

# Beverly Hills Weekly

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Issue 995 • October 25 - 31, 2018



**City to Draft Final Rent Stabilization Ordinance Following Years of Debate**  
**RSO Likely to Establish New Rent Board and Exemptions**



**El Rodeo Facing Temporary Closure**  
**Proposed Timeline Revision Could Lead to Consolidated Middle School**





BEVERLY HILLS TELEVISION

### BHTV City Council and Commission Schedule

- Planning Commission: October 25 at 1:30 p.m.
- Beverly Hills This Week: October 26 at 6:00 p.m.
- Beverly Hills View: October 29 at 4:00 p.m.
- Traffic and Parking Commission: November 1 at 9:00 a.m.
- Design Review Commission: November 1 at 9:00 a.m.



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## WHAT'S ON YOUR MIND?

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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)

# letters & email

## “Metro Battle Heats Up as Student Activists Plan District-wide Walkout” [Issue #992]

Andrea Grossman writes [In Issue #994] about her “alarm” when the school district enabled the student led demonstration against the rerouting of a Metro subway tunnel from the original Santa Monica Boulevard route (approved by Beverly Hills) to go under Beverly High and adversely impact the site and the students over a period of years. The students have already suffered in their education by the funds diverted to litigation against the City of Los Angeles and Metro with their politically inspired new route. JMR Developers is a Chicago-based company with land on Constellation that will be enhanced by a subway station on its site. They raised funds for Los Angeles’ Democrat Mayor and this was the goal.

The cost of the diversion, which has created a disruption of the academic life and safety of the students, is an additional \$500 million. False seismic studies

have now been debunked by expensive trenching paid for by the BHUSD, and moreover, made to look ridiculous, by the amount of approved high rise construction along Santa Monica Boulevard right over so-called “active” fault lines that precluded building the subway along the original route. In closing, I must say that I don’t recall Ms. Grossman writing a letter to protest Chelsea Clinton’s student assembly at Beverly Vista School during her mother’s presidential campaign. Politicization indeed.

**William Brenner, MD  
Beverly Hills**

## “Our Election Endorsements” [Issue #993]

Now more than ever, we must come together to bring much needed leadership and change to our Board of Education. With a combined 100+ years of elected public service we understand the challenges your elected officials face and the fiduciary responsibility bestowed upon them.

That is why we as former School Board Members proudly support Tristen Walker-Shuman for a seat on the Beverly Hills Board of Education. Tristen Walker-Shuman is an exceptionally bright, articulate, detail oriented businessperson, who is committed to fiscal responsibility and academic excellence.

*letters cont. on page 3*



## SNAPSHOT



**MERLOT FOR A CAUSE  
GREYSTONE MANSION**

Beverly Vista Assistant Principal Craig Bugbee (left) and Principal Chris Regan (right) recently attended ‘Merlot at the Mansion,’ a fundraising dinner for Beverly Vista hosted by Iron Chef Cat Cora (center) at Greystone. The dinner raised approximately \$50,000 to go toward new Beverly Vista programs, including sports, science and engineering and new shade areas for the student playground.



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OUR DATA SPEAKS VOLUMES





A graduate of Beverly Vista, BHHS and Boston University, Tristen knows our community, our academic and educational potential, and our need to refocus on student performance, fiscal accountability, safety, security and responsible construction. Tristen holds dear the values of honesty, commitment, and integrity, which is vital to protecting our very special quality of life and restoring our educational excellence.

As a business owner, Tristen understands budgets, finance, business protocol and consensus building. It is no surprise — all five City Council Members, our City Treasurer as well as our teachers, parents, PTA leadership, Civic and Community Leaders, Chamber of Commerce and the Beverly Hills Democratic Club, endorse her.

With four children in our Public Schools, Tristen Walker-Shuman has the credentials, incentive and commitment to govern responsibly, respectfully and with complete transparency. She is active on the El Rodeo PTA and was selected by the Board of Education to serve on our School District's Future Focus (FFST)

Committee to analyze and recommend a more efficient delivery of Middle School curriculum.

For the good of our tax paying community and to once again regain our School District's preeminence, we ask that you give one of your votes to Tristen Walker-Shuman via absentee ballot or at the polls.

It is time for change and new leadership on the Beverly Hills Board of Education. Our city and our children deserve no less.

**Willie Brien, M.D.**  
**Barry Brucker**  
**Myra Demeter, Ph.D.**  
**Gerald Lunn**  
**Myra Lurie**  
**Virginia Maas**  
**John D. Millan**  
**Nooshin Meshkaty**  
**Lillian Raffel**  
**Alissa Roston**  
**Richard Stone**  
**AJ Willmer**  
**Herbert Young**  
**Beverly Hills**

said he rented it to someone and registered them. They didn't pay the rent, so he legally kicked them out and could raise the rent. It was a scam," Anderson said.

"For David's apartment, he actually paid a woman fifty dollars a day to go by there for a month or two until he could legally raise it again by saying she didn't pay rent," Anderson continued. "It's a scam. Dr. Stephen Copen is running a scam and getting away with it. The way it's affected all of us is so devastating. Something needs to be done.

City Councilmember Lili Bosse immediately questioned whether it would be possible to establish an Urgency Ordinance. Vice Mayor John Mirisch also pushed for an ordinance related to the subject.

"I would like to increase punitive penalties for violating the rules. I would like to do whatever we can today on the basis of an Urgency Ordinance because this is taking irresponsibility to new levels. We talk about 'bad actors.' Well, this dude is

exactly the type of person we want to deal with," Mirisch said.

City Attorney Larry Wiener said the Council did have the power to impose such an ordinance, if it chose, and also noted that there would be an investigation done by the City and code enforcement into the claims against Copen.

After a short recess in which Wiener drafted the ordinance, the Council reconvened to vote on its approval. It passed, 5-0, and was put into effect immediately.

An ordinance to establish a landlord appeal process will come before the Council on November 6. If passed, it will give landlords the opportunity to present a case for evicting "disruptive tenants." The appellate board would either be the Council itself, the Planning Commission and/or an ad hoc committee.

The Urgency Ordinance will remain in effect until a final Rent Stabilization Ordinance is put into place through a vote of the City Council.

# briefs

## City Council Passes Urgency Ordinance Banning No-Cause Evictions in Beverly Hills

Tenants in the City of Beverly Hills won



big last Thursday when, after several shared horror stories about their landlord's behavior, the City Council voted unanimously to implement an Urgency Ordinance banning no-cause evictions within the city effective immediately.

The ordinance, which comes after nearly two years of public engagement related to the City's Rent Stabilization Ordinance (RSO), eliminates no-cause evictions by for Chapter 6 tenants. Chapter 5 tenants were already protected from no-cause evictions under the City's current RSO. Just-Cause evictions are still permitted. Reasons to evict for just-cause include failure to pay rent, violations of obligations of tenancy, maintenance of nuisance, illegal uses, refusal to execute leases, refusal to provide access and unapproved tenants.

The idea to draft an Urgency Ordinance banning no-cause evictions in Beverly Hills arose early in last week's meeting when two tenants, a newly married couple,

shared a story claiming their landlord, Dr. Stephen Copen, evicted them from their residence of three years "20 minutes" after the previous Council meeting, where the RSO was being discussed in detail, ended.

According to the couple, Copen, who they also alleged entered their home without permission and failed to maintain the residence during their time living in it, said he was making them leave in order to move his family in before any changes to the RSO made that impossible.

"He said, 'It has nothing to do with you. You guys are great people. You're lovely tenants. I just finished watching the City Council meeting and it has everything to do with the City taking away my rights. I'm worried that these

rights will soon be taken away from me and so, while I can do this, legally, I'm going to exercise those rights and unfortunately my family is going to need the apartment back,'" Karly Nieman said. "So, that is retaliatory."

The Niemans told the Council that Copen told other tenants his family would be moving in as well. The story was backed up by Keri Anderson, another tenant who said she'd been living on the property for 31 years.

According to Anderson, Copen was running a "scam" through which he would pay someone to pretend to rent one of his apartments and then evict them for not paying rent in order to legally raise the rent for the units before re-renting them to real tenants.

"Regarding code enforcement, he did rent the place out on Zillow for a thousand dollars more a few months after I moved out. I reported it to code enforcement. They got back to me and looked into it and



## NOTICE OF PUBLIC HEARING

**DATE:** November 8, 2018  
**TIME:** 1:30 PM, or as soon thereafter as the matter may be heard  
**LOCATION:** Council Chamber-2nd Floor  
 455 North Rexford Drive  
 Beverly Hills, CA 90210  
**PROJECT ADDRESS:** 264 S. La Cienega Blvd.



The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, November 8, 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 for renewal of a Conditional Use Permit (CUP) to allow the continued operation of a vehicle rental facility in an existing multi-tenant commercial building located at **264 South La Cienega Boulevard (Sixt Rent a Car)**.


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 may also be submitted prior to the public hearing to the Planning Division via mail at: attn. Juan Arauz, 455 N. Rexford Drive, 1st Floor, Beverly Hills, CA 90210. Comments may also be submitted via email at: [jarauz@beverlyhills.org](mailto:jarauz@beverlyhills.org). Any written comments received by Tuesday, October 30, 2018 will be attached to the agenda report regarding this item. Any comments received after Tuesday, October 30, 2018, but prior 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 **Juan Arauz, Associate Planner** in the Planning Division at **(310) 285-1127**, or by email at [jarauz@beverlyhills.org](mailto:jarauz@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:  
 Juan Arauz, Associate Planner

 In accordance with the Americans with Disabilities Act, 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 Planning Division at (310) 285-1127 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.



# NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY OF A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

**HEARING DATE:** Thursday, November 8, 2018  
**TIME:** 7:00 p.m., or as soon thereafter as the matter may be heard  
**HEARING LOCATION:** Council Chamber – Beverly Hills City Hall, 2nd Floor  
 455 North Rexford Drive, Beverly Hills, CA 90210

**PROJECT:** Beverly Hilton Specific Plan Amendment / Supplemental EIR  
**PROJECT LOCATION:** 9876 Wilshire Boulevard (cross street: Santa Monica Boulevard)

The City of Beverly Hills has prepared a Draft Supplemental Environmental Impact Report (Draft SEIR) for the proposed Beverly Hilton Specific Plan Amendment (herein referred to as the Modified Project) located at **9876 Wilshire Boulevard**. The Planning Commission will hold a public hearing to review and accept comments on the Draft SEIR on **November 8, 2018 at 7:00 p.m.**, or as soon thereafter as the matter may be heard. The purpose of this meeting is to review the content and adequacy of the Draft SEIR. The merits of the project will not be discussed at this meeting; therefore, the Planning Commission will make no decisions regarding approval or denial of the project. At a future date, a separate, noticed public hearing will be held by the Planning Commission to review the merits of the project and develop a recommendation to the City Council regarding the project.

**Project Description:** The Modified Project proposes modifications to the Specific Plan and related entitlements to consolidate the two approved residential buildings into one 23-story residential building; change the configuration of the pool, open space, and restaurant(s); and modify the distribution of conference center space. The table below provides a summary comparison between the Approved Project and the Modified Project. If approved, the Modified Project is anticipated to begin construction in 2019 and construction would be completed in approximately 50 months.

## Summary Comparison of Approved Project and Modified Project

| Specific Plan Characteristic                   | Approved Project               | Modified Project               | Difference   |
|--|--------------------------------|--------------------------------|--|
| Site Area                                      | 8.94 acres                     | 8.94 acres                     | No change  |
| Demolition Area <sup>1</sup>                   | 204,349 sf                     | 205,926 sf                     | Increase by 1,577 sf   |
| <b>Maximum Floor Area</b>                      |                                |                                |  |
| Beverly Hilton                                 | 395,012 sf                     | 395,012 sf                     | No change  |
| Waldorf-Astoria Beverly Hills                  | 207,100 sf                     | 207,026 sf                     | 74 sf decrease (already constructed, current request does not reduce hotel size) |
| Residences A                                   | 108,153 sf                     | –                              | Replaced by Luxury Residences  |
| Residences B                                   | 263,300 sf                     | –                              | Replaced by Luxury Residences  |
| Luxury Residences                              | –                              | 371,453 sf                     | Replaces Residences A and B  |
| Total Floor Area                               | 973,565 sf                     | 973,565 sf                     | No change in total maximum floor area  |
| Maximum Floor Area Ratio                       | 2.5:1                          | 2.5:1                          | No change  |
| <b>Maximum Building Height<sup>2</sup></b>     |                                |                                |  |
| Beverly Hilton                                 | 95 feet (8 stories)            | 95 feet (8 stories)            | No change  |
| Beverly Hilton Conference/Hotel Facilities     | 29 feet (2 stories)            | 17 feet (1 story)              | 12 feet (1 story) shorter  |
| Waldorf-Astoria Beverly Hills                  | 150 feet (12 stories)          | 154 feet (12 stories)          | 4'-0" height increase was approved by an Administrative Modification in 2014     |
| Residences A                                   | 97 feet (8 stories)            | –                              | Replaced by Luxury Residences  |
| Residences B                                   | 200 feet (18 stories)          | –                              | Replaced by Luxury Residences  |
| Luxury Residences                              | –                              | 307 feet (23 stories)          | Replaces Residences A and B  |
| Tallest Building On-site                       | 200 feet (18 stories)          | 307 feet (23 stories)          | 107 feet (5 stories) taller  |
| <b>Number of Hotel Guestrooms</b>              |                                |                                |  |
| Beverly Hilton                                 | 352                            | 352                            | No change  |
| Waldorf-Astoria Beverly Hills                  | 170                            | 170                            | No change  |
| Total  | 522                            | 522                            | No change  |
| <b>Number of Dwelling Units</b>                |                                |                                |  |
| Residences A                                   | 36                             | –                              | Replaced by Luxury Residences  |
| Residences B                                   | 74                             | –                              | Replaced by Luxury Residences  |
| Luxury Residences                              | –                              | 150 <sup>3</sup>               | Replaces Residences A and B  |
| Total  | 110                            | 150 <sup>3</sup>               | Increase by 40 units   |
| <b>Other Hotel Facilities</b>                  |                                |                                |  |
| Meeting Rooms (not including Ballrooms)        | 37,409 sf                      | 37,409 sf                      | No change  |
| Restaurants                                    | 20,523 sf                      | 20,523 sf                      | No change  |
| Retail   | 12,810 sf                      | 12,810 sf                      | No change  |
| <b>Publicly Accessible Open Space</b>          |                                |                                |  |
| Landscape and Pedestrian Areas at Ground Level | 3.28 acres                     | 3.62 acres                     | 0.34 acre more under Modified Project  |
| Design Paving                                  | 1.22 acres                     | 1.20 acres                     | 0.02 acre less under the Modified Project  |
| Landscape Space on Structure                   | 0.51 acre                      | 0.52 acre                      | 0.01 acre more under the Modified Project  |
| Total  | 5.01 acres                     | 5.34 acres                     | 0.33 acre more under the Modified Project  |
| <b>Number of Parking Spaces</b>                |                                |                                |  |
| Subterranean Parking                           | 2,183 spaces                   | 2,183 spaces                   | No change  |
| <b>Sustainability Features</b>                 |                                |                                |  |
| LEED Rating                                    | Silver (or equivalent)         | Silver (or equivalent)         | No change  |
| Graywater System                               | Irrigation and non-potable use | Irrigation and non-potable use | No change  |

<sup>1</sup> As of January 2018, 39,092 sf of buildings were already demolished. Therefore, 165,257 sf would be demolished under the Approved Project and 166,834 sf would be demolished under the Modified Project.

<sup>2</sup> Height above 285-foot datum point elevation. Heights do not include accessory structures and features. According to Section 4.6 of the Specific Plan Amendment (Beverly Hills 2018a), accessory structures and features on the roof of the Luxury Residences building, including but not limited to, restrooms, changing rooms, pool deck, pool cabanas, elevator overruns, enclosed emergency egress stairways, and glass sound barriers, may be up to 20 feet above the finished roof.

<sup>3</sup> This dwelling unit count includes 140 luxury residential units and up to 10 accessory staff rooms that may be used for various purposes, including staff living quarters. The 10 accessory staff rooms would not be individually saleable from an associated luxury residential unit.



**Environmental Review:** In accordance with the California Environmental Quality Act (CEQA), the City of Beverly Hills has prepared a Draft SEIR to analyze potential environmental impacts associated with development of the Modified Project. Specifically, the Draft SEIR analyzes the following potentially significant environmental effects of the Modified Project:

- Aesthetics
- Air Quality
- Cultural Resources (specifically Historical Resources)
- Geology
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Public Services (specifically Fire Protection)
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities (specifically Water Supply)

The site is not on any list of hazardous waste or disposal sites as enumerated in Government Code Section 65962.5.

Based on the impact analyses in the Draft SEIR, with mitigation, no significant environmental effects are anticipated regarding aesthetics, air quality, geology, greenhouse gas emissions, land use and planning, public services (fire protection), transportation and traffic, or tribal cultural resources as a result of the project. However, environmental effects to cultural resources (historical resources) and noise (in the event that construction occurs outside the City's permitted hours) would remain significant and unavoidable after implementation of required mitigation.

**Public Review and Comment on Draft SEIR:** The Draft SEIR is being circulated for the required 45-day public review period, from Friday, October 19, 2018 to Monday, December 3, 2018. Written comments must be submitted during the comment period, and should be addressed to:

**Cindy Gordon, AICP, Associate Planner**  
**City of Beverly Hills Community Development Department**  
 455 North Rexford Drive  
 Beverly Hills, California 90210  
 Phone: (310) 285-1191  
 Email: [cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)

Oral and written comments will also be taken at the November 8, 2018 Planning Commission hearing

Copies of the Draft SEIR are available for public review at the following locations:

|  |  |
|--|--|
| City of Beverly Hills City Hall<br>Planning Division and Office of the City Clerk<br>455 North Rexford Drive | Beverly Hills Public Library<br>444 North Rexford Drive<br>Beverly Hills, CA 90210 |
|--|--|

The Draft SEIR is also available on the City's website at: [www.beverlyhills.org/environmental](http://www.beverlyhills.org/environmental)

The case file on this project, which includes the plans and applications, is available for public review at the Planning Division, 455 North Rexford Drive, Beverly Hills, CA 90210. If there are any questions regarding this notice, or if you would like to review the file or receive copies of available documents, please contact **Cindy Gordon, AICP, Associate Planner at (310) 285-1191** or via email at [cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org).

Cindy Gordon  
 Associate Planner

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 Planning Division at (310) 285-1191 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 cont. from page 3

## Commission Gives Feedback on Plans for Harkham Hillel Hebrew Academy Expansion

At its October 17 meeting the Beverly



Proposed rendering of expansion from Doheny side

Hills Architectural Commission reviewed preliminary plans for the first expansion to Harkham Hillel Hebrew Academy since 1963. Plans for the expansion include new classrooms, a gym, a new playground and new rooftop soccer field.

According to the presentation last Thursday, other proposed additions include, a student court renovated from an existing concrete area at the school, a second level explore court for outdoor learning and classes, and a landscaped vehicular entry and drop off area. The school's existing drop off area would be transformed into a pedestrian-only arrival plaza.

Vice Chair Sharon Persovski questioned at the meeting whether the new drop off area would be effective as proposed and suggested that the applicant take a look at how to better mitigate possible traffic effects before bringing the project back before the commission at a later date.

"These parents have lots of cars. That looks nice because it's a drawing, but the reality is that there will be lines of cars," Persovski said. "Could you maybe think of a system that goes inside your building so that cars can make a line inside and we can avoid some traffic outside?"

The new gym and classroom building, which will go along Oakhurst Drive as a continuation of an existing building on the campus, will be 75x110 feet wide and 42 feet tall. It will be made from limestone cladding and feature a polycarbonate panel system that, according to project agent Shane Swerdlow, will "give off a soft glow like a lantern."

Commission Chair Sheri Hirschfeld said she liked the glow effect that the building would project, but said she wasn't sure that polycarbonate would be the best material to use for a building that would need to have longevity.

"I've had some experience using polycarbonate and I didn't like it. It dented, it scratched and didn't fair well long term. It didn't for me, at least," Hirschfeld said. "I like the concept of what you want it to do and how it plays with day and night, but I just would want you to think about that."

The second classroom building, which would be 66x110 feet wide and 42 feet tall, will go along Doheny Drive as a continuation of another building that exists there currently.

Landscaping around the new expansion and existing areas of the school will also be redone under the project. The plants shown to the commission as options for inclusion in the landscaping part of the project were selected because of their associations with regions of Israel, including its coastal plains, Jordan River Valley, the Negev Desert and the Judean Mountains. Plant options include Southern Magnolias, Crap Myrtles, Red Yucca and Italian Cypress, among others.

The proposed expansion will return before the Architectural Commission at a later date for final approval. The project would also need to go before the Planning Commission before construction could begin.

## Fine Art Commission Selects Ai Weiwei Piece

At its meeting on October 18, the Beverly Hills Fine Art Commission cast ballots to select Ai Weiwei, Liz Larner and Sterling Ruby as the top three artists it would like to prioritize for possible acquisitions in the future. Ai Weiwei was selected as the top artist from a list of ten potential artists, with Larner and Ruby tying for second place.

Ai, recognized internationally as one of the most famous contemporary artists in the world, has personally communicated with the commission over the last several months about the piece considered last Thursday, entitled Roots.

According to Vice Chair Stephanie Vahn, Ai has three exhibitions in Los Angeles at the moment, including one at the UTA Artist Space in Beverly Hills. For the UTA exhibition, which presents his marble and porcelain sculptures as well as a new video project called "Humanity," Ai worked with Josh Roth, who passed away in September.



Roots sculpture by artist Ai Weiwei

"Selecting this piece would honor their emotional connection and partnership," Vahn told the commission.

Roots, which weighs 1500 pounds and is made of iron, is worth approximately \$1.7 million. Ai is offering it to the City for only \$900,000. A gallery donor has also offered to contribute \$200,000 to acquiring the piece, meaning the City would pay only \$700,000 for the sculpture.

"If the City could get a piece as beautiful as the one by Ai Weiwei with his support and with the support of the donor, I think it would be just terrible to let the opportunity pass," Commissioner Carolyn Hiller said.

briefs cont. on page 6



## NOTICE OF PUBLIC HEARING

**DATE:** November 8, 2018  
**TIME:** 1:30 PM, or as soon thereafter as the matter may be heard  
**LOCATION:** Council Chambers - 2nd Floor  
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, November 8, 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 LANGUAGE RELATED TO TIME LIMITS FOR CONSIDERATION OF CERTAIN ENTITLEMENTS AND FINDINGS RELATED TO THE LOCATION OF ACCESSORY STRUCTURES ON CERTAIN TROUSDALE ESTATES LOTS.

The proposed Ordinance would: a) modify or eliminate zoning code language regarding time periods for review of the following types of entitlements: Variance, Conditional Use Permit, Zoning Amendment, Architectural Review, Extended Hours Permit, Adult Entertainment Business - Zone Clearance, and Design Review, and b) add findings for the Trousdale R-1 Permit to locate an accessory building anywhere on a property. The proposed amendments included in the Ordinance would not represent changes to development standards. This ordinance is part of an ongoing effort to amend language in the municipal code to improve clarity and maintain consistency between various sections of the Code.

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 will consider finding 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.



## Beverly Hills Art Show Winners Selected

Beverly Hills Mayor Julian Gold (back row, center left) and City Councilmember Lester Friedman (back row, center right) celebrated with award winners from last weekend's Beverly Hills Art Show. Winners included, from left: Chris Efst-ratis, Mayuel Wards, Kaye Freeman, Fortune Sitole, Liz Sabol, Sofia Kim, Jon Seeman, Andre Mirzaian, Kina Crow and David Tanych.



# coverstory

## EL RODEO FACING TEMPORARY CLOSURE

### Proposed Timeline Revision Could Lead to Consolidated Middle School

By Kelcey Caulder

At the Beverly Hills Board of Education study session on October 16, BHUSD Director of Facilities and Bond Manager Don Blake proposed a revised timeline for modernization upgrades at El Rodeo. If approved, the revision would shave approximately 30 months of construction time off the project and save the district more than \$15 million, but would require the school campus to be completely vacated.

The modernization project's current timeline allows 75 months for upgrades and the construction of a parking structure at the school. Without the parking structure, the current timeline allows 57 months for upgrades. The revised schedule estimates that the project could be completed within 27 months and cost approximately \$15,952,518 less than the original project, according to Blake's presentation.

Even with these proposed savings, vacating a campus of 566 students is no easy

task. BHUSD Superintendent Michael Bregy told the Board that the district has three options for where to relocate displaced students laid out for the board should it choose to accept the revision.

The first of these options, which Bregy expressed his full support for, would move all of El Rodeo's K-5 school families to Hawthorne and move the all of Beverly Vista's TK-5 school families to Horace Mann. All students in grades 6-8 from El Rodeo, Horace Mann and Hawthorne would be permanently moved to Beverly Vista for a consolidated middle school.

Taking El Rodeo offline for the two-year construction period would impact a total of 268 TK-5 students, Bregy said. The change would also effect enrollment at the district's TK-5 schools, giving them a sizeable jump in numbers.

A total of 690 BHUSD students would move to the consolidated middle school if

the district selected option one, with 234 students coming from Hawthorne, 219 from Horace Mann and 237 from El Rodeo.

The second option for rehousing displaced students would be to spread El Rodeo's 548 K-8 students across the district and turn Hawthorne, Horace Mann and Beverly Vista into TK-8 sites for the duration of construction. Because district attendance boundaries would have to change in order to accommodate the transition, student families would not be able to stay together at their new schools.

The third and final option Bregy presented to the Board garnered the least support among its members.

Under this option, Hawthorne, Horace

choose between a foreign language and an honors math class or having to pick up an instrument is a day that we are failing our students academically, social-emotional and extracurricular," Bregy continued. "The time of life for an adolescent is the most critical time in a young learner's life and we can do better. I realize that [a consolidated middle school] is controversial, but it's a recommendation that FFST had and also the cabinet, and so, with the information we have now, I think this provides use with an incredible opportunity to create a long-term plan for our school district."

Board member Noah Margo disagreed with the idea that option might be controversial.

"I don't think improving academics is

| School                                     | Current Enrollment   | Proposed Enrollment   |
|--|----------------------|---|
| <b>Hawthorne</b>                           | 556 students in TK-8 | 565 students in TK-5 (Hawthorne and El Rodeo school families)           |
| <b>Horace Mann</b>                         | 565 students in K-8  | 718 students in TK-5 (Horace Mann and Beverly Vista school families)    |
| <b>Beverly Vista (Consolidated Middle)</b> | 712 students in TK-8 | 952 students in grades 6-8 (All 6-8 <sup>th</sup> grade BHUSD students) |

Source: October 16 Presentation

Mann and Beverly Vista would become "grade centers." Hawthorne would house all of the district's TK-2 students, Horace Mann would house all students in grades 3-5 and Beverly Vista would house BHUSD students in grades 6-8.

Of option one, Bregy said: "It's an efficient use going forward as it relates to our overall improvement, whether it's with facilities or academically."

"We are not providing the robust middle school that our children deserve. Every day that goes by I see missed opportunities in the classroom and see students having to

controversial," Margo said.

Both Margo and Board member Isabel Hacker requested that the options be brought back before the Board at a regular meeting so that they could discuss other questions related to academics and impacts on students.

"Considering the aspects of construction and advantages of taking the students out of El Rodeo for two years, the Board is inclined to support staff's recommendation to convert to the one middle school," Board member Mel Spitz said.

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"It would be such a wonderful addition to our collection and we would all be so proud to have it here."

Artists Liz Larner and Sterling Ruby tied for second place on the commission's priority acquisition list. The commission will take a vote at its next meeting to break this tie.

Larner's piece is a 900-pound sculpture made of mirror-polished stainless steel. It is worth approximately \$600,000. Ruby's piece, entitled Stop Block, is a colorful, powder-coated aluminum sculpture. It weighs approximately 4,155 pounds and is worth \$225,000.

Other artists considered for the commission's priority acquisition list include Joana Vasconcelos, Mark Bradford, Tony Cragg, Ugo Rondinone, Will Ryman, Carl Milles and Conrad Shawcross.

### Ace Gallery Demolition Underway, Street Closures Announced

A portion of the park at 125 South Reeves closed temporarily on Monday as the Metropolitan Transportation Authority (MTA) began its demolition of the former Ace



Former Ace Gallery

Gallery, located on Wilshire Boulevard. The site of the former art gallery will become the station entrance for the Wilshire/Rodeo station, part of MTA's Purple Line

briefs cont. on page 7

# coverstory

## CITY TO DRAFT FINAL RENT STABILIZATION ORDINANCE FOLLOWING YEARS OF DEBATE

### RSO Likely to Establish New Rent Board and Exemptions

By Kelcey Caulder

After nearly two years of study and debate, the Beverly Hills City Council is expected to see a final draft of the City's Rent Stabilization Ordinance (RSO) at its meeting on November 20.

Exactly what the draft RSO will contain is not known, though some generalities can be gleaned based on topics the Council found consensus on at meetings on October 11 and October 18 directly related to the ordinance. It will likely, for example, establish a Rent or Mediation Board to deal with the specifics of exemptions and pass-throughs, handle landlord and tenant appeals or complaints, and manage habitability violations.

The Council said at both the October 11 and October 18 meetings that such a Rent Board should be comprised of Beverly Hills residents and should include equal representation for both landlords and tenants.

The final draft of the RSO might also include exemptions for owner-occupied duplexes; a CPI range for maximum allowable rent increases with a floor at 3-4 percent and a cap at 7-8 percent; some pass-throughs, particularly for seismic upgrades; revised habitability standards that go beyond state requirements; and an established range for rent banking in the City, based on Council discussion.

It may also outline a process through which the City could lower rent increases for protected populations, like low-income or senior tenants. If it does, it will also establish qualifications for receiving these protections.

City Councilmember Robert Wunderlich first proposed the idea of establishing a special qualified subset of tenants to receive these benefits on October 11 because he said it would help those "who need the most stability." He previously indicated that tenant population stability

was a central focus of his for "It's fair to say, I think, that we could create a special qualified subset of renters and that the City could provide some money so that it would lower rent increases for that protected population," Wunderlich said.

Vice Mayor John Mirisch and Councilmember Lili Bosse were supportive of the idea, though both expressed concern about whether or not it might create discrimination against tenants qualified to receive the lower rent increases.

Though Mayor Julian Gold said he was "emotionally supportive" of establishing a qualified subset at the October 18 meeting, he cautioned against committing to subsidies before doing a deeper financial analysis of how it could affect General Fund Revenues. Wunderlich then suggested that tying the funding to a business-licensing fee could mitigate the impact of such a policy on City funds.

If approved, the final draft will replace the 2017 ordinance that placed limits on annual rent increases with policies developed to reflect comments from numerous public meetings, reports and study sessions that have taken place over the last two years.

Apartment Association of Greater Los Angeles (AAGLA) Executive Director and former member of the Beverly Hills Planning Commission Daniel Yukelson criticized the City Council for, in his view, departing from the "fair and balanced approach" to the RSO that was promised to housing providers.

"Our City Council has exhibited no concern, no spirit of compromise, whatsoever for the issues faced by rental housing providers, and have bought into the half-truths and conjecture voiced by a vocal minority of renters in our City," Yukelson told the Weekly. "It is obvious

to all that our City Council has no concept of what it takes to operate a rental property and has been completely insensitive to concerns of housing providers."

"They conveniently forget or perhaps have no clue that property insurance premiums will increase 10 percent next year due to last year's fires, that proper-

ued. "To add insult to injury, in the face of these and other cost increases the City proposes to increase RSO fees by more than 3-times."

Tenant advocate Michael Newman shared a different perspective at the meeting last week.

"I'm very pleased with the direction

|   | Wunderlich  | Bosse   | Friedman   | Mirisch  | Gold  |
|---|---|---|--|--|---|
| <b>Exemptions</b>                       | Supports establishing a Rent Board to mediate exemptions  | Supports exemptions for owner-occupied duplexes, but not for triplexes and quadruplexes               | Supports establishing a Rent Board to mediate exemptions   | Supports exemptions for owner-occupied duplexes and for direct family members  | Supports exemptions for owner-occupied duplexes, possibly triplexes   |
| <b>Rent Banking</b>                     | Against, but says it isn't a "deal breaker" for him so long as rules for banking are specific           | Wants further study; advocates for 6-month alert for tenants if banking is included                   | Supports, but warned the Council to be "careful about sticker shock" for those without rates           | Supports with advance notice for tenants and a strict framework  | Supports with advance notice for tenants; Cap to be no greater than twice the annual increase   |
| <b>Qualified Status</b>                 | Supports providing a 1-2% subsidy for a qualified subset; Funding possibly tied to business license fee | Wants further study; Wants to avoid possible discrimination against low-income tenants                | Supports, particularly for seniors or those who've lived in units for prolonged periods of time        | Supports; Wants to avoid possible discrimination against low-income tenants  | Wants further study, but said he was "emotionally supportive" of creating a special qualified subset  |
| <b>Relocation Fees</b>                  | Supports establishing a Rent Board to handle relocation fees  | Supports maintaining current rules; Wants to make sure whatever fees are selected are clear to public | Supports with a 3-year recalculation period; Suggested establishing a tiered amount for fees over time | Supports, but stated that relocation fees should be determined before a lease goes month-to-month; Says one year is enough time to determine whether a tenant is a "bad actor" | Supports establishing a Rent Board to handle relocation fees; Agreed that relocation fees should be decided before a lease becomes month-to-month |
| <b>Mediation/RSO Board</b>              | Supports  | Supports  | Supports   | Supports, says Board should be residents only  | Supports, especially to handle No-Cause evictions but wants to see cost analysis  |
| <b>Maximum Allowable Rent Increases</b> | Supports a floor at 4% and a cap at 8% tied to the CPI  | Supports a floor at 3% and a cap at 7%  | Supports establishing a floor and cap, but wants more discussion about where those should be set       | Supports a floor at 3% and a cap at 7%   | Supports a floor at 3% and a cap at 8%  |
| <b>Habitability</b>                     | Supports going beyond state requirements; Wants to restrict rent increases if standards are not met     | Supports going beyond state requirements  | Supports going beyond state requirements   | Supports going beyond state requirements   | Supports going beyond state requirements  |
| <b>Pass-Throughs</b>                    | Supports for Seismic Upgrades   | Supports for Seismic Upgrades, registration fees and proactive inspection fees                        | Supports some pass-throughs, but thinks 50/50 is overly generous to housing providers                  | Supports for Seismic Upgrades, but says it should be limited   | Supports for Seismic Upgrades and Water Reliance fees   |

Source: City Council Special Meeting, October 18.

ty taxes increase by 2 percent per year, that interest rates have risen 25 percent, that water rates continually increase, and costs of construction materials have increased due to new tariffs, all at a time when the City is seeking to severely "cap" rental income," Yukelson contin-

our Council is going in," Newman said. "Great wisdom, folks, just like you used when you brought the ten percent down to three. I know you're going to be working on what to do in the future regarding rent raises, which do deserve some more time."

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Extension project.

Demolition work hours are scheduled for Monday through Friday, 8 a.m. to 6 p.m. Hauling and heavy demolition work at the former Ace Gallery site will take place only between the hours of 9 a.m. and 4 p.m.

Other closures associated with MTA's

Purple Line Extension project have been announced. These include the closure of North Gale, from 7 a.m. to 4 p.m. on weekdays, and the closure of the parking lane on westbound Wilshire between Gale and La Cienega, which will shut down between 9 a.m. and 3:30 p.m. on weekdays.

Fault line investigations, which involve

drilling and sampling to assess the soil and geological makeup of the tunnel route, for the Wilshire/Rodeo station will begin on Monday, October 29.

Work hours for the investigations are set will be 8 p.m. to 6 a.m. on weekdays. During these hours, eastbound Wilshire Boulevard will be reduced to one lane. All

three westbound lanes will be maintained.

Meetings related to MTA construction will be held on Wednesday, November 7 and Wednesday, December 5 in the Municipal Gallery at City Hall. Both meetings will begin at 6:30 p.m. and are scheduled to end by 8 p.m.

--Briefs compiled by Kelcey Caulder





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Monthly Community Meeting in Beverly Hills

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**WHAT**

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

**WHEN**

Wednesday, November 7, 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.

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322 W Bennett St  
Compton, CA 90220  
Case Number: TS021155  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Compton Court  
200 W Compton Bl  
Compton, CA 90220  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Jordan Alejandro Campos by his mother Aminta Bolanos  
TO ALL INTERESTED PERSONS

Petitioner: Jordan Alejandro Campos by his mother Aminta Bolanos Present name: Thanh Van Hoang  
Present name: Jordan Alejandro Campos  
Proposed name: Jordan Alejandro Almedia Bolanos  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.  
NOTICE OF HEARING  
Date: 11/27/18 Time: 830a Dept: A Room: 904  
A copy of this Order to Show Cause shall be published at least once each week



for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/ Beverlywood Weekly.

Date: Sept 26, 2018. Signed: Maurice A. Leiter, Judge of the Superior Court. Published: 10/4/18, 10/11/18, 10/25/18, 10/25/18 334.  
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FICTITIOUS BUSINESS NAME STATEMENT: 2018244102. The following person(s) is/are doing business as: THE HOME MOVE, 1215 EDRIS DRIVE, LOS ANGELES, CA 90035. DAVID CHAMEIDES, 1215 EDRIS DRIVE, LOS ANGELES, CA 90035. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2018 Signed: DAVID CHAMEIDES, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/21/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/4/18, 10/11/18, 10/25/18, 10/25/18 342.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018236405. The following person(s) is/are doing business as: SHITTS+OP, 149 SOUTH BARRINGTON AVE. LOS ANGELES, CA 90049. MELANIE MARCOLIN, 149 SOUTH BARRINGTON AVE. LOS ANGELES, CA 90049. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: MELANIE MARCOLIN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/18/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/4/18, 10/11/18, 10/25/18, 10/25/18 343.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018238509. The following person(s) is/are doing business as: LONGPLAY FILMS, 11835 W OLYMPIC BLVD, STE 705E, LOS ANGELES, CA 90064. LIGHTFRAME, INC, 11835 W OLYMPIC BLVD, STE 705E, LOS ANGELES, CA 90064. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: PAUL CAMERON, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 09/19/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/4/18, 10/11/2018, 10/18/2018, 10/25/2018 TBS 2,507.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018243574. The following person(s) is/are doing business as: GLOBAL DANCE STUDIO, 5246 SAN FERNANDO RD, GLENDALE, CA 91203. GURGEN SLDRYAN, 317 WEST ACACIA #3 GLENDALE, CA 91204. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: GURGEN SLDRYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/25/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/04/2018, 10/11/2018, 10/18/2018, 10/25/2018 TBS 2,510.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018243570. The following person(s) is/are doing business as: IGG, 1720 PEYTON AVE #7 BURBANK, CA 91504. GAIANE GAVAJIAN, 170 PEYTON AVE #7 BURBANK, CA 91504. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2008 Signed: GAIANE GAVAJIAN, OWNER This statement is filed with the County Clerk of Los Angeles County on: 09/25/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/04/2018, 10/11/2018, 10/18/2018, 10/25/2018 TBS 2,511.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018243568. The following person(s) is/are doing business as: ART BY TIGRANI, 707 S. BROADWAY #1125 LOS ANGELES, CA 90014. TIGRAN SARKISYAN, 815 E LOMITA AVE APT 2 GLENDALE, CA 91205. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2013 Signed: TIGRAN SARKISYAN, OWNER This statement is filed with the County Clerk of Los Angeles County on: 09/25/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/04/2018, 10/11/2018, 10/18/2018, 10/25/2018 TBS 2,512.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018243566. The following person(s) is/are doing business as: H AND A PLASTIC INJECTION, 3214 BEVERLY BLVD LOS ANGELES, CA 90057. ALFRED HAROOTYANIAN, 703 ORANGE GROVE AVE APT 1 GLENDALE, CA 91205. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2013 Signed: ALFRED HAROOTYANIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/25/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/04/2018, 10/11/2018, 10/18/2018, 10/25/2018 TBS 2,513.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018243562. The following person(s) is/are doing business as: FOREMOST FLOORING WHOLESALE, 1545 N VERDUGO ROAD UNIT 228 GLENDALE, CA 91208. KAREN HAKOBYAN, 1319 STANLEY AVE APT 7 GLENDALE, CA 91208. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/2016 Signed: KAREN HAKOBYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/25/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/04/2018, 10/11/2018, 10/25/2018, 10/25/2018 TBS 2,515.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018243560. The following person(s) is/are doing business as: DELPHI CUSTOM CABINETS, 1133 JUSTIN AVE #206 GLENDALE CA 91201. JANIK OROUJIAN, 1133 JUSTIN AVE #206 GLENDALE CA 91201. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2015 Signed: JANIK OROUJIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/25/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/04/2018, 10/11/2018, 10/18/2018, 10/25/2018 TBS 2,516.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018245399. The following person(s) is/are doing business as: JAYVUS, 18456 SHERMAN WAY, RESEDA, CA 91335. MAAG LLC, 22633 CASS AVE, WOODLAND HILLS, CA 91364. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2018 Signed: SUSAN WILLIS, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 09/26/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 340.  
Hall  
3459 West Blvd  
Los Angeles, CA 90016  
Case Number: BS175041  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Stanley Mosk Courthouse  
111 N Hill St  
Los Angeles, CA 90012  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Hall  
TO ALL INTERESTED PERSONS  
Petitioner: Hall  
Present name: Hall  
Proposed name: Blair Keith Charles Sr  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.  
NOTICE OF HEARING  
Date: 12/11/18 Time: 1030a Dept: 44 Room: 418  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/ Beverlywood Weekly.  
Date: Oct 2, 2018. Signed: Edward B. Moreton, Judge of the Superior Court. Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 341  
Uda Eke Idika  
1000 Larch Ave #10  
Inglewood, CA 90301  
Case Number: YS030425

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Torrance Courthouse  
825 Maple Ave  
Torrance, CA 90503  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Uda Eke Idika  
TO ALL INTERESTED PERSONS  
Petitioner: Uda Eke Idika  
Present name: Uda Eke Idika  
Proposed name: Uda Chima Uka  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.  
NOTICE OF HEARING  
Date: 11/16/18 Time: 830a Dept: M Room:  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/ Beverlywood Weekly.  
Date: Oct 1, 2018. Signed: Eric C. Taylor, Judge of the Superior Court. Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 342.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018241253. The following person(s) is/are doing business as: KAYA BY YOU, 132 S Spaulding Dr #217, Beverly Hills, CA 90212. KAYA SKINCARE LLC 132 S Spaulding Dr #217, Beverly Hills, CA 90212. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Makaya Tome, CEO, Kaya Skincare Inc. This statement is filed with the County Clerk of Los Angeles County on: 9/21/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 343.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018236882. The following person(s) is/are doing business as: BEVERLY HILLS CAR RENTAL 9732 S Santa Monica Bl, Beverly Hills, CA 90210. LUXURY LINE LLC 18811 Redwing St, Tarzana, CA 91356. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: David David Sajasi, Managing Member, Luxury Line LLC. This statement is filed with the County Clerk of Los Angeles County on: 10/5/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 343B.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018248495. The following person(s) is/are doing business as: LA LIQUIDE FLOWERS AND EVENT, 6276 Hill Ave, Whittier, CA 90601. ANAIDA FOLYAN, 6276 Hill Ave, Whittier, CA 90601. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2008. Signed: Anaida Folyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/28/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 345.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018245351. The following person(s) is/are doing business as: CHARLES AUTO REPAIR & ELECTRIC, 11530 Gleanoaks Blvd Unit 5, Pacoima, CA 91331. OLUJUYIWA COKER, 11530 Gleanoaks Blvd Unit 5, Pacoima, CA 91331. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Olumuyiwa Coker, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/26/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 345.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018245351. The following person(s) is/are doing business as: CHARLES AUTO REPAIR & ELECTRIC, 11530 Gleanoaks Blvd Unit 5, Pacoima, CA 91331. OLUJUYIWA COKER, 11530 Gleanoaks Blvd Unit 5, Pacoima, CA 91331. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Olumuyiwa Coker, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/26/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 347.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018245021. The following person(s) is/are doing business as: AFY MANAGEMENT, 22543 Ventura Blvd, Ste 228, Woodland Hills, CA 91364. AVARAHM YARDNEY, 22543 Ventura Blvd, Ste 228, Woodland Hills, CA 91364. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Avraham Yardeny, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/12/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 349.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018230800. The following person(s) is/are doing business as: WEBMOO; ROYLT; 24357 Welby Way, West Hills, CA 91307. Avetis Grigoryan, 24357 Welby Way, West Hills, CA 91307. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2013. Signed: Avetis Grigoryan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/12/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 350.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018231653. The following person(s) is/are doing business as: AGS LANDSCAPING, 8816 Crandford Ave, Sun Valley, CA 91352. PEDRO SALAZAR ARAZA, 8816 Crandford Ave, Sun Valley, CA 91352. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Pedro Salazar Araza, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/12/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 351.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018231651. The following person(s) is/are doing business as: ANIMAS MOBILE CARWASH; ANIMAS CONSTRUCTION, 8002 Laurel Canyon Ave, North Hollywood, CA 91605. ERNEST ANTHONY SANCHEZ, 8002 Laurel Canyon Ave, North Hollywood, CA 91605. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Ernest Anthony Sanchez, Owner. This statement is filed with

the County Clerk of Los Angeles County on: 9/12/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 352.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018226094. The following person(s) is/are doing business as: OWL BADGES, 13027 Victory Blvd Unit 444, North Hollywood, CA 91606. JAMES KATOR, 13027 Victory Blvd Unit 444, North Hollywood, CA 91606. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: James Kator, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/06/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 353.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018226073. The following person(s) is/are doing business as: CHEETHAS, 4600 Hollywood Blvd, Los Angeles, CA 90027. 4600 SUNSET BLBD, INC, 4600 Hollywood Blvd, Los Angeles, CA 90027. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/1995. Signed: Nicholas Darian, CEO, 4600 Sunset Blvd, Inc. This statement is filed with the County Clerk of Los Angeles County on: 9/06/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 354.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018226075. The following person(s) is/are doing business as: VERMONT COIN LAUNDRY AND CAR WASH, 10601 Vermont Ave, Los Angeles, CA 90044. VERMONT COIN, LLC, 10601 Vermont Ave, Los Angeles, CA 90044. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/2018. Signed: Fakhrudeen Hussain, Member, Vermont Coin, LLC. This statement is filed with the County Clerk of Los Angeles County on: 9/06/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 355.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018224263. The following person(s) is/are doing business as: GLAM STORY, 2746 Pacific Coast Hwy STE 14, Torrance, CA 90505. HERMINE BAGHRAMYAN, 2746 Pacific Coast Hwy STE 14, Torrance, CA 90505. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Hermine Baghramyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/05/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 356.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018224263. The following person(s) is/are doing business as: CHEF'S SHAWARMA, 14511 Sylvan St, Van Nuys, CA 91411. POGOS KAZARYAN, 14511 Sylvan St, Van Nuys, CA 91411. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Pogos Kazaryan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/05/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 357.  
Daniel Rivas  
591 E. Brett St.  
Inglewood, CA 90302  
Case Number: YS03030355  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Torrance Courthouse  
825 Maple Ave  
Torrance, CA 90503  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Kassandra Gloria Martin  
TO ALL INTERESTED PERSONS  
Present name: Kassandra Gloria Martin  
Proposed name: Kassandra Gloria Rivas  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.  
NOTICE OF HEARING  
Date: 9/14/18 Time: 830a Dept: M Room: 418  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/ Beverlywood Weekly.  
Date: July 16, 2018. Signed: Eric C. Taylor, Judge of the Superior Court. Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 358.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018252402. The following person(s) is/are doing business as: L&M CLEANING SERVICES 6482 Mela St, Simi Valley, CA 93063. LOURSMAR YURIMA BARRRETO PEREZ, 6482 Mela St, Simi Valley, CA 93063. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 9/2018. Signed: Loursmar Yurima Barreto Perez, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/4/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 359.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018229587. The following person(s) is/are doing business as: KDA CONSULTING, 235 E BROADWAY, LONG BEACH, CA 90802. KENNETH DAVID ALLEN III, 433 NEBRASKA AVE APT 3, LONG BEACH, CA 90802. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: KENNETH DAVID ALLEN III, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/11/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,519.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018251657. The following person(s) is/are doing business as: UALHU, 22110 VICTORY BLVD #C103 WOODLAND HILLS, CA 91367. QUINTON URCUQUART, 22110 VICTORY BLVD #C103 WOODLAND HILLS, CA 91367. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2018 Signed: QUINTON URCUQUART, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/03/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,520.  
FICTITIOUS BUSINESS NAME STATEMENT: 2018248168. The following person(s) is/are doing business as: CANVAS IT, 5030 W 135TH ST, HAWTHORNE, CA 90250. DANNY OCHOA, 5030 W 135TH ST, HAWTHORNE, CA 90250. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: DANNY OCHOA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/28/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize

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the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,522  
FICTITIOUS BUSINESS NAME STATEMENT: 2018226106. The following person(s) is/are doing business as: LA LUXURY; LA LUXURY TRANSPORTATION; FOG TRNSTR, 8748 RANGELY AVE, WEST HOLLYWOOD, CA 90048. KATHLEEN EVANS, 8748 RANGELY AVE, WEST HOLLYWOOD, CA 90048. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2018 Signed: KATHLEEN EVANS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/06/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/04/2018, 10/11/2018, 10/18/2018, 10/25/2018 TBS 2,522

FICTITIOUS BUSINESS NAME STATEMENT: 2018235672. The following person(s) is/are doing business as: FANNY MENDEZ & ASSOCIATES, 514 N HELIOTROPE, LOS ANGELES, CA 90004. HENRY TAYLOR, 11110 W PICO BLVD, LOS ANGELES, CA 90064. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/26/2018 Signed: FANNY MENDEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/17/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,523

FICTITIOUS BUSINESS NAME STATEMENT: 2018234288. The following person(s) is/are doing business as: HOSPITALITY SHARE, 1812 BURBANK BLVD #313 BURBANK, CA 91506. RUNNING OUT OF TIME, INC, 1812 BURBANK BLVD #313 BURBANK, CA 91506. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: GAIL VAISMAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 09/14/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,524

FICTITIOUS BUSINESS NAME STATEMENT: 2018251350. The following person(s) is/are doing business as: EXOTIC JEWELRY DESIGN, 1201 MELVILLE SQ UNIT 312 RICHMOND, CA 94804. LERNIK NAVASARDYAN, 1201 MELVILLE SQ UNIT 312 RICHMOND, CA 94804. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2013 Signed: LERNIK NAVASARDYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/03/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,525

FICTITIOUS BUSINESS NAME STATEMENT: 2018253477. The following person(s) is/are doing business as: STYLE BY MG, 19061 KILINDAN ST, PORTER RANCH, CA 91326. MARGARITA GRIGORYAN, 19061 KILINDAN ST, PORTER RANCH, CA 91326. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/01/2014 Signed: MARGARITA GRIGORYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/05/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,526

FICTITIOUS BUSINESS NAME STATEMENT: 2018253479. The following person(s) is/are doing business as: RENTALS LA, 3415 S SEPULVEDA BLVD SUITE 1100 LOS ANGELES, CA 90034. LIPARIT ATANESYAN, 735 S LOUISE ST, GLENDALE, CA 91205. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2010 Signed: LIPARIT ATANESYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/05/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,527

FICTITIOUS BUSINESS NAME STATEMENT: 2018253481. The following person(s) is/are doing business as: CALIFORNIA CBD COMPANY, 17521 RAYEN ST NORTH RIDGE, CA 91325. JEFFREY PAUL OROURKE, 17521 RAYEN ST NORTH RIDGE, CA 91325. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: JEFFREY PAUL OROURKE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/05/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,528

FICTITIOUS BUSINESS NAME STATEMENT: 2018253483. The following person(s) is/are doing business as: MY GOLF GUY, 85 SUNSET AVE, VENICE, CA 90291. GUY COHEN, 85 SUNSET AVE, VENICE, CA 90291. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2018 Signed: GUY COHEN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/05/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,529

FICTITIOUS BUSINESS NAME STATEMENT: 2018239956. The following person(s) is/are doing business as: NERO PAPER, 5350 STROHN AVE UNIT 20 NORTH HOLLYWOOD, CA 91601. ONIK AGARONYAN, 5312 AUCKLAND AVE, NORTH HOLLYWOOD, CA 91601. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: ONIK AGARONYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/30/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,530

FICTITIOUS BUSINESS NAME STATEMENT: 2018226052. The following person(s) is/are doing business as: QUICK CAR SALES, 12123 LONG BEACH BLVD, LYNNWOOD, CA 90262. MELCHOR CHACON, 12123 LONG BEACH BLVD LYNNWOOD, CA 90262. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2018 Signed: MELCHOR CHACON, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/06/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/04/2018, 10/11/2018, 10/18/2018, 10/25/2018 TBS 2,531

FICTITIOUS BUSINESS NAME STATEMENT: 2018252430. The following person(s) is/are doing business as: EXCLUSIVE CONSTRUCTION GROUP, 7761 CLEARFIELD AVE, PANORAMA CITY, CA 91402. HOVHANNES KARAYAN, 7761 CLEARFIELD AVE, PANORAMA CITY, CA 91402. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2011 Signed: HOVHANNES KARAYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/04/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,532

FICTITIOUS BUSINESS NAME STATEMENT: 2018252432. The following person(s) is/are doing business as: DE MUSS, 3151 CAHUENGA BLVD WEST #250 LA, CA 90068. DAJOHN ASHLEIGH SANCHEZ, 3151 CAHUENGA BLVD WEST #250 LA, CA 90068. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: DAJOHN ASHLEIGH SANCHEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County

on: 10/04/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,533

FICTITIOUS BUSINESS NAME STATEMENT: 2018251352. The following person(s) is/are doing business as: RAPID MOBILE TRUCK SERVICES, 3203 BOAZ ST, LOS ANGELES, CA 90011. JAMOLIDDIN YULDASH-VEH, 3203 BOAZ ST, LOS ANGELES, CA 90011. JASURBECK MIRZAYEV, 3203 BOAZ ST, LOS ANGELES, CA 90011. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: JAMOLIDDIN YULDASH-VEH, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 10/03/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,534

FICTITIOUS BUSINESS NAME STATEMENT: 2018244960. The following person(s) is/are doing business as: #AMUSTISLOS, 20627 GOLDEN SPRINGS DR, #1-R DIAMOND BAR, CA 91765. JAMI TEA INC, 4149 EUNICE AVENUE, EL MONTE, CA 91731. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: LUXING LI, CFO. This statement is filed with the County Clerk of Los Angeles County on: 09/26/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,535

FICTITIOUS BUSINESS NAME STATEMENT: 2018247026. The following person(s) is/are doing business as: WILLOUGHBY INVESTMENTS, 4754 ALBURY AVE, LAKEWOOD, CA 90713. KENT A HUBER, 4754 ALBURY AVE, LAKEWOOD, CA 90713. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: KENT A HUBER, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/27/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,536

FICTITIOUS BUSINESS NAME STATEMENT: 2018240858. The following person(s) is/are doing business as: APPROVED CREDIT, 348 E OLIVE AVE SUITE K BURBANK, CA 91502. GLOBAL FINANCIAL SERVICES, INC, 348 E OLIVE AVE SUITE K BURBANK, CA 91502. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2018 Signed: ARMAN NAVRUZYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/21/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,537

FICTITIOUS BUSINESS NAME STATEMENT: 2018246581. The following person(s) is/are doing business as: ART'S WINDOW TINTING, 422 W MILFORD ST UNIT C GLENDALE, CA 91203. ARTUR HAKOBYAN, 422 W MILFORD ST UNIT C GLENDALE, CA 91203. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2015 Signed: ARTUR HAKOBYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/27/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,538

FICTITIOUS BUSINESS NAME STATEMENT: 2018246577. The following person(s) is/are doing business as: CALIFORNIA CBD, 17521 RAYEN ST, NORTH RIDGE, CA 91325. JEFFREY P. OROURKE, 17521 RAYEN ST, NORTH RIDGE, CA 91325. RASHA M. OROURKE, 17521 RAYEN ST, NORTH RIDGE, CA 91325. This business is conducted by: A PARTNED COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: JEFFREY P. OROURKE, PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 09/27/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,540

FICTITIOUS BUSINESS NAME STATEMENT: 2018246575. The following person(s) is/are doing business as: DREAM MOTORCARS INTERNATIONAL, 1722 N KENMORE AVE #2 LOS ANGELES, CA 90027. ARMAN MANDZIKYAN, 1722 N KENMORE AVE #2 LOS ANGELES, CA 90027. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: ARMAN MANDZIKYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/27/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,542

FICTITIOUS BUSINESS NAME STATEMENT: 2018247877. The following person(s) is/are doing business as: OHIO KILN SOLUTIONS, 6501 LONGBRIDGE AVE, VAN NUYS, CA 91401. HASMIK HALLUMYAN, 6501 LONGBRIDGE AVE, VAN NUYS, CA 91401. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/2011 Signed: HASMIK HALLUMYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/28/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,543

FICTITIOUS BUSINESS NAME STATEMENT: 2018247875. The following person(s) is/are doing business as: JACINTO CONSTRUCTION, 14143 GILMORE ST, #3 VAN NUYS, CA 91401. JACINTO AMABILLO PEREZ ROSARIO, 14143 GILMORE ST, #3 VAN NUYS, CA 91401. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: JACINTO AMABILLO PEREZ ROSARIO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/28/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,544

FICTITIOUS BUSINESS NAME STATEMENT: 2018247873. The following person(s) is/are doing business as: FXI SOLUTIONS, 19140 1/2 ARMINITA ST, RESENDA, CA 91335. FXI SOLUTIONS, 9140 1/2 ARMINITA ST, RESENDA, CA 91335. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2018 Signed: MICHAEL MBODEN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 09/28/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,545

FICTITIOUS BUSINESS NAME STATEMENT: 2018250164. The following person(s) is/are doing business as: BALANCED WELLNESS HEALTH CENT,

401 SOUTH GLENOAKS BLVD SUITE 108 BURBANK, CA 91502. LILIT AVEITYAN CHIROPRACTIC CORPORATION, 401 SOUTH GLENOAKS BLVD SUITE 108 BURBANK, CA 91502. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: LILIT AVEITYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/02/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,546

FICTITIOUS BUSINESS NAME STATEMENT: 2018250162. The following person(s) is/are doing business as: THE BLINDMAN COMMERCIAL, 17343 OSBORNE ST, NORTH RIDGE, CA 91325. MAC AVATION, INC, 17343 OSBORNE ST, NORTH RIDGE, CA 91325. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2015 Signed: MARC A. COHEN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/02/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,547

FICTITIOUS BUSINESS NAME STATEMENT: 2018250160. The following person(s) is/are doing business as: AB GROUP, 5800 HAROLD WAY SUITE 201 LOS ANGELES, CA 90025. ARMEN BARSEGYAN, 5800 HAROLD WAY SUITE 201 LOS ANGELES, CA 90025. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2013 Signed: ARMEN BARSEGYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/02/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,548

FICTITIOUS BUSINESS NAME STATEMENT: 2018254547. The following person(s) is/are doing business as: S&Y CONSTRUCTION, 8163 BROADWAY AVE, PANORAMA CITY, CA 91402. ENZEL ASATRYAN, 8163 BROADWAY AVE, PANORAMA CITY, CA 91402. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2011 Signed: ENZEL ASATRYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/09/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,549

FICTITIOUS BUSINESS NAME STATEMENT: 2018254549. The following person(s) is/are doing business as: FALCOON VALLEY, 621 E LOMITA AVE #B GLENDALE, CA 91205. HRANT KARAPETYAN, 621 E LOMITA AVE #B GLENDALE, CA 91205. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2013 Signed: HRANT KARAPETYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/09/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,550

FICTITIOUS BUSINESS NAME STATEMENT: 2018250156. The following person(s) is/are doing business as: ELITE CUSTOM IRON DOORS & FENCINGS, 10721 CROCKETT ST, SUN VALLEY, CA 91352. ABRAAM PAPAZYAN, 10721 CROCKETT ST, SUN VALLEY, CA 91352. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2009 Signed: ABRAAM PAPAZYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/02/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,551

FICTITIOUS BUSINESS NAME STATEMENT: 2018249041. The following person(s) is/are doing business as: M.H.P.CE, 18446 HART ST, M1-M2, RESEDA, CA 91335. MISSION HILLS PATIENTS COLLECTIVE, INC, 18446 HART ST, M1-M2, RESEDA, CA 91335. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2006 Signed: EDGAR GEVORGYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/01/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,552

FICTITIOUS BUSINESS NAME STATEMENT: 2018254427. The following person(s) is/are doing business as: GARING TRANSITIONS 35813, 1216 DATE AVE, TORRANCE, CA 90503. NEXT SEASON LLC, 1216 DATE AVE, TORRANCE, CA 90503. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: TIM BAKER, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 10/09/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,553

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME  
File No. 2017352749  
Date Filed: 12/18/2017  
Name of Business: S&Y CONSTRUCTION,  
6825 WOODMAN AVE, #101 VAN NUYS, CA 91405.  
Registered Owner: YERVAND SARGSYAN,  
6825 WOODMAN AVE, #101 VAN NUYS, CA 91405.  
Current File #: 2018250155  
Date: 10/02/2018  
Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,554

FICTITIOUS BUSINESS NAME STATEMENT: 2018255135. The following person(s) is/are doing business as: EB PAINTING 5430 Corteen Pl #37 Valley Village, CA 91607. ELI BADLI, 5430 Corteen Pl #37 Valley Village, CA 91607. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/1992. Signed: Eli Badli, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/9/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/18/18, 10/25/18, 11/1/18, 11/8/18 360

FICTITIOUS BUSINESS NAME STATEMENT: 2018255884. The following person(s) is/are doing business as: INTERSTELLAR 109 Broadway, Santa Monica, CA 90401. JOANDA PROJECT LLC, 10473 Santa Monica Bl #304. Los Angeles, CA 90025. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Angie Kim, CEO. This statement is filed with the County Clerk of Los Angeles County on: 10/10/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/18/18, 10/25/18, 11/1/18, 11/8/18 361

Jennifer Weathers  
1419 S Washington Ave  
Compton, CA 90221  
Case Number: TS021129  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Compton Superior Court  
200 W Compton Bl  
Compton, CA 90220  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Nasya Sarai Weathers by her mother Jennifer Weathers  
TO ALL INTERESTED PERSONS  
Petitioner Nasya Sarai Weathers by her mother Jennifer Weathers  
Present name: Nasya Sarai Weathers  
Proposed name: nasya sarai Ys'ral  
THE COURT ORDERS that all persons interested in this matter shall appear

before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

DATE: 9/13/18 Time: 830a Dept: A Room: 904  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly,  
Date: Aug 7, 2018. Signed: Maurice A. Leiter, Judge of the Superior Court  
Published: 10/18/18, 10/25/18, 11/1/18, 11/8/18 362  
Veronica Esbeydi Velazquez  
450 W. 234th St  
Carson, CA 90745

Case Number: TS021139  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Compton Superior Court  
200 W Compton Bl  
Compton, CA 90220  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Veronica Esbeydi Velazquez  
TO ALL INTERESTED







business name or names listed here on: N/A Signed: THOMAS AMADOR, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/11/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/08/2018, 11/15/2018 TBS 2,596

FICTITIOUS BUSINESS NAME STATEMENT: 2018261624. The following person(s) is/are doing business as: ARBI & CO.; ARBI & COMPANY. 343 W CYPRESS ST. SUITE A GLENDALE, CA 91204. ARBI & CO., INC. 1429 VALLEY VIEW RD. #18 GLENDALE, CA 91202. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2016 Signed: ARBI BAGHOOMIAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/16/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,599

FICTITIOUS BUSINESS NAME STATEMENT: 2018261626. The following person(s) is/are doing business as: ARCHITECT DESIGNER. 1545 N VERDUGO RD. UNIT 210 GLENDALE, CA 91208. SERGO GRIGORYAN. 7117 TESADALE AVE. NORTH HOLLYWOOD, CA 91605. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2011 Signed: SERGO GRIGORYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/16/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,598

FICTITIOUS BUSINESS NAME STATEMENT: 2018245108. The following person(s) is/are doing business as: LENDJ. 816 TOWNE CENTER DR. POMONA, CA 91767. AWE-FUND CORP. 816 TOWNE CENTER DR. POMONA, CA 91767. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2011 Signed: SERGO GRIGORYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/16/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,599

FICTITIOUS BUSINESS NAME STATEMENT: 2018250227. The following person(s) is/are doing business as: STARLING EVENTS. 410 N HANFORD AVENUE. SAN PEDRO, CA 90732. SARANDON CASSIDY BRACERO. 410 N HANFORD AVE. SAN PEDRO, CA 90732. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2013 Signed: SARANDON CASSIDY BRACERO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/02/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,600

FICTITIOUS BUSINESS NAME STATEMENT: 2018267831. The following person(s) is/are doing business as: YK CONSULTING. 13843 OXNARD ST #7 VAN NUYS, CA 91401. YEGISAPET KESHISHYAN. 13843 OXNARD ST. #7 VAN NUYS, CA 91401. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2009 Signed: YEGISAPET KESHISHYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/23/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,601

FICTITIOUS BUSINESS NAME STATEMENT: 2018267899. The following person(s) is/are doing business as: CHIC DISTRIBUTION. 1536 NORTH SERRANO AVE #5 LOS ANGELES, CA 90027. VARDAN ZHAMKOOCHYAN. 1536 NORTH SERRANO AVE #5 LOS ANGELES, CA 90027. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2008 Signed: VARDAN ZHAMKOOCHYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/23/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,602

FICTITIOUS BUSINESS NAME STATEMENT: 2018267901. The following person(s) is/are doing business as: AS INTERIOR DESIGNER. 5250 LANKEK-SHIM BLVD SUITE 500 NORTH HOLLYWOOD, CA 91601. VARSENIK ZAKARYAN. 228 S KENWOOD ST #402 GLENDALE, CA 91205. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2014 Signed: VARSENIK ZAKARYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/23/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,603

FICTITIOUS BUSINESS NAME STATEMENT: 2018267835. The following person(s) is/are doing business as: SHAHRYAR INVESTMENTS. 8549 WILSHIRE BLVD #326 BEVERLY HILLS, CA 90211. ALBERT EINSTEIN UNIVERSITY. 8549 WILSHIRE BLVD #326 BEVERLY HILLS, CA 90211. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: SEAN ISAAC NOURANI, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/23/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,605

**SUMMONS**  
**(CITACION JUDICIAL)**  
**CASE NUMBER (Número del Caso):**  
**SC128193**  
**NOTICE TO DEFENDANT (AVISO AL DEMANDADO):** Lauren Mathers White, an individual; Susan Hannaford, an individual; Norma Hannaford, an individual; Anastasia Lee, an individual; Tyrone Jackson, an individual; Palazzo Beverly Hills, LLC; Zenith Entertainment, LLC, a California Limited Liability Company, and DOES 1 to 100, inclusive, **YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE):** Craig Blair **NOTICE!** You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

**¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le queda más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is (El nombre y dirección de la corte es): Santa Monica Courthouse, 1725 Main St., Santa Monica, CA 90401  
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Parag L. Amin, Esq. (SBN 281133); 633 W. 5th St., Suite 2600, Los Angeles, CA 90071; (213) 293-7881  
DATE (Fecha): October 10, 2017  
Sheri R. Carter, Clerk (Secretario), by Stacey Watson, Deputy (Adjunto)  
(SEAL)  
10/4, 10/11, 10/18, 10/25/18  
CNS-3178829#

FILE NO. 2018 248599  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1.) CITY PAPER BOX COMPANY 2.) CITY PAPER BOX, 652 E 61ST STREET LOS ANGELES CA 90001 MAILING ADDRESS: 23679 CALABASAS ROAD SUITE 1128 CALABASAS CA 91302 county of: LA COUNTY.  
AI #ON: 201824010192  
Registered Owner(s): IVE BOXING LLC [CA] 23679 CALABASAS ROAD SUITE 1128 CALA-

BASAS CA 91302. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. 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/ IVE BOXING LLC BY: IRMA MARINICEVI-ENNE, MANAGING MEMBER

This statement was filed with the County Clerk of LOS ANGELES County on SEP 28 2018 expires on SEP 28 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).  
LA2112305 BEVERLY HILLS WEEKLY 10/4,11,18, 25 2018

NOTICE OF TRUSTEE'S SALE T.S. No. 17-20562-SP-CA Title No. 170504937-CA-VOI A.P.N. 4388-004-024 ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY PURSUANT TO CIVIL CODE 2923.3 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/02/2007. 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. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, 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. Trustor: Alisha Masciarella, a single woman Duly Appointed Trustee: National Default Servicing Corporation Recorded 03/13/2007 as Instrument No. 20070551610 (or Book, Page) of the Official Records of Los Angeles County, California. Date of Sale: 10/31/2018 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$1,164,915.80 Street Address or other common designation of real property: 2308 Coldwater Canyon Drive, Beverly Hills, CA 90210 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. 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 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 requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. **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 or visit this Internet Web site [www.ndscorp.com/sales](http://www.ndscorp.com/sales), using the file number assigned to this case 17-20562-SP-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: 10/04/2018 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1230 Columbia Street, Suite 680 San Diego, CA 92101 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: [www.ndscorp.com](http://www.ndscorp.com) Rachael Hamilton, Trustee Sales Representative A-4672255 10/11/2018, 10/18/2018, 10/25/2018

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:**  
**MAURY ORNEST**  
**CASE NO. 18STPB09451**

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

A PETITION FOR PROBATE has been filed by MICHAEL ORNEST, LAURA ORNEST, CINDY ORNEST in the Superior Court of California, County of LOS ANGELES.

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

A HEARING on the petition will be held in this court as follows: 11/13/18 at 8:30AM in Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

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

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

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



the court clerk.  
Attorney for Petitioner  
AVRAM SALKIN, ESQ. - SBN 30412  
HOCHMAN SALKIN RETTIG TOSCHER & PEREZ, P.C.  
9150 WILSHIRE BLVD. SUITE 300  
BEVERLY HILLS CA 90212  
10/18, 10/25, 11/1/18  
CNS-3183404#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF MARIAN DEATRICK**  
Case No. 18STPB09429

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MARIAN DEATRICK

A PETITION FOR PROBATE has been filed by Cathy S. Miller-Ginsburg in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Cathy S. Miller-Ginsburg be appointed as personal representative to administer the estate of the decedent.

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

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

A HEARING on the petition will be held on Nov. 8, 2018 at 8:30 AM in Dept. No. 4 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.

Petitioner: Cathy S. Miller-Ginsburg  
MILLER-GINSBURG LAW OFFICES  
5655 LINDERO CYN RD  
STE 521

WESTLAKE VILLAGE CA 91362  
CN954224 DEATRICK Oct 18,25, Nov 1, 2018

SUMMONS  
(CITACION JUDICIAL)  
CASE NUMBER (Número del Caso):  
17K00121

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): INJURY SOLUTIONS, INC., a California corporation; STUART GRANT, an individual, and DOES 1 to 50.

YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): GREGORY WILDER II, an individual;  
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/self-help/](http://www.courtinfo.ca.gov/self-help/)), your county law library, or the courthouse

nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp/](http://www.courtinfo.ca.gov/selfhelp/)), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is (El nombre y dirección de la corte es): Los Angeles Superior Court, 111 North Hill Street, Los Angeles, CA 90012 - Stanley Mosk Courthouse - Limited Civil  
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Arturo E. Matthews, Jr., Matthews Law Firm, Inc. - 6 Hutton Centre Dr., Ste. 600 - Santa Ana, CA 92707

DATE (Fecha): January 4, 2017  
Sherri R. Carter, Clerk (Secretario), by Nancy Alvarez, Deputy (Adjunto)  
(SEAL)  
10/18, 10/25, 11/1, 11/8/18  
CNS-3183328#

NOTICE TO CREDITORS OF BULK SALE AND INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE  
(U.C.C. 6101 et seq. and B & P 24073 et seq.)  
Escrow No. 70741-SS

Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name and address of the Seller/Licensee is: MAZAL USA LLC, 111 N. LA CIENEGA BLVD, BEVERLY HILLS, CA 90211

The business is known as: MAZAL'RELLA  
The name and address of the Buyer/Transferee is: KAZAN LLC, 3165 SAWTELLE BLVD., APT. 316, LOS ANGELES, CA 90066  
As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE

The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, LEASEHOLD INTEREST, LEASEHOLD

IMPROVEMENTS, INVENTORY OF STOCK AND ABC LICENSE and are located at: 111 N. CIENEGA BLVD., BEVERLY HILLS, CA 90211

The ABC License to be transferred is: ON-SALE BEER AND WINE-EATING PLACE License No. 41-573218 now issued for the premises located at: 111 N. CIENEGA BLVD., BEVERLY HILLS, CA 90211

The anticipated date of the bulk sale is UPON ISSUANCE OF THE PERMANENT ABC LICENSE TO BUYER at the office of: FEDERAL ESCROW, INC, 23734 VALENCIA BLVD #100A, VALENCIA, CA 91355

The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory, is the sum of \$80,000.00, which consists of the following: DESCRIPTION, AMOUNT: CASH \$80,000.00 It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

Date: OCTOBER 11, 2018

MAZAL USA LLC A CALIFORNIA LIMITED LIABILITY COMPANY, Seller(s)/Licensee(s)  
KAZAN LLC A CALIFORNIA LIMITED LIABILITY COMPANY, Buyer(s)/Transferee(s)  
LA2127835 BEVERLY HILLS WEEKLY 10/25/18

**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. November 15, 2018 at 2:30 pm.; Marion Ramsey, Bags, Clothes, Totes, Wood Cabinet; Damon Smith, Boxes, Clothes, Suitcases, Paperwork, Cassettes, Canned Food; Moise Atangana, Eating/Restaurant Equipment, Printer, Glasses, Serving Trays, Headphones; Ryan Ainsworth, Dresser, Mattress, Table, Microwave, Bags, Boxes, Trunk, Framed Art, Globe; C Joesetta Evans, Boxes, Briefcases, Duffel Bags, Carts, Crates, Board Games; Ana Balbuena, Bed, Couch, Mattress, TV, Bags, Boxes, Hamper, Box Spring, TV Stand, Mirror, Art; Lori Myrick, Dresser, Bags, Boxes, Totes, Toys, Hamper, Food, Chocolate, Jumper Cables, Tarp; Darryl Williams, TV, Boxes, Totes, Toilet, Washer, Dryer, Rug, Fans, Vacuum, DVD Player, Cleaning Products; Maeve Butler, Microwave, Bags, Clothes, Totes, Suitcases, Partition, Cleaning Supplies, Pillows, Lamp; Eric Knight, Chair, TV, Boxes, Shelves, Fish Tank, Mirror, Rug, Skate Boards, Counterfeit Money; Brenda Aguirre, Boxes, Clothing Rack; Jane Park, Dresser, Bags, Boxes, Sewing Machine, Boxes, Paint Cans, Shelf, Fabric, Dresser; Justin Coyle, Books, Boxes, Desk, File Cabinets, White Boards, Printers, Rug; Warren Powell, Chair, Clothing; Kenneth Hinds, Bags, Boxes, Clothes, Stand, Art; Jose Velasquez, Chair, Mattress, Table, Lamps, BBQ, Rug; Marta Ziano, Clothing, Stuffed Animals. 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.

CN954509 11-15-18 Oct 25, Nov 1, 2018

APN: 4384-007-017 TS No: CA08005969-14-1S TO No: 180185146 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED October 15, 1999. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On November 27, 2018 at 10:00 AM, behind the fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on November 5, 1999 as Instrument No. 99 2072243, of official records in the Office of the Recorder of Los Angeles County, California, executed by SUZANNE DE PASSE, AN UNMARRIED WOMAN, as Trustor(s), in favor of NO RED TAPE HOME LOAN as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein

as: PARCEL 1: THAT PORTION OF LOT 4 IN SECTION 2, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JULY 15, 1890, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 13589 PAGE 270, OFFICIAL RECORDED, RECORDS OF SAID COUNTY, DISTANT THEREON NORTH 0° 31' 50" EAST 295.87 FEET FROM THE SOUTHERLY LINE OF SAID LOT 4; THENCE NORTH 36° 33' 23" WEST 29.42 FEET; THENCE NORTH 7° 32' 52" EAST 55.40 FEET; THENCE NORTH 15° 45' 37" EAST 41.77 FEET TO A POINT DISTANT NORTH 0° 31' 50" EAST 118.76 FEET FROM TH POINT OF BEGINNING; THENCE NORTH 0° 31' 50" EAST 47.34 FEET ON SAID WESTERLY LINE; THENCE SOUTH 61° 41' 53" EAST 79.13 FEET; THENCE SOUTH 37° 05' 58" EAST 79.47 FEET; THENCE SOUTH 4° 07' 37" WEST 108.40 FEET TO A POINT IN THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 21224 PAGE 363, OFFICIAL RECORDS, RECORDS OF SAID COUNTY, DISTANT NORTH 89° 33' 00" WEST 111.75 FEET THEREON FROM THE NORTHEASTERLY CORNER OF SAID LAND; THENCE SOUTH 9° 48' 02" WEST 76.02 FEET TO A POINT DISTANT NORTH 89° 33' WEST 124 FEET FROM THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO JOHN R. PETRIE AND WIFE, RECORDED IN BOOK 16023 PAGE 38, OFFICIAL RECORDS; THENCE NORTH 41° 35' 49" WEST 101.01 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL OF LAND FIRST DESCRIBED IN SAID DEED RECORDED IN BOOK 21224 PAGE 363, OFFICIAL RECORDS; THENCE NORTH 36° 33' 23" WEST 52.64 FEET TO THE POINT OF BEGINNING; PARCEL 2: AN EASEMENT OVER THE TRAVELLED PORTION OF THE STRIP OF LAND DESCRIBED IN THE DEED FROM TITLE INSURANCE AND TRUST COMPANY, RECORDED IN BOOK 30926 PAGE 71, OFFICIAL RECORDS. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 9701 OAK PASS ROAD, BEVERLY HILLS AREA, LOS ANGELES, CA 90210 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$1,804,737.67 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off,

before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Web site address listed below for information regarding the sale of this property, using the file number assigned to this case, CA08005969-14-1S. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: October 15, 2018 MTC Financial Inc. dba Trustee Corps TS No. CA08005969-14-1S 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660-4288 Myron Ravelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ON LINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Trustee Corps may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. ISL Number 50819, Pub Dates: 10/25/2018, 11/01/2018, 11/08/2018, BEVERLY HILLS WEEKLY ISL Number 50819, Pub Dates: 10/25/2018, 11/01/2018, 11/08/2018, BEVERLY HILLS WEEKLY

**NOTICE OF PETITION TO ADMINISTER ESTATE OF MAHBOUBEH BANISHAHI**  
Case No. 18STPB09544

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MAHBOUBEH BANISHAHI

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

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

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

A HEARING on the petition will be held on Nov. 14, 2018 at 8:30 AM in Dept. No. 9 located at 111 N. Hill St., Los Angeles, CA 90012.

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

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

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

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition

or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner:  
SHAWN S KERENDIAN ESQ  
SBN 251655  
KEYSTONE LAW GROUP PC  
11300 W OLYMPIC BLVD  
STE 910  
LOS ANGELES CA 90064  
CN954349 BANISHAHI Oct 25, Nov 1,8, 2018

**ORDINANCE NO. 18-O-2761**

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

WHEREAS, in light of California's water shortage, the City of Beverly Hills desires to adopt permanent water use restrictions.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS DOES HEREBY ORDAIN AS FOLLOWS:

**Section 1.** Article 2 ("Water Conservation; Automated Car Washes") of Chapter 4 ("WATER REGULATIONS") of Title 9 ("BUILDING AND PROPERTY HEALTH AND SAFETY REGULATIONS") of the Beverly Hills Municipal Code is renamed, amended and restated to read as follows:

**Article 2. Water Use Efficiency Regulations**

**9-4-201: PERMANENT WATER USE RESTRICTIONS AND WATER WASTE PREVENTION:**

1. The following permanent water use restrictions are in effect at all times. It shall be unlawful to:

(a) water or irrigate, or allow watering or irrigation of any outdoor plant on private property or parkways other than between the hours of 5:00 p.m. and 9:00 a.m. As used in this article, "plants" shall include plants, flowers, lawns, shrubs and trees. Outdoor plants may also be referred to as "outdoor landscaping".

(b) water or irrigate, or allow watering or irrigation of outdoor landscaping in a manner that causes or allows water flow or runoff onto an adjoining sidewalk, driveway, street, alley, gutter, ditch or adjacent property.

(c) apply potable water to outdoor landscaping during, and within 48 hours after, measurable rainfall, which includes at a minimum any amount of rainfall that generates run-off or puddles.

(d) use, or allow the use of, potable water in decorative water features, including but not limited to fountains, pools, ponds, cascades, waterfalls, and streams, that do not recirculate the water.

(e) allow a loss or escape of water through breaks, leaks or other malfunctions in the water user's plumbing or distribution system. A water user shall have the obligation to repair any such breaks, leaks, or other malfunctions within seven (7) days of notification by the Beverly Hills Public Works Department unless the Director of Public Works or their designee makes other arrangements with the water user.

(f) serve, or allow service of, drinking water to a customer other than upon request in eating or drinking establishments, including but not limited to restaurants, hotels, cafes, cafeterias, bars, or other public places where food or drink are served and/or purchased.

(g) fail to provide written notice to all hotel or motel patrons of their right to refrain from being provided with laundered towels and linens on a daily basis. The notice shall consist of clear language and shall be prominently displayed in each room at all times.

(h) fail to abide by any state law or regulation concerning water conservation.

2. All washdown activities are prohibited at all times, except as follows:

(a) washdown of the exterior of vehicles in residential areas with the use of a low-volume, high-pressure nozzle or water efficient nozzle equipped with an automatic shutoff valve; or with an alternative plan that promotes water conservation and is first approved in writing by the Director of Public Works.

(b) washdown of the exterior of vehicles as part of a commercial enterprise with the use of a reclaimed water system (a system that initially uses potable water and then collects the runoff, treats the runoff, and uses the runoff for nonpotable uses for multiple cycles) that promotes water conservation and achieves at least a 20% reduction of water consumption and is first approved in writing by the Director of Public Works. Vehicles (including garbage trucks and those used to transport food) that

are required to have exteriors washed pursuant to state laws or regulations are exempt from this regulation.

(c) washdown of residential buildings and other structures with the use of a low-volume, high-pressure nozzle or water efficient nozzle equipped with an automatic shutoff valve; or with a reclaimed water system. Washdown can be performed no more than four times a year.

(d) washdown of commercial buildings with the use of a low-volume, high-pressure nozzle or water efficient nozzle equipped with an automatic shutoff valve; or with a reclaimed water system. Washdown can be performed no more than two times per month for retail, office and commercial building frontages, provided that washdown may be performed more than two times per month, but no more than necessary, to comply with health and safety laws and regulations for the building frontages of establishments that offer food and/or beverages to customers.

(e) washdown, or allow the washdown of, residential sidewalks, walkways, driveways, parking areas, tennis courts, patios, and alleys except where necessary to alleviate health and safety hazards, and then only with a low-volume, high-pressure nozzle or water efficient nozzle equipped with an automatic shutoff valve; or by use of a hand-held bucket or similar container.

(f) washdown of sidewalks for retail, office, and commercial buildings with the use of a low-volume, high-pressure nozzle or water efficient nozzle equipped with an automatic shutoff valve; or use of a reclaimed water system. Washdowns can be performed no more than two times per month for sidewalks adjoining establishments that offer food and/or beverages to customers, provided that washdown may be performed more than two times per month, but no more than necessary, to comply with health and safety laws and regulations.

(g) washdown of outdoor pavement areas of food establishments with the use of a low-volume, high-pressure nozzle or water efficient nozzle equipped with an automatic shutoff valve; or use of a reclaimed water system. Washdowns can be performed no more than necessary to comply with health and safety laws and regulations. As used herein, "pavement" means and includes, but is not limited to, ground covering of concrete, stone, brick, tile, or similar substance.

**Section 2.** Section 9-4-304 ("REQUIREMENTS FOR WATER CONSERVATION STAGES") of Article 3 ("EMERGENCY WATER CONSERVATION PLAN") of Chapter 4 ("WATER REGULATIONS") of Title 9 ("BUILDING AND PROPERTY HEALTH AND SAFETY REGULATIONS") of the Beverly Hills Municipal Code is hereby amended and restated to read as follows:

**9-4-304: REQUIREMENTS FOR WATER CONSERVATION STAGES:**

**A. Stage A Requirements:**

1. A stage A shortage shall be declared when the city manager determines that a five percent (5%) reduction in potable water use is required.

2. Stage A compliance shall consist of voluntary implementation of water conservation elements in addition to those stated in Section 9-4-201, including, without limitation, further reduced irrigation, notification of hotel and restaurant patrons of water conservation goals, and use of reclaimed water for construction purposes.

**B. Stage B Requirements:**

1. A stage B shortage shall be declared when the city manager determines that a ten percent (10%) reduction in potable water use is required.

2. Stage B compliance elements shall include the following mandatory elements:

a. All public restrooms in the city and private bathrooms in hotels shall notify patrons and employees of water conservation goals;

b. Except for single-family and multi-family residential users in tier 1 who will remain in tier 1 for the next billing cycle, all users shall reduce water usage to ninety percent (90%) of the amount in the baseline period as determined by the city council.

3. Violation by any person of the stage B mandatory requirements shall constitute an infraction and, upon conviction, shall be punished by a fine not to exceed one hundred dollars (\$100.00). The violation of each element, and each separate violation thereof, shall be deemed a separate offense, and shall be punished accordingly.

**C. Stage C Requirements:**

1. A stage C shortage shall be declared when the

city manager determines that a twenty percent (20%) reduction in potable water use is required.

2. Stage C compliance elements shall include the following mandatory elements:

a. All public restrooms in the city and private bathrooms in hotels shall notify patrons and employees of water conservation goals;

b. Except for single-family and multi-family residential users in tier 1 who will remain in tier 1 for the next billing cycle, all users shall reduce water usage to eighty percent (80%) of the amount in the baseline period as determined by the city council.

3. Violation by any person of the stage C mandatory requirements shall constitute a misdemeanor and, upon conviction, shall be punished by a fine not to exceed five hundred dollars (\$500.00). Water supply through irrigation water services may be terminated for continued excessive use. The violation of each element, and each separate violation thereof, shall be deemed a separate offense, and shall be punished accordingly.

**D. Stage D Requirements:**

1. A stage D shortage shall be declared when the city manager determines that a thirty percent (30%) or higher reduction in potable water use is required.

2. Stage D compliance elements shall include the following mandatory elements:

a. All public restrooms in the city and private bathrooms in hotels shall notify patrons and employees of water conservation goals;

b. Landscape irrigation shall be restricted to selected days and times as determined by the city manager, unless such irrigation uses reclaimed wastewater;

c. Refilling of swimming pools, spas or ponds shall be prohibited unless required for health or safety reasons;

d. Exterior washdown of vehicles shall be prohibited unless:

(1) Using a reclaimed water system;

(2) Performed in accordance with an alternative plan that promotes water conservation and is approved in writing by the director of public works or his/her designee; or

(3) Required to meet laws or governmental regulations to protect health and safety, such as the cleaning of garbage trucks and vehicles to transport food.

e. Water usage from fire hydrants shall be limited to firefighting, related activities or other activities necessary to maintain the public health, safety and welfare;

f. Except for single-family and multi-family residential users in tier 1 who will remain in tier 1 for the next billing cycle, users shall reduce water usage to seventy percent (70%) of the amount in the baseline period as determined by the city council;

g. Exterior washdown of buildings shall be prohibited unless:

(1) Using a reclaimed water system and such washing is done: a) no more than once per month for retail building frontage; b) no more than twice per year for office and commercial buildings; c) no more often than is necessary to comply with health laws and regulations for the building frontage of food service uses; or d) no more than once per year for residential structures solely for the purpose of preparing a residential structure for painting.

(2) Using a commercial glass and window cleaner.

h. Exterior washdown of sidewalks and the pavement of outdoor dining areas shall be prohibited unless using a reclaimed water system and such washing is done no more often than is necessary to comply with health laws and regulations.

3. Violation by any person of the stage D mandatory requirements shall constitute a misdemeanor and, upon conviction, shall be punished by a fine not to exceed one thousand dollars (\$1,000.00). Continued excessive use may result in termination of water supply through irrigation water services and/or restriction of water supply through domestic meters. The violation of each element, and each separate violation thereof, shall be deemed a separate offense, and shall be punished accordingly.

4. For purposes of this article, "reclaimed water system" shall mean a system that initially uses potable water and then collects the runoff, treats the runoff, and uses the runoff for nonpotable uses for multiple cycles.

**E. Stage E Requirements:**



1. A stage E shortage shall be declared when the city manager determines that a catastrophic interruption of potable water supply has occurred or is foreseen.

2. The city manager shall have emergency water allocation authority in the case of a stage E declaration. This authority shall include the authority to interrupt service to any property or city service zone in order to provide the maximum water supply for human health and safety needs.

3. In allocating water, the city manager shall give first priority to health and safety needs of water utility customers. Subsequent water uses are prioritized to provide water supply first to maintain and expand commerce within the city, then to enhance the aesthetics of the environment, and then to facilitate construction activities.

4. Violation by any person of the stage E emergency water conservation regulations shall constitute a misdemeanor and, upon conviction, shall be punished by a fine not to exceed one thousand dollars (\$1,000.00) and six (6) months in jail. Continued excessive use may result in termination of water supply through irrigation water services and/or restriction of water supply through domestic meters. The violation of each element, and each separate violation thereof, shall be deemed a separate offense, and shall be punished accordingly.

**Section 3. 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 remain in full force and effect.

**Section 4. 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 the City Clerk's certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

**Section 5. 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: October 16, 2018  
Effective: November 16, 2018

JULIAN A. GOLD, M.D.  
Mayor of the City of Beverly Hills

ATTEST:  
BYRON POPE (SEAL)  
City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
MAHDI ALUZRI  
City Manager

SHANA EPSTEIN  
Director of Public Works

VOTE:  
AYES: Councilmembers Wunderlich, Friedman, Bosse, Mirisch, and Mayor Gold  
NOES: None  
ABSENT: None  
CARRIED

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