there are Fair Political Practices Commission (FPPC) rules that dictate distances for real property. Staff tries to keep tabs on that to remind decision makers if something ever comes up where the distances might be an issue. So, the long and short of it is that if we're aware of this kind of potential issue we'll run it by them to make sure it's handled properly.

What advice do you generally give elected officials who have potential

conflicts of interest or other reasons for recusing themselves?

It's a case-by-case thing. There are times when a need for recusal is clear and there are times when it isn't as clear. When it isn't as clear we will provide options for decision makers to consider. Sometimes that advice is to go to the FPPC and wait for their analysis and ruling. Sometimes it's more informal. Like I said, it's really determined on a case-by-case basis because every case is different.

What rules govern the way the City determines who can vote on a project and who can't?

There are many different reasons why an official could be precluded from participating in a decision. Probably the most common reasons are related to the FPPC rules and regulations. You can go to their website and take a look at what all of those are in greater detail in the Regulations Index there.

Often, though, it comes down to doing a materiality test to see if there's a material impact on any interest that an official might have. That gets into a more detailed analysis. Chapter 7 of the Regulations Index really details all of those materiality standards. Those include financial interest in business entities and

real property, sources of income, gifts and personal financial effects. There are also exceptions that are considered when something would apply to everyone equally throughout the City. So, if a project or law, for example, was brought forward to be decided upon and it would impact everyone across the City the same way, it's generally okay for officials to be involved with.

One of the other things we look at is Government Code Section 1090, which applies mostly to City Councilmembers. The City can't enter into a contract if a Councilmember has an interest in that contract. It's basically a rule against self-dealing. Even if an impacted Councilmember doesn't participate in the decision it's still not something the City can do.



Assistant City Attorney David Snow

Common law is another one we look at. It looks at, in effect, bias or when a decision maker has a bias that would make them not a fair and impartial decision maker. That doesn't apply to everything or legislative cases where you're just determining what the law will be, but it does apply when you're applying the law to a particular project.

Can you give me an example of a recusal in the last few years and break down how the decision was made to have the official step away?

The most common one is when we see is when someone owns real property and there's a project that is within 500 feet of his or her real property. The general rule there is that the decision maker can't participate in that decision because it could potentially impact the value of their real property. Sometimes we send those to the

FPPC for a decision as well. I think that's the one that comes up the most because our Commissioners must be residents in the community and many of them do own property.

Let's say, for example, that an elected official worked near one of the Metro construction sites but didn't own the business or have any stake in it outside of working there. Could

they be involved in decisions related to that particular construction?

If someone doesn't have an ownership interest or long-term leaseholder interest in the building then it's generally okay. There may not even be a financial issue to be considered at all. If they have an ownership or long-term lease interest in the building then you'd go through the process to determine whether or not they could make decisions regarding a particular project.

briefs cont. from page 8

of the Faculty at Cedars-Sinai. "The new funding will help Cedars-Sinai, an internationally recognized leader in lung fibrosis research, continue to expand the frontiers of knowledge in pulmonary medicine."

Class of 1958 to Hold Reunion

The Beverly High Class of 1958 will host its 60th reunion on October 7 at the home of Linda Ezor Swartzman in Encino. Tickets, which include dinner, are available for \$75 in advance or for \$85 at the door. Call 818-783-4420 or email zekewarsaw@gmail.com for more information.

Zachary Society to Honor Opera Star Michele Patzakis

Greek-American soprano Michele Patzakis will be honored at the Viennese Luncheon on Sunday, October 28 at the Four Seasons Hotel, located at 300 South Doheny Drive. Hosted by the Loren L. Zachary Society, the

event will begin at 11:00 a.m. and is held under the auspices of the Austrian Consul General Hon. Andreas Launer, the Austrian Trade Commissioner Dr. Walter Koren and the Vienna Trust Board.

Chair organizer Nedra Zachary said the event is set to feature prizes, auctions and entertainment by sopranos Jacquelynne Fontaine and Michele Patzakis, tenor Joshua Wheeker, pianist and music director Daniel Faltus, trumpeter Peter Hubner and pianist Laszlo Cser.

Proceeds from the event will benefit the 47th annual Loren L. Zachary National Vocal Competition, which provides financial support to young, aspiring opera singers. Call (310) 276-2731 to reserve tickets.

Board Accepts \$2700 in Donations

Name of Donor	Amount	School/Department	Purpose (if specified)
Mandy Cukier	\$50	Beverly High	Culinary Arts
Paria Hassouri	\$50	Beverly High	Culinary Arts
Beverly Hills Education Foundation	\$2,500	Beverly High	Robotics
Beverly Hills Education Foundation	\$100	Beverly High	Performing Arts

Source: Board of Education Packet, September 25

--Briefs compiled by Kelcey Caulder

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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.

DECRUZ, KELEFE MARKIO, 24, of Los Angeles arrested on 8/18/2018 for possession of drug paraphernalia.

RAZO, MARY REBECCA, 33, of Long Beach arrested on 8/19/2018 for driving under the influence of alcohol.

JONES, WILLIAM ANTHONY, 34, of Memphis arrested on 8/19/2018 for driving under the influence of alcohol.

SPIKES, DARRELL ERVING, 47, arrested on 8/19/2018 for possession of meth/ etc. and possession of drug paraphernalia.

MARTINEZ, JAIME COZ, 39, of Beverly Hills arrested on 8/19/2018 for possession of meth/etc and possession of drug paraphernalia.

MCLAMB, RHONDA LISA, 40, of Beverly Hills arrested on 8/19/2018 for resisting or obstructing a public officer and battery against a peace officer, emergency tech, etc. in performance of their duties.

DANBERGER, ELISHA BEN THOMAS, 44, of Beverly Hills arrested on 8/20/2018 for appropriating lost property for own use without making efforts to locate and possession of drug paraphernalia.

ESPINOZA, NELSON ENRIQUEZ, 25, of Compton arrested on 8/20/2018 for driving while license suspended.

ANTOINE, ALEX ANTHONY, 29, of Los Angeles arrested on 8/20/2018 for petty

theft and resisting or obstructing a public officer.

FARMER, VINCENT, 60, of Beverly Hills arrested on 8/20/2018 for public intoxication.

CAMPBELL, DAKOTA ANTHONY, 60, of Huntington Beach arrested on 8/20/2018 for outside misdemeanor warrant.

REINO, MESIAH L, 31, of Beverly Hills arrested on 8/27/2018 for possession of meth/etc. and possession of drug paraphernalia.

RUSS, CHAD WILLIAM, 34, of Los Angeles arrested on 8/27/2018 for petty theft and outside misdemeanor warrant.

COX, AMANDA ROSE, 22, of Beverly Hills arrested on 8/28/2018 for assault-domestic violence/inflicting corporal injury on a spouse or cohabitant.

CRUZ, RANDY, 32, of Los Angeles arrested on 8/28/2018 for being under the influence of a controlled substance.

MARTINEZ, MANUEL ANTONIO, 24, of Huntington Beach arrested on 8/28/2018 for assault-domestic violence/inflicting corporal injury on a spouse or cohabitant.

MCGLOTHIN, AHUZAM, 39, of Beverly Hills arrested on 8/29/2018 for drinking in public places.

PERRY, CALVIN COOLIDGE, 43, of Los Angeles arrested on 8/29/2018 for three outside misdemeanor warrants and driving while license suspended.

HARPER, CURTIS TEMPLIN, 53, of Santa Monica arrested on 8/27/2018 for using offensive words in a public place where they are likely to provoke a violent

incident.

WILLIAMS, BARRY CORNELIUS, 64, of Los Angeles arrested on 8/29/2018 for appropriating lost property for own use without making efforts to locate, pedestrian on a roadway, and for resisting, delaying or obstructing any public officer, peace officer or emergency medical technician.

PURIFOY, TERRY DEMARCUS, 31, of Beverly Hills arrested on 8/30/2018 for residential burglary.

KANGAVARI, SINA KAYVAN, 43, of Los Angeles arrested on 8/29/2018 for vandalism: misdemeanor for defacing property.

RICHARDS, CHRISTIAN LEE, 49, of Beverly Hills arrested on 8/30/2018 for failure to register when moving to a residence and failure to register when released from custody.

ALGHAZALI, ABBAS ATTIA, 48, of Beverly Hills arrested on 8/30/2018 for BHPD arrest warrant (misdemeanor), outside misdemeanor warrant, pedestrian entering roadway while facing a red signal, and for resisting, delaying or obstructing any public officer, peace office or emergency medical technician.

SEVIEUX, AFRICA DAWN, 30, of Beverly Hills arrested on 8/30/2018 for presenting a false ID to a police officer and for loitering, prowling or wandering upon private property without visible or lawful business.

TAYLOR, GREGORY LEONARD,

31, of Beverly Hills arrested on 8/30/2018 for scavenging through solid waste containers.

SAMUEL, ANTHONY, 44, of Los Angeles arrested on 8/31/2018 for driving under the influence of alcohol with a blood alcohol level over .08.

LEWIS, CHRISTOPHER BRYAN, 29, of Beverly Hills arrested on 8/31/2018 for residential burglary.

SALLEE, CHRISTIAN ANTHONY, 25, of Beverly Hills arrested on 8/31/2018 for public intoxication.

RINCON, KENNETH GREGORY, 55, of Los Angeles arrested on 8/31/2018 for reckless driving.

CURTIS, MATTHEW SCHUYLER, 28, of Beverly Hills arrested on 8/31/2018 for possession of a controlled substance and possession of drug paraphernalia.

PADUA, KAILA LEILANI, 25, of Woodland Hills arrested on 8/31/2018 for possession of a controlled substance and possession of drug paraphernalia.

DUFFIELD, CHRISTOPHER JOSEPH, 35, of Los Angeles arrested on 9/01/2018 for driving under the influence of alcohol and drugs and for driving with a suspended license.

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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): THERESSIA L WASHINGTON, A SINGLE WOMAN Recorded: 6/7/2007 as Instrument No. 20071377809 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 10/11/2018 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, located at 400 Civic Center Plaza, Pomona CA 91766 Amount of unpaid balance and other charges: \$37,135.21 The purported property address is: 1355 N SIERRA BONITA AVE #206, WEST HOLLYWOOD, CA 90046 Assessor's Parcel No.: 5550-027-039 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 916-939-0772 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-18-826759-JB. 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. Date: Quality Loan Service Corporation 2763 Camino Del Rio South San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-18-826759-JB IDS-Pub #0144882 9/20/2018 9/27/2018 10/4/2018



**County of Los Angeles
Department of the Treasurer and Tax Collector
Notice of Divided Publication**

Pursuant to Revenue and Taxation Code (R&TC) Sections 3702, 3381, and 3382, the Los Angeles County Treasurer and

Tax Collector is publishing in divided distribution, the Notice of Sale of Tax-Defaulted Property Subject to the Tax Collector's Power to Sell in and for the County of Los Angeles, State of California, to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

**Notice of Public Auction of
Tax-Defaulted Property
Subject to the Tax Collector's Power to Sell
(Sale No. 2018A)**

Whereas, on Tuesday, July 31, 2018, the Board of Supervisors of the County of Los Angeles, State of California, directed me, JOSEPH KELLY, Treasurer and Tax Collector, to sell at public auction certain tax-defaulted properties.

I hereby give public notice, that unless said properties are redeemed, prior to the close of business on the last business day prior to the first day of the public auction, or Friday, October 19, 2018, at 5:00 p.m. Pacific Time, I will offer for sale and sell said properties on Monday, October 22, 2018, beginning at 9:00 a.m. Pacific Time, to the highest bidder, for cash or cashier's check in lawful money of the United States, for not less than the minimum bid, at the Fairplex, Los Angeles County Fairgrounds, 1101 West McKinley Avenue, Building 7, Pomona, California. I will re-offer any properties that did not sell, for a reduced minimum bid, on Tuesday, October 23, 2018.

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

If a property does not sell at the public auction, the right of redemption will revive and remain until Friday, November 30, 2018, at 5:00 p.m. Pacific Time.

Beginning Saturday, December 1, 2018, at 3:00 p.m. Pacific Time, through Tuesday, December 4, 2018, at 10:00 a.m. Pacific Time, I will re-offer for sale any unimproved properties that did not sell or were not redeemed prior to 5:00 p.m. Pacific Time, on Friday, November 30, 2018, at online auction at www.bid4assests.com/losangeles.

Prospective bidders should obtain detailed information of this sale from the County of Los Angeles Treasurer and Tax Collector (TTC) at <http://ttc.lacounty.gov/>. Bidders are required to pre-register at 225 North Hill Street, Room 130, Los Angeles, California and submit a refundable \$5,000 deposit in the form of cash, cashier's check or bank-issued money order at the time of registration. The TTC will not accept personal checks, two-party checks or business checks for the registration deposit. The TTC will apply the registration deposit towards the minimum bid. Registration will begin on Monday, September 17, 2018, at 8:00 a.m. and end on Friday, October 5, 2018, at 5:00 p.m. Pacific Time.

Pursuant to R&TC Section 3692.3, the TTC sells all property "as is" and the County and its employees are not liable for any known or unknown conditions of the property, including, but not limited to, errors in the records of the Office of the Assessor (Assessor) pertaining to improvement of the property.

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

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

The Assessor's Identification Number (AIN) in this publication refers to the Assessor's Map Book, the Map Page, and the individual Parcel Number on the Map Page. If a change in the AIN occurred, the publication will show both prior and current AINs. An explanation of the parcel numbering system and the referenced maps are available at the Office of the Assessor

located at 500 West Temple Street, Room 225, Los Angeles, California 90012.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on August 24, 2018.

JOSEPH KELLY
Treasurer and Tax Collector
County of Los Angeles
State of California

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

PUBLIC AUCTION NOTICE OF SALE OF TAX-DEFAULTED PROPERTY SUBJECT TO THE POWER OF SALE (SALE NO. 2018A) 3496 AIN 4388-010-034 BARDY, ELIZABETH M LOCATION COUNTY OF LOS ANGELES \$55,960.00 CN953306 512 Sep 20,27, Oct 4, 2018

NOTICE OF PUBLIC SALE Pursuant to Business and Professions Code Secs. 21700-21707, notice is hereby given that a public lien sale of the following described personal property will be held on Wednesday, October 4, 2018 11:00 am

The sale will be conducted at: Metropolitan Art Storage, Inc. 8148 W. Sunset Blvd., West Hollywood, CA 90046 (Entrance on Havenhurst Dr.) County of Los Angeles, State of California. The items to be sold are generally described as: Plumbing products, paraphernalia, furniture, house hold items stored by the following persons.

Name of Account/Space Number
Robert Monaghan 27
Belinda Wilson 5
Martin Panzer 8
Martin Panzer 70
Martin Panzer 179
Cutler Design 206
C Stuart Young 94
Michael Neustadt 61
Kimberly Hines 52
Primo Multi 276
Primo Multi Mechanical Room
Byron Williams 35
Byron Williams 235

Sales subject to prior cancellations in the event of settlement between owner and obligated party.

Dated: 9-7-2018
9/20, 9/27/18
CNS-3174939#

FILE NO. 2018 235068
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: COIN LAUNDRY LAVANDERIA, 1183 N. VERMONT AVENUE LOS ANGELES CA 90029; MAILING ADDRESS: 1217 20TH STREET, UNIT 204 SANTA MONICA CA 90404 county of: LA COUNTY.

Registered Owner(s): KAMOLNUT THIANKHAM, 1217 20TH STREET, UNIT 204 SANTA MONICA CA 90404. 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/ KAMOLNUT THIANKHAM, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on SEP 14 2018 expires on SEP 14 2023.

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).
LA2092252 BEVERLY HILLS WEEKLY
9/20,24, 10/4,11 2018

NOTICE

Notice is hereby given that Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at location indicated: 5825 Santa Monica Blvd., West Hollywood, CA 90038. 323-219-3983. October 11, 2018 at 2:30 pm. Eric A. Hernan-dez, Unit#440- Art, mirrors, end tables, broken pottery, vases, collectibles, small refrigerator, bags, boxes, totes; Steve Montal, Unit#158- Personal belongings, comic books, etc.; Ana Balbuena, Unit#206A- Furniture; Lori Myrick, Unit#343- Boxes; Maeve Butler, Unit#062- Luggage, Clothing, Bins; Eric Knight, Unit#174- Table, chairs, boxes; Kenneth Hinds, Unit#084- Books, Elec-tronics, Clothes. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
CN953180 10-11-18 Sep 27, Oct 4, 2018

**Escrow No. 01-32578-018
NOTICE TO CREDITORS
OF BULK SALE**

(Division 6 of the Commercial Code)

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

(2) The name and business addresses of the seller are: PHANTOM ICE WORLD INC., 8703 Santa Monica Blvd., West Hollywood, CA 90069

(3) The location in California of the chief executive office of the seller is: 8703 Santa Monica Blvd., West Hollywood, CA 90069

(4) The names and business address of the buyer(s) are: LA TROPEZIENNE WH LLC, 855 N. Croft Ave., Apt. 303, Los Angeles, CA 90069

(5) The location and general description of the assets to be sold are Leasehold interest of that certain business located at: 8703 Santa Monica Blvd., West Hollywood, CA 90069

(6) The business name used by the seller(s) at said location is: PHANTOM ICE WORLD INC.

(7) The anticipated date of the bulk sale is October 16, 2018 at the office of INTER VALLEY ESCROW, 447 Burchett St., Glendale, CA 91203, Escrow No. 01-32578-018, Escrow Officer: JACKIE PETROSSIAN

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

(9) The last date for filing claims is October 15, 2018

(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.

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

Date: August 20, 2018

Transferees: LA TROPEZIENNE WH LLC, a California Limited Liability Company, By: Jonathan Khalifa, Member
CN952497 01-32578-018 Sep 27, 2018

**Escrow No. 8919-5
NOTICE TO CREDITORS
OF BULK SALE**

(Notice pursuant to
UCC Sec. 6105)

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made.

The name(s) and business address of the seller are: PACIFIC PAWNBROKERS LLC, 7400 Santa Monica Blvd., West Hollywood, CA 90046

Doing business as: PACIFIC PAWNBROKERS

All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), are: None

The location in California of the chief executive office of the seller is: 28245 Ave Crocker #250, Valencia, CA 91355

The name(s) and business address of the buyer(s) are: PACIFIC JEWELRY & LOANS, INC., A CALIFORNIA CORPORATION, 4804 Laurel Canyon Blvd., #1129, Valley Village, CA 91607

The assets being sold are generally described as: furniture, fixtures, equipment, inventory, covenant not to compete, lease agreement, advertising, logos, internet websites, URL addresses and all items listed on the Asset Purchase Agreement dated 4-27-18 and are

located at: 7400 Santa Monica Blvd., West Hollywood, CA 90046

The bulk sale is intended to be consummated at the office of SANTA MONICA ESCROW CO., 2716 Ocean Park Blvd. Suite 1009, Santa Monica, CA 90405 and the anticipated sale date is October 29, 2018

The bulk sale is subject to California Uniform Commercial Code Section 6106.2.

(If the sale is subject to Sec. 6106.2, the following information must be provided.)

The name and address of the person with whom claims may be filed is BRIDGET HILE, SANTA MONICA ESCROW CO. 2716 Ocean Park Blvd. Suite 1009, Santa Monica, CA 90405 and the last day for filing claims by any creditor shall be October 26, 2018, which is the

business day before the anticipated sale date specified above.

Dated 8-20-18

PACIFIC JEWELRY & LOANS, INC., By: Vahag Me-liksetyan, President, Buyer(s)
CN953014 8919-5 Sep 27, 2018

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code)
Escrow No. 001340-IH

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

(2) The name and business addresses of the

seller are:

SUNG HEE HONG, 7998 Santa Monica Boulevard, #C, West Hollywood, CA 90046

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

(4) The names and business address of the Buyer(s) are:

AMGAD FARAG, 7998 Santa Monica Boulevard, #C, West Hollywood, CA 90046

(5) The location and general description of the assets to be sold are furniture, fixtures, equipment, goodwill, leasehold interest and improvements of that certain business located at: 7998 Santa Monica Boulevard, #C, West Hollywood, CA 90046.

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

(7) The anticipated date of the bulk sale is 10/17/18 at the office of Hana Escrow Company, Inc., 3580 Wilshire Blvd., Suite 1170 Los Angeles, CA 90010, Escrow No. 001340-IH.

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

(9) The last date for filing claims is 10/16/18.

(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.

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

Dated: September 19, 2018

TRANSFEREES:

S/ AMGAD FARAG

9/27/18

CNS-3176873#

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Rose Hills Memorial Park: Immediately available 2 cemetery plots for sale in the beautiful sold out "SUMMER TERRACE". Selling together for \$22,000. Side by Side. Lot 2658 space 1 and 2. All transactions must be made at

Rose Hills Memorial Park. No brokers please. Contact Maria at 909-241-6030

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(Cal-SCAN)

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Reliable, Affordable, and Honest Expert Housecleaner. I clean homes, apartments, trailers, and more. Call me for a free estimate, Monica (714) 707-8981. References available upon request. Price varies based on the size of the home and duration of cleaning.

205-ADOPTIONS

PREGNANT? CONSIDERING ADOPTION? Call us first. Living expenses, housing, medical, and continued support afterwards. Choose adoptive family of your choice. Call 24/7. 1-877-879-4709 (Cal-SCAN)

209-AUCTIONS

AUCTION of RARE US GOVERNMENT Copper Map Engraving Plates for 82 areas in California. Produced from 1880. Each is a unique museum quality one of a kind unique work of art. Areas include Malibu, Newport Beach & Sacramento. View auction online at: benbensoollection.com or email for more info: benbensoollection@yahoo.com (Cal-SCAN)

255-LEGAL SERVICES

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501-HELP WANTED

WE ARE LOOKING for people in your community who would like an additional \$300-\$500/month. http://tinyurl.com/HelpInYourCommunity Bring us the lead, we do the work!

Drinks Holdings, LLC in Beverly Hills, CA is seeking a Sr. Business Intelligence Lead to create custom queries for revenue, market data & intelligence reports. No travel; no telcomm. Email resumes to: Howdy@drinks.com.

Beverly Hills Unified School District BHUSD is accepting applications for the following Classified positions (must apply at www.EdJoin.org<http://www.edjoin.org/>): Security Officer Work Year: 10 months, 40 hours/week (full time)

Salary: \$3,024-\$3,858/month Playground Aide Work Year: 10 months (part time, up to 19.5 hours/week) Salary: \$14.14/hours

HOUSE MANAGER needed for large Beverly Hills Estate. Experience with private F&B, vendor, and construction management a must. Email resume to hamptons@hiresociety.com

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OWN YOUR OWN DOLLAR, DOLLAR PLUS, BIG BOX, MAIL/PACK/SHIP, OR PARTY STORE. 100% FINANCING. OAC FROM \$65,900. 100% TURNKEY. Call 1-800-518-3064 or www.dollarstoreservices.com/start www.partystoredevelopers.com/start www.mailboxdevelopers.com/start Cal-SCAN

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Safe Step Walk-In Tub! Alert for Seniors. Bathroom falls can be fatal. Approved by Arthritis Foundation. Therapeutic Jets. Less Than 4 Inch Step-In. Wide Door. Anti-Slip Floors. American Made. Installation Included. Call 800-799-4811 for \$750 Off. (Cal-SCAN)

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2014 SUV Acura RDX, Mint Condition, Tech Pkg. 43K Miles. Metallic Black/Leather/Sun/Nav. \$19,950. Single Owner in Beverly Hills. Call 310-922-5312

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HUGE Diesel RV Sale. Top 5 RV dealer in America. 4.5 Google Star Service Rating. Call (866) 322-2614. (Cal-SCAN)

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Got an older car, boat or RV? Do the humane thing. Donate it to the Humane Society. Call 1-800-743-1482 (CalSCAN)

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

Dear Beverly Hills Neighbors:

On November 6, California voters will be introduced to Proposition 10, a Local Rent Control Initiative, which if passes, will greatly affect our community - property owners and tenants alike.

A "yes" vote supports allowing local governments to adopt rent control and repeal the Costa-Hawkins Rental Housing Act. Costa-Hawkins is a state statute that limits the use of rent control in California. Costa-Hawkins provides that cities cannot enforce rent control on housing first occupied after February 1, 1995, and single family housing units, (meaning residential homes, as well as condominiums, and townhouses). Costa-Hawkins also allows that landlords have a right to increase rent prices to market rates when a tenant moves out.

A "no" vote opposes the initiative and keeps the Costa-Hawkins Rental Housing Act in place, while continuing to prohibit local governments from enacting rent control on certain buildings.

If you are a landlord of a privately owned home, condominium, or townhouse, you DO NOT want Prop 10 to pass. Can you imagine if local government regulated how much you could ask for rent from a new tenant? Many people I know are already getting less than market rents for their property rentals. Prop 10 will also allow government to regulate how much you can charge to rent out a single room or guest house in your home. Should California pass Prop 10, by voting "yes" on the ballot this November, landlords will not be able to ask for market rents once tenants move out. You will be stuck with the same rent your last tenant was paying.

As a real estate agent and someone who is exposed to rentals daily, I understand that rents are high. However, I do not believe Proposition 10 is the answer to the problem of high rents, because it provides NO SOLUTION, NO PLAN TO CREATE *AFFORDABLE* HOUSING, and will potentially REDUCE HOME VALUES. I know that Californians can come together to find a better, more suitable solution that is not Prop 10.

Should you be interested in more information on Proposition 10, contact me directly, or research more information at NoProp10.org or Prop10Flaws.com

And please, remember to vote November 6th.

Sincerely,



Jenny Okhovat
Realtor®

310.435.7399
jennyohomes@gmail.com
License 01866951

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