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Issue 998 • November 15 - 21, 2018

Planning Commission Reviews Beverly Hilton Project Draft SEIR



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BHTV City Council and Commission Schedule

- Human Relations Commission: November 15 at 9:00 a.m.
- Fine Art Commission: November 15 at 4:00 p.m.
- Beverly Hills This Week: November 16 at 6:00 p.m.
- Mayor's Cabinet Meeting: November 19 at 5:00 p.m.
- City Council: November 20 at 2:30 p.m. and 7:00 p.m.

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briefs

Arguments Between MTA and Parents Escalate at Unruly Metro Meeting

The already contentious debate between parents of Beverly High students and the Metropolitan Transportation Authority (Metro) became even more heated last Wednesday at a meeting intended to update stakeholders on general construction plans and, perhaps more importantly, address the concerns of parents and community members who have long feared the potential effects of a subway tunnel underneath the high school.

To do this, four experts in the areas of seismic, noise, methane gas, oil wells and air quality were brought in by Metro to answer questions and address concerns brought forth at the meeting. The experts were Martin Hudson (seismic), Steven Wolf (noise), Glenn Tofani (soil, oil wells and gas) and Alice Lovegrove (air quality).

Parents were asked to write questions down on a comment card before the question-and-answer part of the evening began, which some took issue with as they believed it could allow Metro to pick and choose which questions to answer while skipping over those that might paint the Purple Line Extension project in a bad light. The meeting's facilitator said that was not the case

when asked how questions were selected at the meeting.

"I just took the stack of questions that have been grouped by the different categories of seismic, oil, gas, and others," he said. "We're doing it in the order that they were shown in tonight's presentation, so seismic would go first."

It was previously reported, falsely, that Metro left only 10 minutes for the question and answer portion of the meeting. In reality, more than half an hour was spent answering questions, though the session began just 10 minutes before the meeting's scheduled end time.

Even so, some parents were frustrated that all of the questions posed might not be answered and continually shouted out their additional questions or concerns. They also repeatedly interjected to ensure their questions were being answered to their liking. The disruption caused by this behavior reached such a fever pitch that Director of Public Works Shana Epstein stepped in to ask that parents be more respectful of the panelists.

"At the last meeting, you asked for us to have the experts here to answer the questions. We're trying to go through that process, but if this process cannot be orderly and it cannot be respectful Metro's executives have given them the authority to walk out," Epstein said. "I would really like these questions to be answered and for us to be as polite as possible to show them who we are



SNAPSHOT



"BANKER TO THE STARS" HONORED BRAM GOLDSMITH WAY

Bruce Goldsmith, Karen Mack Goldsmith, Russell Goldsmith, Elaine Goldsmith, Mayor Julian Gold, City Councilmember Lili Bosse, Ron Rosen, former Mayor Vicki Reynolds, and Councilmember Robert Wunderlich attended a ribbon cutting for Bram Goldsmith Way last week. The newly-named alleyway honors the late Beverly Hills resident, banker and philanthropist Bram Goldsmith.



Issue 998 • Nov 15 - 21, 2018
Beverly Hills Weekly Inc.

Founded: October 7, 1999
Published Thursdays

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

www.bhweekly.com

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Unsolicited materials will not be returned.
©2018 Beverly Hills Weekly Inc.

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

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



OUR DATA SPEAKS VOLUMES



as Beverly Hills. I'm asking you to please go with the process and if there are more questions that aren't being answered, write them on a card so they can be addressed."

Once the meeting was put back on track—though not without further interruptions from concerned parents—the questions largely centered around how Metro decided to have the subway alignment run beneath the high school, why the route could not be shifted back to the Santa Monica Boulevard route as was originally proposed by Metro, and whether or not student safety was considered as a downside to the project.

Alice Lovegrove, who has worked in environmental engineering since the late 1980s and has served as the Director of Acoustics, Vibration and Air Quality at WSP Parsons Brinckerhoff since March 2015, addressed the last question specifically as it related to cancer risk.

She said students would likely be safe from the potential danger of cancer, which has been calculated at a risk of ten in a million, because that number was found using conservative estimates.

"The students sitting in a classroom are not actually breathing in the air that the health risk assessment looks at. We looked at a truly worst-case scenario in which someone would be outside breathing in air for an entire 12 hours. That's not what students would be experiencing with the filters that will be used," Lovegrove said. "The number that we quantified is extremely conservative. Really, the air students will be breathing is air that is inside the classroom. The filters will be taking 95 percent of the air contaminant that we're looking at out of the equation."

"I'm not saying there's no risk," Lovegrove continued. "I'm saying it's extremely conservative because that's what a SEIS [Supplemental Environmental Impact Statement] is supposed to do. It's supposed to take the most conservative assumptions and then see if it's okay to move forward."

Hudson addressed parent questions about how the alignment beneath the school was selected over the previously discussed alignment at Santa Monica Boulevard, noting that Metro does not build underground stations in areas with active fault lines. Metro has previously cited a fault at Santa Monica as the reason it cannot reroute to that alignment.

A video recording of last week's meeting, including the question and answer portion, can be found online at <https://youtu.be/zRp5x-VIP5I0?list=PLUeWwnbXUKamhcQoNHnc5EYOZUJKmxgzi>.

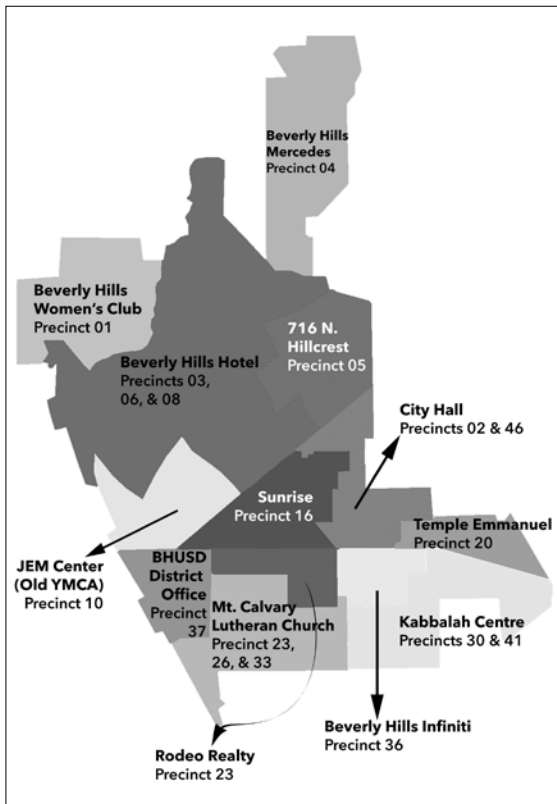
Beverly Hills November Election Precinct Results

Last Tuesday, 9,397 Beverly Hills voters cast ballots in the California General Election, representing 45.84 percent of the 20,500 total registered voters in the City.

Overwhelmingly, these voters supported bonds for affordable housing, mental

health, water and children's hospitals, but did not support the repeal of California's controversial gas tax or Proposition 10, which the City supported and would have expanded rent control across the state. In fact, less than half of all Beverly Hills voters who cast ballots in the election supported Proposition 10, with a total of 5,339 voting against the measure and only 3,556 supporting it.

Here is a more detailed look at how Beverly Hills voted, sorted by precinct, on key issues in last week's election:



Designed By Victoria Gordon

Precinct	PROPOSITION 10		BOARD OF EDUCATION			
	YES	NO	Marcus	Walker	Winans	
1A	46	146	100	71	49	
2A	134	110	135	85	75	
3A	47	106	99	57	23	
4A	30	103	75	27	20	
5A	110	252	229	131	76	
6A	44	152	90	81	42	
6B	0	0	-	-	-	
8A	50	216	179	83	54	
10A	33	148	105	76	45	
16B	75	119	101	68	40	
20A	120	144	143	114	69	
23A	176	128	153	108	92	
23B	89	165	159	130	58	
26A	189	172	179	133	126	
30A	153	167	159	137	80	
33B	0	0	-	-	-	
33I	156	184	176	162	112	
36A	140	138	133	93	85	
37G	182	162	177	151	112	
41A	144	194	161	151	107	
46A	118	162	107	79	54	
Poll Vote Total	2,036	2,968	2,660	1,937	1,319	
Precinct	VOTE BY MAIL		BOARD OF EDUCATION			
	YES	NO	Marcus	Walker	Winans	
1A	36	80	70	36	23	
2A	119	99	125	85	60	
3A	39	87	84	39	16	
4A	50	108	98	75	35	
5A	70	175	170	106	65	
6A	32	144	103	72	38	
6B	0	5	-	-	-	
8A	51	187	162	92	42	
10A	30	139	100	55	30	
16B	71	80	87	56	45	
20A	75	102	113	77	35	
23A	123	94	116	68	58	
23B	81	155	166	141	50	
26A	106	129	145	96	76	
30A	64	110	107	84	46	
33B	2	7	-	-	-	
33I	104	124	140	126	54	
36A	96	124	132	82	59	
37G	122	112	141	100	66	
41A	107	128	148	98	65	
46A	142	182	198	132	73	
Vote by Mail Total	1,520	2,371	2,420	1,626	938	
TOTAL	3,556	5,339	5,065	3,557	2,255	

Source: General Election Results, lavote.net, Statement of Votes Cast

'John Doe' Files Complaint Accusing Spagnoli of 'Sexual Overtures'

An anonymous police department employee identified only as 'John Doe' filed an

employment discrimination complaint with the California Department of Fair Employment and Housing on October 15, alleging that they had been retaliated against and denied promotion multiple times for refusing "sexual overtures" from Beverly Hills Police Department (BHPD) Chief Sandra Spagnoli.

The complaint also alleges John Doe was harassed due to their marital status, discriminated against because of their religion, dress and grooming practices, was asked "impermissible non-job-related questions" and "experienced retaliation because [they] reported or resisted any form of discrimination or harassment and as a result was denied hire or promotion."

The DFEH complaint is coming to light just one week after Captain Mark Rosen's religious and age discrimination lawsuit against Spagnoli was delayed until later this month.

At least nine other lawsuits have been filed against the police chief and the department in recent months, each involving a BHPD employee claiming Spagnoli discriminated against them and barred them from professional advancement opportunities when they spoke out against her behavior.

Attorney Bradley Gage represents a majority of the employees filing suits against BHPD and its chief and is also representing John Doe. On Monday, he told the *Weekly* that a lawsuit related to the DFEH complaint would be filed soon.

"Before a lawsuit can be filed against an employer, the employee must file a claim

with the California Department of Fair Employment and Housing. The state agency then must issue what is known as a Right to Sue letter. Once that letter is issued, it must be served on the employer within 60 days before a lawsuit can be brought," Gage said. "We filed a complaint with the DFEH. It gave us a Right to Sue letter. We have filed it with the city. The lawsuit is next, but I had a bit of a delay because of the fires."

Beverly Hills City Attorney Larry Wiener said the City has begun third party investigation of its own into the claims laid against Chief Spagnoli, in accordance with its policies.

"As with any allegation of discrimination brought by an employee, we have initiated an independent third party investigation of the claims. Although the investigation is made more difficult by the multitude of claims brought by this individual including religious creed, dress, grooming practices, age and marital status, we must await the results of the independent investigation. Despite the allegations brought forth by "John Doe," we are confident the men and women of the Beverly Hills Police Department will continue to maintain the professionalism our community expects and deserves."

Stepenosky Reports From the Fire Line

Former Beverly High principal and Las Virgenes Unified School District Superintendent Dan Stepenosky is one of hundreds of evacuees who fled the devastation of the Woolsey Fire earlier this week, which has burned for six days in Southern California

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RECOGNITION

AT THE BEVERLY HILLS CITY COUNCIL MEETING

TUESDAY, NOVEMBER 20 AT 7:00 P.M.

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Fire behind Juan Bautista de Anza Park in Calabasas, taken by Dan Stepenosky

briefs cont. from page 3

and destroyed more than 93,000 acres of land from West Hills to Malibu.

The fire started on Thursday near Thousand Oaks, where just one day earlier a tragic mass shooting left 13 dead, and jumped the 101 Freeway before engulfing Malibu Creek State Park and reducing acres of land from the mountains to the beach to charcoal. The rapid succession of these events, according to Stepenosky, felt like a “one, two, three punch.”

“With what happened at the Borderline Bar and Grill in Thousand Oaks and then this, we’ve really been hit hard. It’s traumatic. It’s heartbreaking,” Stepenosky said. “As

Superintendent, it’s been a real challenge as well. We’ve got counselors on full alert to help students, but with schools closed it’s difficult. I know it’s going to be hard for parents because it’s hard for all of us, so we’ve been sharing as many resources as we can.”

His family’s personal experience with the Woolsey Fire began Thursday, just a few short hours after the blaze began.

“As you know, the Santa Ana winds blow from through to the ocean and that’s what most concerned us. We started to get very worried about that at around three o’clock on Thursday afternoon,” Stepenosky said. “The hope was that it would be contained. They couldn’t contain it. They thought they could stop it, but they couldn’t. The whole time I was talking with Los Angeles Fire and the sheriffs because of my involvement with the schools. They were empty, thank God, and we made the decision to close schools on Friday and by Friday morning the cities around us and, of course, our community were evacuated out.”

As a long-time resident of southern California, Stepenosky said he was used to

flames engulfing the region during fire season, but that this one was unlike anything he’d seen in the past.

“This one started and burned through to Malibu in about five hours. That’s insane. I mean, that’s completely unheard of,” he told the *Weekly*. “The damage it has done is unbelievable. We walked some of the campuses of our schools yesterday to help us get an idea of what clean up is going to look like and to check on air quality and we really are lucky here. We came close to losing Agoura High School and it’s honestly a miracle that it wasn’t taken out.”



Dan Stepenosky

The evacuation orders for the area around Stepenosky’s home were finally lifted on Tuesday and he returned to his home, a place he said he is happier to have than ever before.

Dealing with families and students who have no homes to return to or who are still experiencing the trauma caused by the fires is his next task.

Cleaning up the schools is the first part of that, he said. Crews will be working throughout the Thanksgiving holiday to check the structural safety of the buildings, examine air quality, sweep out any soot or ash and determine whether the buildings are safe. Once that work is complete, the focus will shift entirely to the students.

“The trauma is different for everyone. Some kids lost homes. Some didn’t have to evacuate at all. Thankfully, and I mean that I am very thankful for this, we haven’t had loss of life in our community from this fire,” Stepenosky said. “We’re lucky, even with all this happening around us.”

Schools in the Las Virgenes Unified School District will be closed until Monday, November 26.

Beverly High Grad Wows UCLA with National Anthem Performance

Beverly High Class of 2016 graduate Lauren Ahaddian performed the National Anthem in front of thousands of basketball fans last Friday at the University of California Los Angeles’ game against Long Beach State, marking the latest in a string of professional accomplishments for the young musician.

Ahaddian, who is currently an undergraduate student studying sociology at UCLA, told the *Weekly* that the experience was a fun one despite the nerves she felt in the days leading up to the performance.

“The whole thing was nerve-racking. I hadn’t ever really performed with that many people looking at just me before, so that was definitely interesting. It was a lot of fun. I’m really glad I was able to do it,” Ahaddian said. “My friends keep talking about how crazy it was to see me do that and I just keeping think-

ing about how exciting it was.”

She attributed the difference between her feelings about the day and those of her friends to her having performed in similar venues in the past.

“I had performed the national anthem before at a D-league game for the Lakers and I think having that experience really helped me a lot,” she continued. “I felt a lot more confident in my ability because I’d done something similar before. It also really helped to get to do sound check on the day of the performance because they tell you exactly where to stand and exactly what to do. They really make sure you feel comfortable with everything before it’s time to perform.”

The Norman-turned-Bruin said she first started to take music seriously after a family friend heard her singing and introduced her to a vocal coach. Before that, Ahaddian said her love of music was something she enjoyed but didn’t fully understand what to do with.

“I’ve loved singing ever since I was really young. I don’t even actually remember what made me love it so much in the beginning, but I guess I got started when I sang at my brother’s Bar Mitzvah,” she said. “A family friend that was there and heard me sing introduced me to a vocal coach who really helped me develop my voice. Ever since then, it’s something I’ve been really passionate about continuing.”

When asked what advice she would give to aspiring performers, Ahaddian said the key to a good show is confidence.

“I think the biggest thing is that you have to have confidence. The more events you do and the more people you perform in front of the easier it gets. My friends all keep saying they can’t believe that I performed in front of everyone like that. They think it’s really scary. Sometimes it can be kind of scary, I guess, but you get into it in the moment,” she said. “You go into ‘the zone’ and don’t really think about how many people are watching you. If you thought about it you might be more nervous, but you can’t do that. So, yeah, confidence really is the biggest thing.”

Manor-Murder and Madness to Return to Greystone in

briefs cont. on page 5



Lauren Ahaddian



NOTICE OF PUBLIC MEETING

The City of Beverly Hills is taking a proactive approach to earthquake safety with the goal to help protect people and minimize damage of vulnerable buildings in the event of a major earthquake. As such, the City has developed a mandatory seismic retrofit ordinance intended at strengthening existing wood-frame multi-family soft-story buildings. A wood-frame soft-story building is a structure that has a weaker first floor and is unable to carry the weight of the stories above during an earthquake. These buildings typically have large openings such as garages, tuck-under parking or even large windows on the first floor and habitable units above.

The proposed ordinance will be considered for adoption by the City Council at the upcoming public meeting as follows:

DATE: Tuesday, November 20, 2018
TIME: 7:00 p.m.
LOCATION: City Hall - Council Chamber
 455 N. Rexford Drive, Beverly Hills, CA 90210

The proposed mandatory ordinance addresses soft-story buildings which are most vulnerable and have been identified with the following criteria:

1. A permit for construction of a new building was applied for before January 1, 1978, or if no permit can be located, the structure is determined by the City Building Official to have been built under building code standards enacted prior to January 1, 1978, and
2. The ground floor or basement portion of the structure contains parking or other similar open floor space that causes Soft, Weak, or Open-Front WALL lines and there exists one or more stories above.

For any questions, please contact Senior Plan Review Engineer, Arlen Eskandari, The City’s Seismic Retrofit Program project Manager at: (310)285-1113 or via email at: retrofit@beverlyhills.org.



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 City Clerk’s Office at (310) 285-2400 or TTY (310) 285-6881. Please notify the City Clerk’s Office at least forty-eight (48) hours prior to the meeting if you require captioning service so that reasonable arrangements can be made.

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January

A Beverly Hills institution is set to return to Greystone Mansion on January 10 when *The Manor-Murder and Madness at Greystone* begins its seventeenth season of performances.

The play, which surpassed its 200th performance in 2014, is a fictionalization based on real events with the actual historical characters given new names.

To lend authenticity to the presentation, the show is presented in the grand and glorious architectural landmark in which the events of 89 years ago actually took place. Audience members are led from room to room in the lovingly restored Greystone Mansion as different scenes of the narrative

are portrayed, leading up to a shocking and apparent murder and suicide.

The Manor- Murder and Madness at Greystone depicts momentous changes in the fortunes of the fabulously wealthy MacAlister Family, the fictional surrogates of the oil-rich Doheny family. Family patriarch and mining tycoon Charles makes an illegal if well-intentioned loan to Senator Alfred Winston, who serves as a fictional stand-in for Secretary of the Interior Albert Fall. Both men face imminent disgrace and worse in the oncoming Teapot Dome bribery scandal, which will engulf the Warren Harding administration. A scion of the MacAlister family faces violent death.

Who is to blame?

Kathrine Bates is the playwright. Her other works include *TALHOTBLOND*, *The*

Color of Rose, *Roar of the Crowd*, *Evil Legacy*, and a stage adaptation of *Double Indemnity*. She is also an actor.

Martin Thompson directs the production. He is familiar to Theatre 40 audiences there, including roles in *Sherlock Holmes and the Case of the Jersey Lily*, *Perfect Timing*, *Hellman v. McCarthy*, *Night Watch*, *Light Up the Sky* and more.

The Manor- Murder and Madness at Greystone company includes Katharine Henryk, Darby Hinton, Daniel Lench, Daniel Leslie, Melanie MacQueen, Carol Potter, Esther Levy Richman and Annalee Scott.

Tickets are available for \$65 and must



Darby Hinton and Daniel Leslie

be reserved in advance at theatre40.org. No one will be admitted without advance reservation.

--Briefs Compiled by Kelcey Caulder

coverstory

PLANNING COMMISSION REVIEWS BEVERLY HILTON PROJECT DRAFT SEIR

By Kelcey Caulder

The Beverly Hills Planning Commission reviewed a Draft Supplemental Environmental Impact Report (Draft SEIR) for the Beverly Hilton project, which has been the subject of heated debate and multiple commission meetings since the City initially approved it in 2008.

Associate Planner Cindy Gordon presented the draft document, noting that it was prepared for a request to amend the plan for the project. The request includes the consolidation of two residential buildings into one 23-story residential building, a change in the location and configuration of the Beverly Hilton pool and poolside cabanas, the construction of approximately 157,843 square feet of new landscaped gardens and pedestrian amenities, consolidating the originally proposed two-story Conference Center into a one-story Conference and Hotel Facilities Replacement, and the development of approximately 5.34 acres of publicly accessible open space, including a public garden.

The modified project also increases the height of the tallest building on the project site, which has been criticized by residents at previous meetings for being “double” the size of any other building in Beverly Hills, by five stories to bring the total height up to 307 feet.

The commission did not speak on these changes, however, because the purpose of the meeting was to review the environmental impacts of the project outlined in the draft SEIR, which includes topics like air quality, noise,

aesthetics, geology, cultural resources, greenhouse gas emissions, transportation and traffic, and more.

Planning Commissioner Lori Greene Gordon questioned whether enough parking would be available on the project site and what traffic impacts might look like if every unit at the project site were full, and later recommended that a parking op-

Biggest Changes Between the 2008 Approved Project and the Modified Project	
2008 Approved Project	Modified Project
Two residential buildings (18 stories and 8 stories, respectively)	One 23-story residential building
110 residential units	140 residential units and 10 accessory staff units
3.28 acres of ground-level landscape and pedestrian areas	3.62 acres of ground-level landscape and pedestrian areas, plus a 1.7 acre public garden adjacent to Wilshire Boulevard and Merv Griffin Way
2-story conference center	1-story conference center
Reconstructed Beverly Hilton swimming pool and amenities	Relocated Beverly Hilton swimming pool and amenities

Source: Planning Commission packet, November 8

erations management plan be created before the project is brought back before the commission.

“To me, it’s all fine as individual pieces, but I think we have to anticipate the worst case scenario. We have to anticipate from a traffic and parking standpoint,” Gordon said. “I would like more information to know how many people can be on this entire property at any given time, given the fact that everything is occupied.”

The commission also expressed concern over whether or not a SEIR would be

adequate for the project or whether or not an EIR might be necessary. Commissioner Peter Ostroff appeared particularly concerned about this issue and asked attorney Benjamin Hanelin, who spoke on behalf of the applicant, whether or not he had done any analysis related to which form might be more appropriate.

“A new case recently came down that really confirmed that both in the Wanda project, unfortunately for my client, and in this process a supplemental EIR is appropriate,” Hanelin said. “We are confident that a supplemental SEIR is appropriate and to the extent that there are comments or concerns that one is not, we’d be happy to provide our analysis to the City.”

Ostroff then asked if Hanelin would be willing to “stand behind” his analysis if legal action were taken related to the SEIR.

“Would your client be willing to indemnify the City in the case of CEQA litiga-

tion very commonly include that in Beverly Hills,” Assistant City Attorney David Snow said. “So, there’s a little nuance there, but Mr. Hanelin is correct that this project and other projects with large development agreements have that.”

The commission also asked that the applicant bring an analysis comparing the approved project to the modified project and more “user-friendly” depictions of alternative projects back when they return for the next hearing on the project.

Currently, three alternative projects have been outlined. These projects serve only as alternative potential development scenarios that could come into play in lieu of the modified version of the project presented to the commission last Thursday. The alternative options include one ‘no project’ alternative, which would allow the 2008 approved project to move forward, and two other development scenarios.

The other alternative projects include an option for a 33-story residence building that would be approximately 428 feet in height and set back further from Santa Monica Boulevard than the modified project proposal and a third choice that would allow for the development of a 23-story residence building, but would not include the Conference Center/Hotel Facilities building.

Before work can begin on the Beverly Hilton project, a final SEIR must be prepared and approved. City Planner Ryan Gohlich said that document is expected to be ready “sometime in the middle of December or January,” at the earliest.

Then, the project would go before the City Council for final approval.

The City will be accepting comments from the public on the project until December 3.

tion that challenges the adequacy of the SEIR,” Ostroff clarified.

“I believe a standard condition of approval for all projects in the City of Beverly Hills is that the applicant indemnify the City in the event of litigation,” Hanelin said.

“That’s not quite right. That’s common practice in many jurisdictions, but Beverly Hills has not opted to require indemnification for all projects. However, large projects involving development agreements

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FICTITIOUS BUSINESS NAME STATEMENT: 201818925. The following person(s) is/are doing business as: EDATAQUICK; EDATA QUICK; EDATA SERVICES; EDATAQUICK.COM; EDATASERVICES.COM 433 N Camden Dr 4th flr. Beverly Hills, CA 90210. MAURICE SILBERSTEIN 10551 Wilshire Bl #1203. Los Angeles, CA 90024. E DATA SERVICES US LLC. 433 N Camden Dr 4th flr. Beverly Hills, CA 90210. 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: 1/2018. Signed: Maurice Silberstein, Treasurer, E Data Services US LLC. This statement is filed with the County Clerk of Los Angeles County on: 7/31/18. 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: 10/25/18, 11/1/18, 11/8/18, 11/15/18 370

FICTITIOUS BUSINESS NAME STATEMENT: 2018264689. The following person(s) is/are doing business as: WEIMER DESIGN 11949 Kling St. Valley Village, CA 91607. CLIFFORD E WEIMER 11949 Kling St. 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: N/A. Signed: Clifford E. Weimer, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/18/18. 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: 10/25/18, 11/1/18, 11/8/18, 11/15/18 371

FICTITIOUS BUSINESS NAME STATEMENT: 2018261903. The following person(s) is/are doing business as: FISHER DUO CONSULTING GROUP; FISHER DUO CG 34419 Scott Way, Acton, CA 93501. ERIN FISHER 34419 Scott Way, Acton, CA 93501. 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: Erin Fisher, President. This statement is filed with the County Clerk of Los Angeles County on: 10/16/18. 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: 10/25/18, 11/1/18, 11/8/18, 11/15/18 372

FICTITIOUS BUSINESS NAME STATEMENT: 2018266675. The following person(s) is/are doing business as: BOB GALL SPECIAL EVENTS; BOB GALL PRODUCTION STUDIO 3321 La Cienega Pl, Los Angeles, CA 90016. BOB GALL ENTERPRISES ETC 3951 Higuera St. Culver City, CA 90232. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 7/2015. Signed: Bob Gall, President; Bob Gall Enterprises Inc. This statement is filed with the County Clerk of Los Angeles County on: 10/22/18. 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: 10/25/18, 11/1/18, 11/8/18, 11/15/18 373

FICTITIOUS BUSINESS NAME STATEMENT: 2018265488. The following person(s) is/are doing business as: GREEN BUBBLE JANITORIAL SERVICES 2580 N Soto St #405. Los Angeles, CA 90032. MIGUEL HERNANDEZ 3137 Roberts Ave #405. Culver City, CA 90232. ALEXANDER MORALES 2580 N Soto St #405. Los Angeles, CA 90032. 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: Alexander Morales, General Partner. This statement is filed with the County Clerk of Los Angeles County on: 10/19/18. 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: 10/25/18, 11/1/18, 11/8/18, 11/15/18 374

Vicente Villanueva
4623 Pickford St
Los Angeles, CA 90019
Case Number: 18STCP02630
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
111 N Hill St
Los Angeles, CA 90012
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Vicente Villanueva Jr.
TO ALL INTERESTED PERSONS
Petitioner Vicente Villanueva Jr.
Present name: Vicente Villanueva Jr.
Proposed name: Vincent Ortiz
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: 1/8/19 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/Beverly Hills Weekly.
Date: Oct 22, 2018. Signed: Edward B. Moreton, Judge of the Superior Court
Published: 10/25/18, 11/1/18, 11/8/18, 11/15/18 375

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FICTITIOUS BUSINESS NAME STATEMENT: 2018259714. The following person(s) is/are doing business as: ADVANCED AEROSPACE CONSULTING SERVICES. 132 SAINT JOSEPH AVENUE. LONG BEACH, CA 90803. TRACY CRABTREE. 132 SAINT JOSEPH AVENUE. LONG BEACH, CA 90803. 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: TRACY CRABTREE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/15/2018. 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 2,579

FICTITIOUS BUSINESS NAME STATEMENT: 2018283831. The following person(s) is/are doing business as: SMITHHOUSE. 5739 NATICK AVE. SHERMAN OAKS, CA 91411. DUSTIN SMITH. 5739 NATICK AVE. SHERMAN OAKS, 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: 09/2018 Signed: DUSTIN SMITH, OWNER. 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: 10/18/2018, 11/08/2018, 11/15/2018 TBS 2,580

FICTITIOUS BUSINESS NAME STATEMENT: 2018265412. The following person(s) is/are doing business as: SIMPLY DOPE; CHUIE360. 19197 GOLDEN VALLEY RD. SANTA CLARITA, CA 91387. TYPHER PENCE INDUSTRIES, LLC. 19197 GOLDEN VALLEY RD. SANTA CLARITA, CA 91387. 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: 05/2018 Signed: CHRISTOPHER HUIE-SPENCE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/19/2018. 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: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,581

FICTITIOUS BUSINESS NAME STATEMENT: 2018266787. The following person(s) is/are doing business as: LA FLOORING PROFESSIONALS. 1153 JUSTIN AVE. GLENDALE, CA 91201. HARUTYUN KOSTANYAN. 1153 JUSTIN AVE. GLENDALE, CA 91201. EDIK MURADIAN. 1641 IRVING AVE. GLENDALE, CA 91201. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2018 Signed: HARUTYUN KOSTANYAN, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 10/22/2018. 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 2,582

FICTITIOUS BUSINESS NAME STATEMENT: 2018262674. The following person(s) is/are doing business as: NEW CONCEPT MARKETING. 8605 SANTA MONICA BLVD #85872 WEST HOLLYWOOD, CA 90069. LPG INVESTMENTS LLC. 8605 SANTA MONICA BLVD #85872 WEST HOLLYWOOD, CA 90069. 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: ERMELINDA PEREZ, CEO. This statement is filed with the County Clerk of Los Angeles County on: 10/17/2018. 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: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,583

FICTITIOUS BUSINESS NAME STATEMENT: 2018265684. The following person(s) is/are doing business as: RANF26 CONSTRUCTION CO. 1678 FEDERAL AVE SUITE #2 LOS ANGELES, CA 90025. FAST BUILDERS INC. 1678 FEDERAL AVE SUITE #2 LOS ANGELES, CA 90025. 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: BARRY AGALAR, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/19/2018. 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: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,584

FICTITIOUS BUSINESS NAME STATEMENT: 2018252781. The following person(s) is/are doing business as: SC GENERAL SERVICES. 18923 SOLEDAD CANYON RD. CANYON COUNTRY, CA 91351. FELIPE ARANGO. 24716 SANDWEDGE LN. VALENCIA, CA 91355. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2018 Signed: FELIPE ARANGO, 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: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,585

FICTITIOUS BUSINESS NAME STATEMENT: 2018244160. The following person(s) is/are doing business as: BLUE-RIBBON EMPOWERMENT. 1045 W. 77TH ST. LOS ANGELES, CA 90044. MARCUS KEYON SHEDRICK. 1045 W. 77TH ST. LOS ANGELES, CA 90044. 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: MARCUS KEYON SHEDRICK, 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: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,586

FICTITIOUS BUSINESS NAME STATEMENT: 2018263131. The following person(s) is/are doing business as: BARON DAVIS PRESENTS "BLACK SANTA'S U WISH WORKSHOP". 2049 CENTURY PARK EAST, SUITE 1400 LOS ANGELES, CA 90067. THE BLACK SANTA

COMPANY LLC. 2049 CENTURY PARK EAST, SUITE 1400 LOS ANGELES, CA 90067. 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: BARON DAVIS, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 10/17/2018. 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: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,587

FICTITIOUS BUSINESS NAME STATEMENT: 2018259726. The following person(s) is/are doing business as: DABBLE IN ELECTRIC; TROUPE 7 INDUSTRIES. 15020 HAMLIN ST. LOS ANGELES, CA 91406. DAB INNOVATIONS, LLC. 269 EAST SURFSIDE DRIVE. PORT HUENEME, CA 93041. 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: JAMES HART, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 10/15/2018. 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 2,588

FICTITIOUS BUSINESS NAME STATEMENT: 2018264192. The following person(s) is/are doing business as: NEXT IT SERVICES. 14431 VENTURA BLVD #108 SHERMAN OAKS, CA 91423. ARMEN AKOPIAN. 14431 VENTURA BLVD #108 SHERMAN OAKS, CA 91423. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2000 Signed: ARMEN AKOPIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/18/2018. 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: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,589

FICTITIOUS BUSINESS NAME STATEMENT: 2018264194. The following person(s) is/are doing business as: VITA DESIGN. 607 S HILL ST. STE #652 LOS ANGELES, CA 90014. VITALY KRAVCHENKO. 607 S HILL ST. STE #652 LOS ANGELES, CA 90014. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2010 Signed: VITALY KRAVCHENKO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/18/2018. 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: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,590

FICTITIOUS BUSINESS NAME STATEMENT: 2018264196. The following person(s) is/are doing business as: VITAL MEDICAL CENTER. 1648 W. GLENDALE BLVD #101 GLENDALE, CA 91201. 70 SPA & MEDICAL CENTER. 1648 W. GLENDALE BLVD #101 GLENDALE, CA 91201. 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: LJLA SEROBIAN, SECRETARY. This statement is filed with the County Clerk of Los Angeles County on: 10/18/2018. 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: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,591

FICTITIOUS BUSINESS NAME STATEMENT: 2018264198. The following person(s) is/are doing business as: AM FABRIC APPEAL. 346 WEST LOMITA AVE #7 GLENDALE, CA 91204. ANAHIT MARGARYAN. 346 WEST LOMITA AVE #7 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: 10/2003 Signed: ANAHIT MARGARYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/18/2018. 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: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,592

FICTITIOUS BUSINESS NAME STATEMENT: 2018262674. The following person(s) is/are doing business as: BESO BOUTIQUE SHOP. 2227 HONOLULU ST. MONTEROSE, CA 91020. KAREN SIOMARA AVILA JIMENEZ. 2444 ALVARADO ST. #9N OXNARD, CA 93036. 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: KAREN SIOMARA AVILA JIMENEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/17/2018. 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: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,593

FICTITIOUS BUSINESS NAME STATEMENT: 2018262670. The following person(s) is/are doing business as: LAURA'S RESTAURANT. 9057 WOODMAN AVE. APLETA, CA 91331. ABC CANTALAN CORPORATION. 9057 WOODMAN AVE APLETA, CA 91331. 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: CLAUDIA HERNANDEZ, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/17/2018. 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: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,594

FICTITIOUS BUSINESS NAME STATEMENT: 2018262672. The following person(s) is/are doing business as: POWER TECH ELECTRONICS. 128 W. MAPLE ST. UNIT 19 GLENDALE, CA 91204. HUSIK OHANYAN. 128 W. MAPLE ST. UNIT 19 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: 06/2009 Signed: HUSIK OHANYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/17/2018. 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: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,594

FICTITIOUS BUSINESS NAME STATEMENT: 2018262672. The following person(s) is/are doing business as: POWER TECH ELECTRONICS. 128 W. MAPLE ST. UNIT 19 GLENDALE, CA 91204. HUSIK OHANYAN. 128 W. MAPLE ST. UNIT 19 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: 06/2009 Signed: HUSIK OHANYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/17/2018. 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: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,603

FICTITIOUS BUSINESS NAME STATEMENT: 2018267835. The following person(s) is/are

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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 2,595

FICTITIOUS BUSINESS NAME STATEMENT: 2018262676. The following person(s) is/are doing business as: VERDANT. 3189 DARLINGTON DR. THOUSAND OAKS, CA 91360. THOMAS AMADOR. 3189 DARLINGTON DR. THOUSAND OAKS, CA 91360. 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: THOMAS AMADOR, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/17/2018. 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: 10/25/2018, 11/01/2018, 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 2,597

FICTITIOUS BUSINESS NAME STATEMENT: 2018264192. The following person(s) is/are doing business as: VITA DESIGN. 607 S HILL ST. STE #652 LOS ANGELES, CA 90014. VITALY KRAVCHENKO. 607 S HILL ST. STE #652 LOS ANGELES, CA 90014. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2010 Signed: VITALY KRAVCHENKO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/18/2018. 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: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,598

FICTITIOUS BUSINESS NAME STATEMENT: 2018264198. The following person(s) is/are doing business as: LENDJ. 816 TOWNE CENTER DR. POMONA, CA 91767. AWE FLUID 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: N/A Signed: HSI PO TSENG, CEO. 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: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,599

FICTITIOUS BUSINESS NAME STATEMENT: 2018262672. 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 2,603

FICTITIOUS BUSINESS NAME STATEMENT: 2018267835. The following person(s) is/are

- 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: 11/15/18, 11/22/18, 11/29/18, 12/6/18 379
FICTITIOUS BUSINESS NAME STATEMENT: 2018272255. The following person(s) is/are doing business as: QUANTUM GEMS; QUANTUM NATURALS 14918 Freeman Ave. Lawndale, CA 90260. SHIENNA RENEE JOHNSON. 14918 Freeman Ave. Lawndale, CA 90260. This business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 4/2018. Signed: Shienna Renee Johnson, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/28/18. 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: 11/15/18, 11/22/18, 11/29/18, 12/6/18 380

FICTITIOUS BUSINESS NAME STATEMENT: 2018275297. The following person(s) is/are doing business as: ADVANCE BUILDING MAINTENANCE 9601 Wilshire Bl #6L-25 Beverly Hills, CA 90210. XL HOG INC. 9601 Wilshire Bl #6L-25 Beverly Hills, CA 90210. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2008. Signed: Perla Mosiecznicki, President, XL Hog Inc. This statement is filed with the County Clerk of Los Angeles County on: 10/30/18. 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: 11/15/18, 11/22/18, 11/29/18, 12/6/18 381
STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME: 2018264563 Original file # 2016122420

The following person(s) has(have) abandoned the use of the fictitious business name: EFFREY'S CUSTOM DRY CLEANERS. 8917 Melrose Ave. West Hollywood, CA 90069. The fictitious business name referred to above was filed on: 10/15/16, in the County of Los Angeles. The business was conducted by: A CORPORATION. The full name and residence of the registrant(s) abandoning the name: DELUX AMIS INC. 8917 Melrose Ave. West Hollywood, CA 90069. The registrant declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 10/18/18. Published: 11/15/18, 11/22/18, 11/29/18, 12/6/18 382
Ngozi Emodi/Christopher Emodi
14135 Cerise Ave #421
Hawthorne, CA 90250
Case Number: 18TRCP00034
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: Emodi Anastasia Angel Ofunneka aka Anastasia Angel Ofunneka Emodi by her mother Ngozi Emodi and Christopher Emodi
TO ALL INTERESTED PERSONS
Petitioner: Emodi Anastasia Ofunneka aka Anastasia Angel Ofunneka Emodi by her mother Ngozi Emodi and Christopher Emodi
Present name: Emodi Anastasia Ofunneka aka Anastasia Angel Ofunneka Emodi
Proposed name: Angel Ofunneka Emodi
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: 12/21/18 Time: 8:30a Dept: B Room: 340
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: Nov 8, 2018. Signed: Eric C. Taylor, Judge of the Superior Court
Published: 11/15/18, 11/22/18, 11/29/18, 12/6/18 383
FICTITIOUS BUSINESS NAME STATEMENT: 2018280626. The following person(s) is/are doing business as: MY ONLINE ACADEMY; MY ONLINE HIGH SCHOOL; CASTLETON COMPANY; GLOBAL CAMPUS. 17800 CASTLETON STREET SUITE 685 CITY OF INDUSTRY, CA 91748. CASTLETON EDUCATION GROUP, INC. 17800 CASTLETON STREET SUITE 685 CITY OF INDUSTRY, CA 91748. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/2018 Signed: BO (BETSY LEE) LI, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/06/2018. 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: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,650
FICTITIOUS BUSINESS NAME STATEMENT: 2018271872. The following person(s) is/are

doing business as: THE LUCKY PIG. 2510 W SUNSET BLVD. LOS ANGELES, CA 90026. SHANNON TONSFELDT. 1630 LOMA CREST ST UNIT D GLENDALE, CA 90026. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2018 Signed: SHANNON TONSFELDT, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/26/2018. 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: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,651
FICTITIOUS BUSINESS NAME STATEMENT: 2018279190. The following person(s) is/are doing business as: GARY'S AUTO COLLISION CENTER, 24247 RAILROAD AVE. SANTA CLARITA, CA 91321. GKGI, INC. 24247 RAILROAD AVE. SANTA CLARITA, CA 91321. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2018 Signed: GARY K GEVOJANYAN, CFO. 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: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,652
FICTITIOUS BUSINESS NAME STATEMENT: 2018281185. The following person(s) is/are doing business as: APU GOMES PHOTOGRAPHY, 346 ORANGE AVENUE, LONG BEACH, CA 90802. LUIZ CARLOS GOMES. 346 ORANGE AVENUE, 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: 11/2018 Signed: LUIZ CARLOS GOMES, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/06/2018. 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: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,653
FICTITIOUS BUSINESS NAME STATEMENT: 2018282547. The following person(s) is/are doing business as: DS EXPRESS INT'L, 115 E MAIN STREET, SAN GABRIEL, CA 91776. DIS TRUCKING INC., 115 E MAIN STREET, SAN GABRIEL, CA 91776. 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: NELSON LAI, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/07/2018. 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: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,654
FICTITIOUS BUSINESS NAME STATEMENT: 2018281484. The following person(s) is/are doing business as: TAX SOLUTIONS; SBTS; SOUTHBAY TAX SERVICES. 46 E PENINSULA CTR DR SUITE 247 ROLLING HILLS, CA 90274. KAMAL RAMCHANDANI. 46 E PENINSULA CTR DR SUITE 247 ROLLING HILLS, CA 90274. 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: KAMAL RAMCHANDANI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/07/2018. 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: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,655
FICTITIOUS BUSINESS NAME STATEMENT: 2018282927. The following person(s) is/are doing business as: FLO VIRTUAL RESERVATIONIST, 4550 FULTON AVE SUITE 120 SHERMAN OAKS, CA 91423. JOSHUA ANTHONY KOPEL. 4550 FULTON AVE SUITE 120 SHERMAN OAKS, CA 91423. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2018 Signed: JOSHUA ANTHONY KOPEL, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/08/2018. 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: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,656
FICTITIOUS BUSINESS NAME STATEMENT: 2018283538. The following person(s) is/are doing business as: JOHN'S WHOLESALE DISCOUNTS. 1746 CORDOVA ST. LOS ANGELES, CA 90007. JOHN L MCGEE. 1746 CORDOVA ST. LOS ANGELES, CA 90007. 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: JOHN L MCGEE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/08/2018. 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: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,657
FICTITIOUS BUSINESS NAME STATEMENT: 2018278324. The following person(s) is/are doing business as: STRAYE. 413 S FAIRFAX AVENUE. LOS ANGELES, CA 90063. ACX, LLC. 413 S FAIRFAX AVENUE. LOS ANGELES, CA 90063. 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: 10/2018 Signed: ANGEL CABADA, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 11/02/2018. 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: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,658

FICTITIOUS BUSINESS NAME STATEMENT: 2018284266. The following person(s) is/are doing business as: RSF CONSTRUCTION, 19528 VENTURA BLVD UNIT 533 TARZANA, CA 91356. ROTEM FAIGEL. 19528 VENTURA BLVD UNIT 533 TARZANA, CA 91356. 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: ROTEM FAIGEL, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/09/2018. 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: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,659
FICTITIOUS BUSINESS NAME STATEMENT: 2018281741. The following person(s) is/are doing business as: KAR TRUCKING. 334 N MARYLAND AVE #4 GLENDALE, CA 91206. KARAPET TERHOVHANNISYAN. 334 N MARYLAND AVE #4 GLENDALE, CA 91206. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2012 Signed: KARAPET TERHOVHANNISYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/07/2018. 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: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,661
FICTITIOUS BUSINESS NAME STATEMENT: 2018280474. The following person(s) is/are doing business as: EXCLUSIVE DESIGN AND REMODELING. 15437 KESWICK ST. VAN NUYS, CA 91406. HAIKOUHI KESHISHYAN. 15437 KESWICK ST. VAN NUYS, CA 91406. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2009 Signed: HAIKOUHI KESHISHYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/06/2018. 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: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,662
FICTITIOUS BUSINESS NAME STATEMENT: 2018280743. The following person(s) is/are doing business as: LAWFICES OF JOVI G. USUDE. 14602 VICTORY BLVD SUITE 220 VAN NUYS, CA 91411. JOVI G. USUDE. 14602 VICTORY BLVD SUITE 220 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: 10/2001 Signed: JOVI G. USUDE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/07/2018. 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: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,661
FICTITIOUS BUSINESS NAME STATEMENT: 2018280472. The following person(s) is/are doing business as: MARINA MARTIROSIAN CHHA. 1456 TIARA ST. #3 VAN NUYS, CA 91401. MARINA MARTIROSIAN. 1456 TIARA 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: 01/2017 Signed: MARINA MARTIROSIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/06/2018. 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: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,664
FICTITIOUS BUSINESS NAME STATEMENT: 2018280468. The following person(s) is/are doing business as: MARATHON COMMUNICATIONS. 5900 WILSHIRE BLVD SUITE 1550 LOS ANGELES, CA 90036. LICHENSTEIN & ASSOCIATES, INC. 5900 WILSHIRE BLVD SUITE 1550 LOS ANGELES, CA 90036. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/1988 Signed: RICHARD LICHTENSTEIN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 11/06/2018. 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: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,665
FICTITIOUS BUSINESS NAME STATEMENT: 2018285150. The following person(s) is/are doing business as: TITAN TERMITE. 3306 DEER CREEK LANE, GLENDALE, CA 91208. POLIPARK, LLC. 3306 DEER CREEK LANE, GLENDALE, CA 91208. 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: PAUL S POLI, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 11/13/2018. 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: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,665
FICTITIOUS BUSINESS NAME STATEMENT: 2018285150. The following person(s) is/are doing business as: TITAN TERMITE. 3306 DEER CREEK LANE, GLENDALE, CA 91208. POLIPARK, LLC. 3306 DEER CREEK LANE, GLENDALE, CA 91208. 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: PAUL S POLI, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 11/13/2018. 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: 11/15/2018, 11/22/2018, 11/29/2018, 12/06/2018 TBS 2,665

NOTICE OF TRUSTEE'S SALE T.S. No. 18-20360-SP-CA Title No. 180227262 A.P.N. 5554-025-115 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 05/20/2005. 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: Jan M Foster, a single man Duly Appointed Trustee: National Default Servicing Corporation Recorded 06/14/2005 as Instrument No. 05 1387406 (or Book, Page) of the Official Records of Los Angeles County, California. Date of Sale: 11/21/2018 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: \$1,534,836.44 Street Address or other common designation of real property: 1210 North Kings Road Unit 101, West Hollywood, CA 90069 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, using the file number assigned to this case 18-20360-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: 10/25/2018 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 Rachael Hamilton, Trustee Sales Representative A-4674324 11/01/2018, 11/08/2018, 11/15/2018

FILE NO. 2018 273875
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: OISHI TERIYAKI 1830 W. 8TH ST LOS ANGELES CA 90057 county of: LA COUNTY.
Registered Owner(s): KYUING HEE SIN 1830 W. 8TH ST LOS ANGELES CA 90057. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business

Next stop: more subway.

PURPLE LINE EXTENSION TRANSIT PROJECT
Wilshire/Rodeo Station Construction Update

SEASON'S GREETINGS
The Purple Line Extension Project will take a break from construction activities in the City of Beverly Hills to support local businesses and festivities during the holiday season.

No construction activities will occur in the City of Beverly Hills starting November 21, 2018 through January 1, 2019.

SUPPORT LOCAL BUSINESSES
Please continue to eat at local restaurants, shop at local retailers and play at local destinations while the Purple Line Extension subway is being built.

CONTACT US
213.922.6934
purplelineext@metro.net
metro.net/purple
@purplelineext
purplelineext

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/ KYUING HEE SIN, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on OCT 29 2018 expires on OCT 29 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).
LA2133560 BEVERLY HILLS
WEEKLY 11/1,8,15,22 2018

FILE NO. 2018 274109
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: PLATO, 3474 W 8TH ST, LOS ANGELES, CA 90005 county of: LOS ANGELES.

Registered Owner(s): JAJAMOM RUNS, INC. [CA], 1550 W. 220TH ST, TORRANCE, CA 90501. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).
/s/ JAJAMOM RUNS, INC. BY: MINSOOK YOON, SECRETARY

This statement was filed with the County Clerk of LOS ANGELES County on OCT 29 2018 expires on OCT 29 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).
LA2132278 BEVERLY HILLS
WEEKLY 11/1,8,15,22 2018

NOTICE OF TRUSTEE'S SALE TS No. CA-18-835825-BF Order No.: 8742722 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/24/2002. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial

publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): DANNY CHU, A SINGLE MAN Recorded: 1/17/2003 as Instrument No. 03 0157899 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 11/29/2018 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, located at 400 Civic Center Plaza, Pomona CA 91766 Amount of unpaid balance and other charges: \$123,636.67 The purported property address is: 1155 NORTH LA CIENGA BLVD #311, WEST HOLLYWOOD, CA 90069 Assessor's Parcel No.: 5555-006-058 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-18-835825-BF. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: Quality Loan Service Corporation 2763 Camino Del Rio South San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-18-835825-BF IDSPub #0146545 11/8/2018 11/15/2018 11/22/2018

NOTICE OF TRUSTEE'S SALE T.S. No.: 18-1284 Loan No.: *****2349 APN: 4384-007-017 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/20/1999. 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 PROCEEDING AGAINST YOU, YOU SHOULD CON-

TACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 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, 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: SUZANNE DE PASSE, AN UNMARRIED WOMAN Duly Appointed Trustee: PRESTIGE DEFAULT SERVICES Recorded 11/8/1999 as Instrument No. 99 2079818 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 12/3/2018 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$451,623.18 Street Address or other common designation of real property: 9701 OAK PASS RD BEVERLY HILLS, California 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. 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. All checks payable to Prestige Default Services. 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 <https://www.servicelinkasap.com/default.aspx>, using the file number assigned to this case 18-1284. 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: 10/29/2018 PRESTIGE DEFAULT SERVICES 1920 Old Tustin Ave. Santa Ana, California 92705 Sale Line: (714) 730-2727 Michelle R. Ghidotti-Gonsalves, President A-4674695 11/08/2018, 11/15/2018, 11/22/2018

FILE NO. 2018 277543
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: RED DIAMOND YOGA, 3500 OVERLAND AVENUE, SUITE 210 LOS ANGELES CA 90034 county of: LA COUNTY.

AI #ON: 201819410349
Registered Owner(s): VAGABOND NATURE LLC (CA) 10630 WILKINS AVENUE #301 LOS ANGELES CA 90024. 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/ VAGABOND NATURE LLC BY: KEVIN MONTGOMERY, MEMBER

This statement was filed with the County Clerk of LOS ANGELES County on NOV 01 2018 expires on NOV 01 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).
LA2135902 BEVERLY HILLS WEEKLY 11,8,15,22,29 2018

FILE NO. 2018 279594
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: OISHI TERIYAKI 1830 W 8TH ST UNIT C LOS ANGELES CA 90057 county of: LA COUNTY.

Registered Owner(s): JUNG TAE JUNG AND KYUING HEE SIN, 1830 W 8TH ST UNIT C LOS ANGELES CA 90057. This Business is being conducted by a/an: MARRIED COUPLE. 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/ JUNG TAE JUNG, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on NOV 05 2018 expires on NOV 05 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).
LA2137491 BEVERLY HILLS
WEEKLY 11/8,15,22,29 2018

FILE NO. 2018 282846
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: WINE COUNTRY OFFICES, 9665 WILSHIRE BLVD., SUITE 400, BEVERLY HILLS CA 90212 county of: LA COUNTY. Registered Owner(s): SOUTHBYS INTERNATIONAL REALTY, INC. (MI) 9665 WILSHIRE BLVD., SUITE 400 BEVERLY HILLS CA 90212. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is

guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ SOTHEBY'S INTERNATIONAL REALTY, INC. BY: SETH I. TRUWIT, SECRETARY
This statement was filed with the County Clerk of LOS ANGELES County on NOV 07 2018 expires on NOV 07 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).
LA2139905 BEVERLY HILLS WEEK-
LY 11/15,22,29 12/6 2018

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

LUCIAN LEO SEIFERT
CASE NO. 18STPB10161

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

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

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

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

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 12/04/18 at 8:30AM in Dept. 29 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
MARK H. BOYKIN - SBN 107295
6355 TOPANGA CANYON BLVD. #420
WOODLAND HILLS CA 91367
11/15, 11/22, 11/29/18
CNS-3194264#

BID PACKAGE NO. 18-88

**CITY OF BEVERLY HILLS
PUBLIC WORKS - PROJECT ADMINISTRATION
345 FOOTHILL ROAD**

BEVERLY HILLS, CALIFORNIA 90210

LEGAL NOTICE - BIDS WANTED

LIBRARY READING ROOM AND PASSPORT OFFICE REMODEL PROJECT

The City of Beverly Hills ("City") hereby requests sealed bids for the materials, supplies, equipment or services set forth herein, subject to all conditions outlined in this Bid Package, including:

**SECTION 1: NOTICE INVITING BIDS
SECTION 2: INSTRUCTIONS TO BIDDERS
SECTION 3: GENERAL SPECIFICATIONS
SECTION 4: CONTRACT
SECTION 5: BONDS
SECTION 6: INSURANCE
SECTION 7: SCOPE OF WORK**

SECTION 1: NOTICE INVITING BIDS

1. Notice Inviting Bids

a. Date of Request: November 15, 2018

b. Bid Number: 18-88

c. Item Description: The project scope consists of remodel of the library main reading room including but not limited to finishes replacement, new electrical work, new library shelving, new ceiling work including lighting. The work also includes remodel of stack areas for new passport offices including but not limited to new framed walls, new ceilings electrical and mechanical work in the new offices.

d. Obtaining Bid Documents: The Bid Package, including the plans and specifications may be viewed and downloaded from the City's website:

<http://www.beverlyhills.org/business/bidlistings/>

To obtain a hard copy of the Bid Package by mail or in person, please contact Mandana Motahari, City Architect, at telephone number 310-288-2866 or email mmotahari@beverlyhills.org. Request must be made at least one (1) business day in advance for in person pick-up and at least five (5) business days in advance to receive by mail. Pick-up location will be at the Department of Public Works - 345 Foothill Road, Beverly Hills, CA 90210.

e. Bid Opening: Thursday – December 6, 2018 at 2:00 p.m.

f. Due Date and Location for Submittals: Sealed bids will be received at all times during normal business hours prior to the Bid Opening, at the City Clerk's Office, 455 North Rexford Drive, Room 290, Beverly Hills, CA 90210. All bids must be in writing and must contain an original signature by an authorized officer of the firm. Electronic bids (i.e., telephonic, FAX, etc.) are **NOT** acceptable. All bids shall clearly contain on the outside of the sealed envelope in which they are submitted: **BID PACKAGE 18-88: LIBRARY READING ROOM AND PASSPORT OFFICE REMODEL PROJECT**

g. Contractor's License: In accordance with provisions of Section 3300 of the California Public Contract Code, the City has determined that the Contractor shall possess a valid California Contractor's License Class B – General Building Contractor, or other appropriate license classification under the State Contracting Code at the time the contract is bid. Failure to possess such license may render the bid non responsive and bar the award of the contract to that non responsive Bidder.

h. Liquidated Damages: There shall be a \$500.00 assessment for each and every calendar day work remains undone after date fixed for completion.

i. Prevailing Wages: In accordance with Labor Code Section 1770 et seq., this Project is a "public work," and thus, the Contractor and any Subcontractors must pay wages in accordance with the determination of the Director of the Department of Industrial Relations ("DIR") regarding the prevailing rate of per diem wages.

Copies of those rates are on file with the Director of Public Works, and are available to any interested party upon request. Contractor shall post a copy of the DIR's determination of the prevailing rate of per diem wages at each job site.

j. Pre-bid Conference Date and Location: A mandatory pre-bid conference will be held on **Thursday, November 22, 2018 at 8:30 a.m.** at 905 Loma Vista Drive, Beverly Hills, CA 90210.

k. Bid Security: Each bid shall be accompanied by bid security in the form of a cashier's check, certified check or bid bond in the amount of 10% of the total bid amount. All cashier's checks or certified checks must be drawn on a responsible bank doing business in the United States and shall be made payable to THE CITY OF BEVERLY HILLS. Bid bonds must be issued by a bonding company licensed to do business in the State of California. Bids not accompanied by the required bid security shall be rejected. Cash and personal or company checks are **NOT** acceptable. The City shall return the bid security checks of unsuccessful bidders to them when the successful bidder ("Contractor") enters into the Contract with the City.

l. Payment Bond and Performance Bond: A Payment Bond and a Performance Bond, each in the amount of 100% of the contract amount, will be required of the Contractor.

m. Insurance: Upon award of contract, contractor will be obligated to file certificates of insurance evidencing coverage as specified in the bid documents and in a form acceptable to the City. The certificates shall be on the City's standard proof of insurance form.

n. Time of Completion: The contractual completion time shall be 125 calendar days from the date of Notice To Proceed.

o. Retention: In accordance with the contract, five percent (5%) of any progress payment will be withheld as retention. Pursuant to Section 22300 of the Public Contract Code, at the request and expense of the Contractor, securities equivalent to the amount withheld may be deposited with the City or with a state or federally chartered bank as the escrow agent, and City shall then pay such moneys to the Contractor. Refer to the contract for further clarification.

p. Contact Person: A bidder or potential bidder who has questions regarding this project should email those questions to Mandana Motahari, City Architect at mmotahari@beverlyhills.org. Written responses to all questions will be issued via addendum.

THE CITY OF BEVERLY HILLS RESERVES THE RIGHT TO REJECT ANY BID OR ALL BIDS AND TO WAIVE ANY INFORMALITY OR IRREGULARITY IN ANY BID. ANY CONTRACT AWARDED WILL BE LET TO THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER.

ORDINANCE NO. 18-O-2763

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE REGARDING PUBLIC CONTRACT BID LIMITS

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY ORDAINS AS FOLLOWS:

Section 1. The City Council hereby amends and restates Section 3-3-301 ("CONTRACTS FOR PUBLIC PROJECTS") of Article 3 ("Public Works Contracts"), of Chapter 3 ("PURCHASING, PUBLIC WORKS CONTRACTS AND DISPOSITION OF PROPERTY") of Title 3 ("TAXATION, FINANCE, PURCHASING, AND RISK MANAGEMENT") to read as follows:

"3-3-301: CONTRACTS FOR PUBLIC PROJECTS:

The following procedures shall govern the award of contracts for public projects:

A. Public Projects Of Sixty Thousand Dollars Or Less: Public projects of sixty thousand dollars (\$60,000.00) or less, may be performed by city employees, may be awarded by negotiated contract, or may be awarded by purchase order. A contract or purchase order shall require competitive oral bidding as described in section 3-3-202 of this chapter unless the purchasing agent determines that a different competitive bidding procedure is in the best interest of the city. In such case, the purchasing agent may solicit written bids as provided in section 3-3-203 of this chapter or solicit sealed written bids as provided in section 3-3-204 of this chapter.

B. Public Projects Of More Than Sixty Thousand Dollars, But Less Than Or Equal To Two Hundred Thousand Dollars: Public projects of more than sixty thousand dollars (\$60,000.00), but less than or equal to two hundred thousand dollars (\$200,000.00), shall require competitive written bidding as described in this subsection.

1. Bid specifications shall be prepared and notices inviting sealed bids shall be disseminated as set forth in subsection B2 of this section.

2. All notices inviting sealed bids shall be sent to: a) the construction trade journals specified in California Public Contract Code section 22036, or b) a list of qualified contractors, identified according to categories of work and which has been developed in compliance with the criteria issued by the California uniform construction cost accounting commission, or c) both, unless the supplies, equipment or services are proprietary. Such notices shall be mailed not less than ten (10) calendar days before bids are due. The notices shall describe the project in general terms, how to obtain more detailed information regarding the project, and the time and place for the submission of bids.

If all bids received are in excess of two hundred thousand dollars (\$200,000.00), the city council may, by passage of a resolution by a four-fifths (4/5) vote, award the contract at two hundred twelve thousand five hundred dollars (\$212,500.00) or less, to the lowest responsible bidder, without complying with the bidding procedures set forth in subsection C of this section, provided that the city council determines that the cost estimate of the project was reasonable.

C. Public Projects Of More Than Two Hundred Thousand Dollars: Public projects of more than two hundred thousand dollars (\$200,000.00) shall require competitive written bidding. A notice inviting sealed bids shall be published and sent in compliance with the provisions of California Public Contract Code section 22037, or the successor statute thereto. In addition, bid plans and working details shall be adopted by the city council for all public projects exceeding two hundred thousand dollars (\$200,000.00).

D. Bid Requirements: When sealed bids are requested, the bids shall be sealed and shall not be opened until the time and place designated in the bid specifications. Bids must be received prior to the bid opening to be considered.

E. Award: When bids are solicited, the appropriate contracting officer or the city council shall award the bid to the lowest responsible bidder, or reject all bids pursuant to Public Contract Code section 22038, or its successor statute. The contracting officer or the city council may waive any irregularities or informalities in any bid or bidding.

F. Waiver: Except with regard to public projects of more than sixty thousand dollars (\$60,000.00), upon determining that conformance with the procedures set forth in this article would be contrary to the best interests of the city or upon determining that compliance with the procedures would be impractical, the purchasing agent may waive any or all of the requirements of this article."

Section 2. The City Council hereby amends and restates Section 3-3-113 ("EXEMPTIONS TO THE BIDDING REQUIREMENT") of Article 1 ("General Provisions") of Chapter 3 ("PURCHASING, PUBLIC WORKS CONTRACTS AND DISPOSITION OF PROPERTY") of Title 3 ("TAXATION, FINANCE, PURCHASING, AND RISK MANAGEMENT") to read as follows:

"3-3-113: EXCEPTIONS TO BIDDING REQUIREMENT:

Except with regard to public projects of more than sixty thousand dollars (\$60,000.00), the bidding requirements of this chapter shall not

apply in the following circumstances:

A. Where competition does not exist, such as membership in professional organizations, attendance at meetings or conventions, travel, and when needed equipment, supplies or services are proprietary items of original equipment manufacturers and/or their authorized exclusive distributors.

B. Where items to be purchased are for resale to the public.

C. Where items to be purchased are circulating library materials, including books, periodicals, films, and recordings; computer software, hardware maintenance services or software maintenance services; food, condiments and similar items; or art.

D. Any contract involving the purchase of supplies, equipment or services entered into with another governmental entity.

E. Any contract for professional services such as attorneys, physicians, architects, engineers, consultants, accountants, specialized printers or other individuals or organizations possessing a high degree of professional, unique, specialized or technical skill or expertise.

F. Sole source procurement as set forth in section 3-3-108 of this chapter.

G. Emergency procurement as set forth in sections 3-3-206 and 3-3-303 of this chapter."

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 be and 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 his 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 January 1, 2019.

Adopted: November 6, 2018
Effective: January 1, 2019

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

ATTEST:
LOURDES SY-RODRIGUEZ (SEAL)
Assistant City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
MAHDI ALUZRI
City Manager

JEFF S. MUIR
Director of Finance

VOTE:
AYES: Concilmembers Winderlish, Friedman, Bosse, Mirisch and Maor Gold
NOES: None
CARRIED

ORDINANCE NO. 18-O-2764

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING SECTION 7-3-111 OF THE BEVERLY HILLS MUNICIPAL CODE TO AUTHORIZE THE CITY MANAGER TO ISSUE CLASS 1 PERMITS AND TO MAKE THE CITY AUDITOR ELIGIBLE FOR A CLASS 1 PERMIT

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

Section 1. The Beverly Hills Municipal Code provides that current and former members of the City Council, current Commissioners, and current City Officers receive a class 1 parking permit. The class 1 permit allows holders to park in parking meter spaces without paying the meter, in a metered or nonmetered space for a period of time in excess of the posted maximum, in a preferential parking zone, and in a City-owned parking lot or structure without paying the required fee and for a period of time longer than the posted maximum. The Director

of Public Works is currently authorized to issue class 1 permits.

Section 2. The City recently added a new Officer position to its ranks, that of City Auditor. The Municipal Code should therefore be amended to include the City Auditor in the list of positions whose current occupants receive a class 1 permit. In addition, authority for issuing class 1 permits should be transferred from the Director of Public Works to the City Manager or his or her designee.

Section 3. The City Council of the City of Beverly Hills hereby amends Part B of Section 7-3-111 to read as follows:

"B. A class 1 permit shall be issued by the City Manager or the City Manager's designee only as follows:

1. One permit for each vehicle legally registered to each current and former member of the city council and each current and former city treasurer.

2. One permit for each vehicle legally registered to each current member of the planning, architectural, design review, traffic and parking, human relations, public works, recreation and parks, fine art, health and safety, charitable solicitations and cultural heritage commissions. When a commissioner ceases to be on a commission, the permit issued to the holder under this subsection B.2 is deemed void and is invalid for the uses set forth in this section. The permit holder shall return the permit(s) to the City Manager.

3. One permit to the current City Manager, current City Attorney, current City Clerk, current City Auditor, and each current executive management employee designated in the City's executive compensation plan. When such persons cease to be an employee of the City or are no longer in the position of City Manager, City Attorney, City Clerk, or City Auditor, or are no longer an executive management employee, the permit issued to the holder under this subsection B.3 is deemed void and is invalid for the uses set forth in this section. The permit holder shall return the permit(s) to the City Manager.

4. Notwithstanding any other provision in this subsection B, no more than two (2) permits shall be issued per household. For the purposes of this section, 'household' shall be defined as all persons who dwell within the same dwelling unit."

Section 4. The City Council of the City of Beverly Hills hereby deletes Part C of Section 7-3-111, and re-letters Part D as Part C.

Section 5. 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 this certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 6. 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.

Section 7. Certification. The City Clerk shall certify to the adoption of this Ordinance.

Adopted: November 6, 2018
Effective: December 7, 2018

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

ATTEST:
LOURDES SY-RODRIGUEZ (SEAL)
Assistant City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
MAHDI ALUZRI
City Manager

SUSAN HEALY KEENE, AICP
Director of Community Development

VOTE:
AYES: Concilmembers Winderlish, Friedman, Bosse, Mirisch and Maor Gold
NOES: None
CARRIED

ORDINANCE NO. 18-O-2765

AN URGENCY ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO ELIMINATE NO CAUSE EVICTIONS FROM CHAPTER 6 OF TITLE 4 OF THE MUNICIPAL CODE AND ADDING A NEW GROUND FOR A JUST-CAUSE EVICTION OF A DISRUPTIVE TENANT AND A NEW PROCEDURE PERTAINING TO THE TERMINATION OF A TENANCY OF A DISRUPTIVE TENANT TO CHAPTERS 5 AND 6, REPEALING URGENCY ORDINANCE NO. 18-O-2762 AND DECLARING THE URGENCY THEREOF

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY ORDAINS AS FOLLOWS:

Section 1. The City Council hereby amends Article 5 of Chapter 5 of Title 4 of the Beverly Hills Municipal Code by adding new Section 4-5-514 thereto regarding Disruptive Tenants to read as follows:

4-5-514: DISRUPTIVE TENANT

A. A landlord may bring an action to recover possession of an apartment unit if: (1) the tenant repeatedly or continually disturbs the peaceful and quiet enjoyment of one or more tenants who occupy other rental units in the apartment building where the tenant resides or (2) antagonizes, intimidates or bullies one or more tenants who reside at that apartment building ("disruptive tenant") and the disruptive tenant does not cease the behavior when requested to do so by the other tenant(s) or by the property owner or manager of the premises.

B. The landlord or the landlord's representative may, at the sole option of the landlord, file an application with the City and request that a subcommittee of the City Council make a determination that a tenant is a disruptive tenant, as defined in paragraph A of this section 4-5-514. If the subcommittee determines that the tenant is a disruptive tenant, then the landlord or the landlord's representative may serve the tenant with a written notice to terminate the tenancy in accordance with state law.

1. The subcommittee of the City Council shall be composed of two members of the City Council. Council Members shall be appointed by the Mayor and serve on the subcommittee for a two month term. At the end of the term and Mayor may reappoint one or both Council Members or may appoint new Council Members to the subcommittee.

2. If a landlord or the landlord's representative files an application with the City's rent stabilization program for the subcommittee to make a determination whether a tenant is a disruptive tenant whose tenancy can be terminated with notice, the landlord first shall have given the disruptive tenant at least one written notice describing the disruptive conduct and requiring the tenant to discontinue the conduct. The landlord either shall deliver the notice to the tenant personally, send it by certified mail, or shall post it on the door of the tenant's unit. Prior to filing the application with the city's rent stabilization program, the landlord also shall have served the tenant with a copy of the application either by personally delivering the application to the tenant or by posting the application on the door of the tenant's unit. Proof of service of the application on the tenant shall be filed with the City concurrently with the application. The application shall be submitted either on a form supplied by the City or shall substantially comply with the requirements of the City's form.

3. The application shall set forth the name, address and unit number of the tenant and shall describe specifically the tenant's conduct that the landlord contends is disruptive, the dates when the conduct described in the application occurred, and the dates when the landlord requested that the tenant cease the disruptive conduct, including the written notice described in paragraph B.2 above. The application also may include the names of any individuals who observed the tenant's conduct and may include written statements by the witnesses describing the conduct.

4. The City shall schedule a hearing (but need not hold the hearing) within ten days of the filing of a complete application with the City. If one or both members of the subcommittee is/are not available to attend a hearing on an application filed pursuant to this section, the rent stabilization program shall contact other Members of the City Council to determine if

another Council Member is available to attend the hearing. The rent stabilization program shall send written notice of the hearing to the landlord and the affected tenant by certified mail at least fifteen days prior to the date of the hearing.

5. The subcommittee shall control the conduct of the hearing and rule on procedural requests. The hearing shall be conducted in the manner deemed by the subcommittee to be most suitable to secure the information and documentation that is necessary to render an informed decision, and to result in a fair decision without unnecessary delay.

a. At the hearing, the parties may offer any documents, testimony, written declarations, or other evidence that is relevant to the application. Formal rules of evidence shall not be applicable to such proceedings.

b. There shall be no oral communication outside the hearing between the members of the subcommittee and any party or witness, or the substance of such communication shall be disclosed at the beginning of the hearing. All discussion during the hearing shall be recorded.

c. The hearing shall ordinarily proceed in the following manner, unless the subcommittee determines that some other order of proceedings would better facilitate the hearing:

i. A brief presentation by or on behalf of landlord, including testimony by any other affected parties and witnesses in support of the application.

ii. A brief presentation by or on behalf of the tenant, including testimony by any other affected parties and witnesses in opposition to the application.

iii. A brief rebuttal by the landlord.

d. The subcommittee shall establish equitable time limits for presentations at a hearing, with a minimum length of ten minutes each for the landlord and the tenant, subject to adjustments for translation and reasonable accommodation.

e. City staff shall maintain an official hearing record, which shall constitute the exclusive record of the decision.

f. All parties to a hearing shall have the right to seek assistance in developing their positions, preparing their statements, and presenting evidence from an attorney, tenant organization representative, landlord association representative, translator, or any other person. If the representative will be speaking on behalf of the party at the hearing, the party shall so advise the subcommittee.

g. To prevail on the application, the landlord must carry the burden of demonstrating that the tenant has been a disruptive tenant, as defined in paragraph A of this section.

h. Two votes are required to approve an application. The vote shall be taken after the conclusion of the presentations by the landlord and the tenant and any deliberations by the members of the subcommittee. If two votes are not cast in favor of approving the application, the application is deemed to be denied.

i. Within five (5) business days after the hearing record is closed, the subcommittee shall reconvene and issue a written determination setting forth its decision approving or denying the application, with written findings in support thereof.

6. A written notice of the decision shall be mailed by the City to the applicant and the affected tenant within two days of the issuance of the decision by the subcommittee. Such notice shall be accompanied by a copy of the hearing decision.

7. If the subcommittee determines that the tenant is a disruptive tenant, the landlord may serve the tenant with written notice provided in accordance with state law to terminate the tenancy. The landlord is not required to pay relocation fees to the tenant. When the disruptive tenant vacates the unit in response to the notice, the landlord may not increase the rent that will be charged for the unit above the amount that was being charged to the disruptive tenant, other than any adjustments otherwise available under this chapter.

8. Any final decision of the subcommittee is subject to judicial review pursuant to Califor-

nia Code Of Civil Procedure section 1094.5 and must be filed in accordance with the time periods specified therein.

Section 2. The City Council hereby amends Section 4-6-5 of Chapter 6 of Title 4 of the Beverly Hills Municipal Code regarding vacancies by amending paragraph A thereof to read as follows:

A. Any dwelling unit regulated by this chapter that is: 1) "voluntarily vacated" by all tenants of that unit, as defined in section 4-6-0 of this chapter, or 2) vacated because the tenants are evicted for the reasons specified under paragraphs A, B, C, D, F, or G of section 4-6-6 of this chapter, may be subsequently rented at any amount mutually agreed upon by the landlord and the new tenant. The monthly amount agreed upon for the commencement of the tenancy shall be the base rental, and any subsequent rental increases shall be subject to the provisions of section 4-6-3 of this chapter.

Section 3. The City Council hereby amends Chapter 6 of Title 4 of the Beverly Hills Municipal Code regarding evictions by amending Section 4-6-6 thereof to read as follows:

4-6-6: EVICTIONS:

It is unlawful for a landlord to bring an action to recover the possession of an apartment unit except upon a ground specified in this section.

A. FAILURE TO PAY RENT:

A landlord may bring an action to recover the possession of an apartment unit if the tenant has failed to pay the rent to which the landlord is entitled or any surcharge which has been lawfully imposed.

B. VIOLATIONS OF OBLIGATIONS:

A landlord may bring an action to recover the possession of an apartment unit if the tenant has violated an obligation or covenant of the tenancy, including, but not limited to, any obligation in a written apartment rental agreement, other than the obligation to render possession upon proper notice, and has failed to cure such violation after having received written notice thereof from the landlord.

C. MAINTENANCE OF NUISANCES:

A landlord may bring an action to recover the possession of an apartment unit if the tenant is committing or permitting to exist a nuisance in, or is causing damage to, the apartment unit or to the appurtenances thereof, or to the common areas of the complex containing the apartment unit, or is creating an unreasonable interference with the comfort, safety, or enjoyment of any of the other residents of the same or any adjacent building.

D. ILLEGAL USES

1. A landlord may bring any action to recover the possession of an apartment unit if the tenant is using or permitting an apartment unit to be used for an illegal purpose.

2. For the purposes of this section, "illegal purpose" shall mean and include, but not be limited to, the occupancy of the apartment unit by a number of persons in excess of the following numbers:

Bachelor/single	3 persons
1 bedroom of 1,200 square feet or less	4 persons
1 bedroom in excess of 1,200 square feet	5 persons
2 bedrooms of 1,500 square feet or less	5 persons
2 bedrooms in excess of 1,500 square feet	6 persons
3 bedrooms of 2,100 square feet or less	7 persons
3 or more bedrooms in excess of 2,100 square feet	8 persons

E. REFUSAL TO EXECUTE LEASES:

A landlord may bring an action to recover the possession of an apartment unit following the expiration of a written apartment rental agreement, or any written renewal or extension thereof, if a tenant who had such an agreement has refused to execute a written renewal or extension thereof provided all of the following conditions are met:

1. The landlord made a written request or demand for such renewal or extension at least thirty (30) days prior to the date such agreement expired;
2. The proposed renewal or extension was for a term of the same duration as the agreement which expired; and
3. The proposed renewal or extension con-

tained the same terms and conditions as the agreement which expired provided the rent level in such proposed renewal or extension has been determined in accordance with the requirements of Section 4-6-3 of this chapter.

F. REFUSAL TO PROVIDE ACCESS:

A landlord may bring an action to recover the possession of an apartment unit if the tenant has refused the landlord reasonable access to the unit for the purpose of making repairs or improvements, or for the purpose of inspection as permitted or required by an apartment rental agreement or by law, or for the purpose of showing the apartment unit to any prospective purchaser or mortgagee.

G. UNAPPROVED SUBTENANTS:

A landlord may bring an action to recover the possession of an apartment unit if the person in possession of the apartment unit at the end of the term of any apartment rental agreement is a subtenant who was not approved by the landlord. This section shall not be deemed to invalidate any provision in any written apartment rental agreement pertaining to the assignment or subleasing of an apartment unit.

H. USE BY LANDLORDS:

1. A landlord may recover the possession of an apartment unit if the landlord seeks in good faith to recover such possession for use and occupancy by the landlord or the landlord's spouse, children, or parents provided all of the following conditions are met:

- a. The landlord has provided not less than ninety (90) days' written notice of tenancy termination to the tenant, which notice specifies the name and then current address of the proposed occupant, and has filed a copy of such notice with the city's rent stabilization program prior to serving such notice upon the tenant;
- b. The tenant is paid a relocation fee in accordance with the provisions of Section 4-6-9 of this chapter; and
- c. At no time during the ninety (90) day notice period is there a vacant apartment unit in the building comparable to the one sought by the landlord; and
- d. The unit to be recovered by the landlord is occupied by the most recent tenant(s) to occupy a unit comparable to the type of unit sought by the landlord or relative described in subsection of this section. Notwithstanding the foregoing, no senior citizen or handicapped tenant shall be evicted unless there is no other unit on the parcel of land comparable to the type of unit sought by the landlord or relative. If there are one or more comparable units in such case, the landlord shall recover the comparable unit occupied by the most recent tenant who is not a senior citizen or handicapped person. For the purposes of this section, "senior citizen" shall mean a person sixty five (65) years of age or older. Whether a unit is comparable to the type of unit sought by the landlord or relative shall be determined by the city.

2. A landlord may recover the possession of only one apartment unit located on the same parcel of land for the purposes set forth in this section, regardless of the number of buildings on such parcel.

3. If the landlord or the landlord's relative, as defined in subsection 1 of this section, occupies an apartment unit obtained pursuant to the provisions of this section for at least one year, such apartment unit shall be deemed to be exempt from the provisions of this chapter; provided, however, if such apartment unit is subsequently re-rented to a person who is not the landlord or such relative of the landlord, such apartment unit shall again be subject to the provisions of this chapter.

4. For the purposes of this section only, "landlord" shall mean only such natural persons as have the largest ownership interest in the building or in the entity owning the building.

5. There shall be a rebuttable presumption that the landlord has not acted in good faith if the owner or relative for whom the tenant was evicted does not move into the apartment unit within thirty (30) days and occupy said unit for a minimum of twelve (12) continuous months thereafter. In situations when the apartment unit is being remodeled pursuant to a building permit issued by the city, the thirty (30) day period shall commence when the final inspection of the remodeling work is performed and

approved by the city's department of building and safety.

I. CHANGE OF BUILDING MANAGERS:

A landlord may bring an action to recover the possession of an apartment unit if the landlord seeks in good faith to recover the possession of an apartment unit then occupied by an apartment building manager whose employment as such has been, or is to be, terminated, and such possession is needed for the sole purpose of occupancy by a new manager.

J. DEMOLITION OR CONDOMINIUM CONVERSIONS:

A landlord may bring an action to recover possession of an apartment unit if the landlord seeks in good faith to recover possession so as to demolish or move the building or to convert apartment units into condominiums, stock cooperatives, or community apartments provided there is compliance with all of the following conditions:

1. The landlord has given the tenant not less than ninety (90) days' written notice, which has been approved by the city's rent stabilization program, that such tenancy shall terminate on a date after October 18, 2018. The notice shall state the specific reason for giving such notice and shall be deemed to include a representation and agreement by the landlord that the recovery of possession of the apartment unit is solely for a reason within the scope of this section and for no other reason. If payment of the relocation fees required by Section 4-6-9 of this chapter does not accompany such notice, such notice shall also specify the amount of the relocation fees so required and that the tenant may collect such fees at the time the tenant vacates the unit. Such notice shall not be required if:
 - a. The demolition of the building has been mandated by law to be performed at an earlier date; or
 - b. Such notice has been given to a tenant who has vacated the apartment unit, the apartment unit has been re-rented to a new tenant, and the new tenant has been advised by the landlord in writing that the notice of termination of tenancy had been given to the prior tenant. This exemption shall apply only if a copy of the written notice provided to such new tenant is filed with the city's rent stabilization program within one week after such new tenant begins the occupancy of the apartment unit; or
 - c. A prior written notice which specified less than one year's notice has been given, and the tenant has been notified in writing, within thirty (30) days after October 18, 2018, that prior written notice shall be considered an effective one year notice under this section.
2. The notice required by subsection 1 of this section shall not be given or served until such time as the landlord has:
 - a. Filed all necessary applications for the proposed project or development including, but not limited to, application for a demolition permit, moving permit or tentative map and paid all of the fees required by the city in connection with such applications;
 - b. Notified the city's rent stabilization program that an application to convert apartment units to condominiums or to move or demolish the building has been filed with any other department of the city so that notice of such filing may be given to the tenants at the property; and
 - c. That all permits or approvals necessary to commence demolition, removal or conversion have been issued.
3. No notice of tenancy termination given pursuant to this section after October 18, 2018, shall be effective unless all the applicable provisions of this chapter have been complied with, and a copy of such notice has been placed on file with the city's rent stabilization program prior to such notice being served on the tenant. A minimum fee of one hundred dollars (\$100.00) for each building for which notices of tenancy termination are to be filed with the city's rent stabilization program shall be paid to the city for processing the notices prior to the filing of a notice with the rent stabilization program. Where there are more than ten (10) apartment units in a building which are subject to this provision of this chapter, and for which notices of tenancy termination have been given, an additional fee of ten dol-

lars (\$10.00) shall be paid to the city for each unit in excess of ten (10) units for which a notice of tenancy termination is given.

4. A relocation fee shall have been paid or deposited into escrow in accordance with the provisions of Section 4-6-9 of this chapter. If an apartment unit vacated pursuant to this section has been re-rented, the new tenant shall not be entitled to any relocation fee or other relocation benefit if he or she received the notices required by subsections 1.b and 5 of this section.

5. Any apartment unit vacated pursuant to this section, if re-rented, shall remain subject to the provisions of this chapter, and it shall be the responsibility of the landlord to notify any new tenant in writing of the controlled rents and the duration of the notice of termination. A copy of such notice shall be filed with the rent stabilization program within one week after the new tenant begins occupancy of the apartment unit.

6. No writ or judgment restoring possession to the landlord shall be issued or entered unless and until the complaint for such writ or judgment filed by the landlord contains the landlord's declaration under penalty of perjury of the giving of notice to the tenant as required by this section, the expiration of any required notice period, the payment or deposit into escrow of the relocation fee specified in section 4-6-9 of this chapter, and that demolition or moving or the work of conversion into condominiums will commence within sixty (60) days after the filing of such complaint.

7. The provisions of this section shall not apply to a building manager who is entitled to the occupancy of an apartment unit solely because of his or her position as building manager.

K. MAJOR REMODELING:

1. A landlord may bring an action to recover possession of an apartment unit if the landlord seeks in good faith to recover possession so as to do alteration work on the building for the purposes of major remodeling provided that there is compliance with all of the following conditions:

- a. The landlord has given the tenant not less than one year's written notice that such tenancy shall terminate. The notice shall state the specific reason for giving such notice and shall be deemed to include a representation and agreement by the landlord that the recovery of possession of the apartment unit is solely for a reason within the scope of this section and for no other reason. Such notice shall contain a statement of the rights of the tenants pursuant to this section and section 4-6-9 of this chapter and shall be approved by the city's rent stabilization program. Such notice shall not be required if:
 - i. Major remodeling of the building has been mandated by law to be performed at an earlier date; or
 - ii. Such notice has been given to a tenant who has vacated the apartment unit, the apartment unit has been re-rented to a new tenant, and the new tenant has been advised by the landlord in writing that the notice of termination of tenancy had been given to the prior tenant. This exemption shall apply only if a copy of the written notice provided to such new tenant is filed with the city rent stabilization program within one week after such new tenant begins the occupancy of the apartment unit.
- b. The notice required by subsection 1.a of this section shall not be given or served until such time as the landlord has received approval for the giving of such notice by the hearing officer. Such approval shall be given upon a showing by the landlord that written notice was received from the building official that the landlord has complied with all requirements, except for approval of final plans, for the issuance of a building permit for the purpose of major remodeling. The landlord shall file with the application for giving notice a copy of the final plans and specifications for the proposed remodeling. A hearing officer designated by the city manager ("hearing officer") shall establish the estimated new rent for the remodeled unit which shall not exceed one hundred fifty percent (150%) of the previous base rent. The notice required by subsection 1.a of this section shall include such estimated new rent.

c. No notice of tenancy termination given pursuant to this section after October 18, 2018, shall be effective unless all the applicable provisions of this chapter have been complied with and a copy of such notice has been placed on file with the rent stabilization program prior to such notice being served on the tenant. A minimum fee of one hundred dollars (\$100.00) for each building for which notices of tenancy termination are to be filed with the rent stabilization program shall be paid to the city for processing the notices prior to the filing of a notice with the rent stabilization program. Where there are more than ten (10) apartment units in a building which are subject to this provision of this chapter, and for which notices of tenancy termination have been given, an additional minimum fee of ten dollars (\$10.00) shall be paid to the city for each unit in excess of ten (10) units for which a notice of tenancy termination is given.

d. A relocation fee shall have been paid or deposited into escrow in accordance with the provisions of section 4-6-9 of this chapter. If an apartment unit vacated pursuant to this section has been re-rented the new tenant shall not be entitled to any relocation fee or other relocation benefit if he or she received the notices required by subsections 1.a, and 1.a.ii of this section.

2. Any apartment unit vacated pursuant to this section if re-rented after eviction but prior to remodeling, shall remain subject to the provisions of this chapter, and it shall be the responsibility of the landlord to notify any new tenant in writing of the controlled rents and the duration of the notice of termination. A copy of such notice shall be filed with the rent stabilization program within one week after the new tenant begins occupancy of the apartment unit.

3. Any provision of this chapter notwithstanding, in lieu of receiving a relocation fee or being relocated to a comparable unit, a tenant, within sixty (60) days after the service of the one year notice of tenancy termination required by subsection 1 of this section, may elect to relocate to a comparable unit in the building to be remodeled. The comparability of the replacement unit shall be determined by the rent stabilization program. For the purposes of this subsection, "comparability" shall mean a unit with the same number of bedrooms as the unit vacated, and which is in a clean, functional, and secure state.

4. Should a tenant elect to be relocated to a comparable unit in the building to be remodeled, he or she shall serve written notice of such election on the landlord and file a copy thereof with the rent stabilization program. Such notice shall be served and filed within sixty (60) days after service of the one year notice of tenancy termination required by subsection 1 of this section. Upon the service and filing of the required notice of election within the time set forth herein, the notice of tenancy termination shall become null and void as to that tenant for the purposes of eviction. Upon the receipt of multiple notices required hereby, the landlord shall make an application to the hearing officer for a determination of the order of relocation. The hearing officer shall determine the order of relocation, taking into consideration the relative hardships relocation will place on the tenants electing to relocate hereunder.

5. Upon the approval of the order of relocation as provided for in subsection 4 of this section, or if only one notice of election is received by the landlord, the landlord shall serve upon the tenant(s) and shall file a copy thereof with the rent stabilization program notice of availability of the replacement unit. The tenant shall have thirty (30) days after the service and filing of the notice of availability to relocate to the replacement unit. The landlord shall pay the reasonable cost of such relocation. Any disagreement between the landlord and tenant regarding the reasonableness of the cost of relocation shall be submitted to the hearing officer for resolution. Should a tenant fail to relocate to the replacement unit within said thirty (30) days, the tenant shall vacate the unit within ninety (90) days after the date the notice of availability of the replacement unit was served and filed, and the landlord shall be relieved of the obligation of paying any further fees or costs provided for in this chapter.

6. Upon the completion of the remodeling, the landlord shall serve upon tenant(s) and shall

file a copy thereof with the rent stabilization program notice of availability of the remodeled unit. The tenant shall have thirty (30) days after the service and filing of the notice of availability of the remodeled unit to relocate. The landlord shall pay the reasonable cost of such relocation. Any disagreement between the landlord and tenant regarding the reasonableness of the cost of relocation shall be submitted to the hearing officer for resolution. Should a tenant fail to relocate to the remodeled unit within said thirty (30) days, the tenant shall vacate the replacement unit within ninety (90) days after the date the notice of availability of the remodeled unit was served and filed, and the landlord shall be relieved of the obligation of paying any further fees or costs provided for in this chapter; provided, however, the landlord shall not be relieved of the obligation of paying fees or costs provided for in this chapter if the new base rent is in excess of the estimated base rent.

7. If an apartment unit has been vacated for major remodeling, upon the completion of such remodeling the new allowable base rent for the apartment unit shall not exceed an amount equal to the previous base rent increased by the actual amount expended on such remodeling, including such items as interest or the value of capital up to eighteen percent (18%) per annum, and any fees or costs required to be paid to or on behalf of tenants pursuant to the provisions of this chapter, amortized in accordance with the straight line depreciation schedules allowed under the federal income tax law, but in no case less than five (5) years. The tenant evicted for the purpose of such remodeling shall have a right of first refusal to rent the remodeled apartment unit provided such right is exercised within thirty (30) days after the landlord notifies the tenant when the apartment unit will be ready to be rented. If such tenant re-rents the remodeled apartment unit, the landlord may increase the actual rent chargeable to such tenant at the time he or she actually occupies the unit to the new base rent allowed by this subsection or twenty percent (20%) above the estimated rent, whichever is less; provided, however, if a tenant elects to relocate as provided for in subsection 3 of this section, the new base rent shall not be applicable until one year after the notice of eviction required by subsection A of this section. The new base rent shall be established by the hearing officer within ninety (90) days after the tenant has reoccupied the unit or, if the tenant decides not to reoccupy the unit, within ninety (90) days after the unit is ready for occupancy, and the tenant has requested to be notified of the new base rent. The hearing officer shall be provided copies of documents by the landlord to be used to establish the new allowable base rent. If a tenant who was evicted pursuant to this section re-rents the remodeled apartment unit, such tenant shall return the relocation fee to the landlord, less actual direct moving expenses and the amount by which such tenant's rent during the period when the tenant was out of the apartment exceeded the tenant's rent prior to such move, but not more than one hundred fifty dollars (\$150.00) per month.

8. No writ or judgment restoring possession to the landlord shall be issued or entered unless and until the complaint for such writ or judgment filed by the landlord contains the landlord's declaration under penalty of perjury of the giving of notice to the tenant as required by this section, the expiration of the one year notice period, the payment or deposit into escrow of the relocation fee specified in section 4-6-9 of this chapter, and that the major remodeling work will commence within sixty (60) days after the filing of such complaint.

9. The landlord shall file true copies of rental agreements for the re-rented apartment units after major remodeling has been completed with the rent stabilization program within one week after the new tenant begins occupancy of the apartment unit.

10. The city manager or his designee shall issue guidelines for the implementation of the foregoing requirements, and all applicants for major remodeling pursuant to this section shall comply therewith.

11. The provisions of this section shall not apply to a building manager who is entitled to occupancy of an apartment unit solely because of his or her position as building manager.

12. For the purposes of this section, "major remodeling" shall mean the remodeling or reconstruction of more than one apartment unit subject to the provisions of this chapter in an existing building and a minimum amount per remodeled unit is expended on such work as follows:

Bachelor/single	\$ 7,000.00
1 bedroom	\$10,000.00
2 bedrooms	\$15,000.00
3 or more bedrooms or 2 bedrooms and den	\$ 20,000.00

13. The landlord shall obtain the building permit to perform the major remodeling within ninety (90) days after the date when the affected unit becomes vacant. The major remodeling shall be completed within one year of the date of issuance of the building permit. However, the building and safety department may extend the one year completion period upon a showing by the landlord of good cause for the failure to complete the repairs within the one year period and diligent efforts to complete the work timely. If the major remodeling work is not completed within the time period established by this subsection, including any extensions thereof approved by the city, the landlord shall be liable in a civil action, if commenced within two (2) years of the displacement, to any tenant who is evicted from an apartment unit as a result of a notice issued pursuant to subsection a of this section for the actual damages that were the proximate result of the displacement.

L. WITHDRAWAL OF RESIDENTIAL RENTAL STRUCTURE FROM THE RENTAL MARKET:

A landlord may bring an action to recover possession of an apartment unit if the landlord intends to withdraw all apartment units in a building or structure on a parcel of land from the rental market, subject to the following conditions and requirements:

1. This section shall only apply to and shall only be exercised for the concurrent withdrawal of all apartment units in all buildings or structures on a parcel of land from the rental market, except where there is more than one building on a parcel and all buildings contain four (4) or more apartment units, in which case the landlord may withdraw all of the units in one or more of the buildings.

2. Not less than one hundred twenty (120) days from the date the landlord intends to withdraw the apartment units in a building or structure from the rental market, the landlord shall:

a. Provide written notice under penalty of perjury to the city's rent stabilization program of such intent, which notice shall contain the following information: address and legal description of the subject property, number of rental units being removed, the names of all tenants residing in the units being removed, the year the tenant(s) moved into the unit, the base rent for the unit and the current lawful rent applicable to each such unit.

b. Record with the Los Angeles County registrar-recorder a written notice prepared by and containing such information as is prescribed by the city summarizing the landlord's notice of intent and certifying that evictions have been commenced or will commence in accordance with applicable law.

c. Provide to the city's rent stabilization program copies of the notice recorded with the county and the notice(s) which were provided to the affected tenants.

d. If the tenant or lessee is at least sixty two (62) years of age or is disabled, and has lived in his or her apartment unit for at least one year prior to the date of delivery to the city of the notice required by subsection 2.a of this section, then the date of withdrawal of that apartment unit shall be extended to one year from the date of delivery of the notice to the city, provided that the tenant or lessee has given the landlord written notice of his or her entitlement to the extension within sixty (60) days of delivery to the public entity of the notice of intent to withdraw the apartment unit from the rental market. In this situation, the following provisions shall apply:

i. The tenancy shall be continued on the same terms and conditions as existed on the date of delivery to the city of the notice of intent to withdraw, subject to any adjustments otherwise available under this title;

ii. No party shall be relieved of the duty to perform any obligation under the lease or rental agreement;

iii. The landlord may elect to extend the date of withdrawal on any other accommodation within the same building up to one year after the date of delivery to the city of the notice of intent to withdraw, subject to subsections 2.d.i and 2.d.ii of this section;

iv. Within thirty (30) days of the notification by the tenant or lessee to the landlord of his or her entitlement to an extension, the landlord shall give written notice to the city's rent stabilization program of the claim that the tenant or lessee is entitled to stay in his or her apartment unit for one year after the date of delivery to the city of the notice of intent to withdraw;

v. Within ninety (90) days of the date of delivery to the city of the notice of intent to withdraw, the landlord shall give written notice to the city's rent stabilization program and the affected tenant(s) or lessee(s) of the landlord's election to extend the date of withdrawal and the new date of withdrawal under subsection 2.d.iii of this section.

3. The landlord shall provide written notice of termination of tenancy to all affected tenants at least thirty (30) days prior to the service of and recordation of the notices in subsection 2 of this section which has been approved by the city's rent stabilization program and filed therewith and which notice shall contain the following information:

a. That the landlord is evicting the tenant pursuant to this section and will provide the city with written notice required in subsection 2 of this section;

b. A summary of the specific information to be provided to the city in that notice regarding the tenant's unit;

c. That within thirty (30) days of receipt of notice to terminate, the tenant may notify the landlord in writing that the tenant would be interested in re-renting the unit if it is reoffered for rent at a future time and advising the tenant to notify the landlord and rent stabilization program of all future address changes;

d. A description of the tenant's rights as set forth in subsections 5, 6 and 7 of this section;

e. That the landlord will provide a relocation fee in accordance with the provisions of section 4-6-9 of this chapter and that such fee may not be waived by the tenant, except as specifically provided in section 4-6-9.G of this chapter; and

f. That if the tenant or lessee is at least sixty two (62) years of age or is disabled, and has lived in his or her apartment unit for at least one year prior to the date of delivery to the city of the notice required by subsection 2.a of this section, then the tenancy shall be extended to one year after the delivery of the notice to the city, provided that the tenant gives written notice of his or her entitlement to the extension to the landlord within sixty (60) days of the date of delivery to the city of the notice of intent to withdraw. The notice shall further state that if these circumstances exist, the extended tenancy shall be continued on the same terms and conditions that existed on the date of delivery of the notice of withdrawal to the city, subject to any rent increases that are allowed by this chapter, and that no party shall be relieved of the duty to perform any obligation under the lease or rental agreement during the extended tenancy.

4. At the time when the tenant(s) vacate the unit, the landlord shall pay a relocation fee in accordance with the provisions of section 4-6-9 of this chapter.

5. In the event the withdrawn units are reoffered for rent by the landlord within two (2) years from the effective date of withdrawal, the landlord shall:

a. Provide written notice of such action to the city's rent stabilization program not less than thirty (30) days prior to re-renting the units;

b. Offer the units at the same rent level as of the date of withdrawal plus any annual rent increases permitted by this chapter that would have applied had the units not been withdrawn;

c. Provide those tenants who provided a

notice of interest in re-renting pursuant to subsection 3.c of this section the right of first refusal to re-rent the unit by certified or registered mail, postage prepaid, to the last address provided by the tenant, in which case the tenant shall have no less than thirty (30) days within which to accept the offer, by personal service or certified or registered mail. Copies of these notices and the mail receipts shall be filed with the city's rent stabilization program within one week of mailing;

d. Be liable in a civil action if commenced within three (3) years of displacement to any tenant evicted due to withdrawal of a unit pursuant to this section for actual damages which were the proximate result of the displacement, in accordance with the principles enunciated in sections 7262 and 7264 of the California Government Code, and punitive damages;

e. Be liable in a civil action if commenced within three (3) years of displacement to the city for exemplary damages for displacement of tenants or lessees.

6. In the event the withdrawn units are reoffered for rent by the landlord within five (5) years after any notice of intent to withdraw the apartment unit is filed with the city, or within five (5) years after the effective date of the withdrawal of the apartment unit, whichever is later, the landlord shall provide not less than thirty (30) days' prior written notice of such action to the city's rent stabilization program prior to re-renting the units and shall offer the units at the same rent level as of the date of withdrawal, plus annual rent increases permitted by this chapter that would have applied had the units not been withdrawn.

7. Moreover, if the units are reoffered for rent within ten (10) years from the effective date of removal, the landlord shall provide those tenants who provided notice of interest in re-renting pursuant to subsection 3.c of this section the right of first refusal to re-rent the unit, by certified or registered mail, postage prepaid, to the last address provided by the tenant, in which case the tenant shall have no less than thirty (30) days within which to accept the offer by personal service or certified or registered mail. Copies of these notices and the mail receipts shall be filed with the city's rent stabilization program within one week of mailing. Failure of the landlord to provide the tenant with this right of first refusal shall render the landlord liable in a civil action to the tenant in punitive damages in an amount not to exceed six (6) months' rent.

8. This section shall in no respect relieve a landlord from complying with the requirements of any applicable state law or of any lease or rental agreement.

9. The remedies provided for in this section shall not be exclusive and shall not preclude a tenant from pursuing any alternative remedy available under law. Failure by any landlord to comply with the requirements of this section shall constitute a defense in any unlawful detainer action brought to evict a tenant under this section.

10. For the purpose of this section, the term "landlord" shall be interpreted to include any and all successors in interest of any landlord, and the term "disabled" shall mean a person with a disability, as defined in section 12955.3 of the California Government Code.

11. The notice to the city provided for in this section shall be accompanied by a processing fee in an amount determined by resolution of the city council.

12. This section is intended to implement the requirements of sections 7060 through 7060.7 of the California Government Code, and shall be interpreted so as to provide the city with the broadest range of authority permitted under these provisions and to intrude the least into the city's authority in all other applications of its power.

13. This section shall apply to any apartment units that are being removed from the rental market, if the notice of termination of tenancy required by state law or by a lease agreement has not been given at the time of adoption hereof or if such notice has been given, the notice period has not expired at the time of adoption hereof.

M. DISRUPTIVE TENANT

1. A landlord may bring an action to recover possession of an apartment unit if: (1) the

tenant repeatedly or continually disturbs the peaceful and quiet enjoyment of one or more tenants who occupy other rental units in the apartment building where the tenant resides or (2) antagonizes, intimidates or bullies one or more tenants who reside at that apartment building ("disruptive tenant") and the disruptive tenant does not cease the behavior when requested to do so by the other tenant(s) or by the property owner or manager of the premises.

2. The landlord or the landlord's representative may, at the sole option of the landlord, file an application with the City and request that a subcommittee of the City Council make a determination that a tenant is a disruptive tenant, as defined in subparagraph 1 of this paragraph M. If the subcommittee determines that the tenant is a disruptive tenant, then the landlord or the landlord's representative may serve the tenant with a written notice to terminate the tenancy in accordance with state law.

a. The subcommittee of the City Council shall be composed of two members of the City Council. Council Members shall be appointed by the Mayor and serve on the subcommittee for a two month term. At the end of the term and Mayor may reappoint one or both Council Members or may appoint new Council Members to the subcommittee.

b. If a landlord or the landlord's representative files an application with the City's rent stabilization program for the subcommittee to make a determination whether a tenant is a disruptive tenant whose tenancy can be terminated with notice, the landlord first shall have given the disruptive tenant at least one written notice describing the disruptive conduct and requiring the tenant to discontinue the conduct. The landlord either shall deliver the notice to the tenant personally, send it by certified mail, or shall post it on the door of the tenant's unit. Prior to filing the application with the city's rent stabilization program, the landlord also shall have served the tenant with a copy of the application either by personally delivering the application to the tenant or by posting the application on the door of the tenant's unit. Proof of service of the application on the tenant shall be filed with the City concurrently with the application. The application shall be submitted either on a form supplied by the City or shall substantially comply with the requirements of the City's form.

c. The application shall set forth the name, address and unit number of the tenant and shall describe specifically the tenant's conduct that the landlord contends is disruptive, the dates when the conduct described in the application occurred, and the dates when the landlord requested that the tenant cease the disruptive conduct, including the written notice described in subparagraph 2.b above. The application also may include the names of any individuals who observed the tenant's conduct and may include written statements by the witnesses describing the conduct.

d. The City shall schedule a hearing (but need not hold the hearing) within ten days of the filing of a complete application with the City. If one or both members of the subcommittee is/are not available to attend a hearing on an application filed pursuant to this section, the City rent stabilization program shall contact other Members of the City Council to determine if another Council Member is available to attend the hearing. The City rent stabilization program shall send written notice of the hearing to the landlord and the affected tenant by certified mail at least fifteen days prior to the date of the hearing.

e. The subcommittee shall control the conduct of the hearing and rule on procedural requests. The hearing shall be conducted in the manner deemed by the subcommittee to be most suitable to secure the information and documentation that is necessary to render an informed decision, and to result in a fair decision without unnecessary delay.

i. At the hearing, the parties may offer any documents, testimony, written declarations, or other evidence that is relevant to the application. Formal rules of evidence shall not be applicable to such proceedings.

ii. There shall be no oral communication outside the hearing between the members of the subcommittee and any party or witness, or the substance of such communication shall be disclosed at the beginning of the hearing. All dis-

cussion during the hearing shall be recorded.

iii. The hearing shall ordinarily proceed in the following manner, unless the subcommittee determines that some other order of proceedings would better facilitate the hearing:

a. A brief presentation by or on behalf of landlord, including testimony by any other affected parties and witnesses in support of the application.

b. A brief presentation by or on behalf of the tenant, including testimony by any other affected parties and witnesses in opposition to the application.

c. A brief rebuttal by the landlord.

iv. The subcommittee shall establish equitable time limits for presentations at a hearing, with a minimum length of ten minutes each for the landlord and the tenant, subject to adjustments for translation and reasonable accommodation.

v. City staff shall maintain an official hearing record, which shall constitute the exclusive record of the decision.

vi. All parties to a hearing shall have the right to seek assistance in developing their positions, preparing their statements, and presenting evidence from an attorney, tenant organization representative, landlord association representative, translator, or any other person. If the representative will be speaking on behalf of the party at the hearing, the party shall so advise the subcommittee.

vii. To prevail on the application, the landlord must carry the burden of demonstrating that the tenant has been a disruptive tenant, as defined in subparagraph 1 of this paragraph M.

viii. Two votes are required to approve an application. The vote shall be taken after the conclusion of the presentations by the landlord and the tenant and any deliberations by the members of the subcommittee. If two votes are not cast in favor of approving the application, the application is deemed to be denied.

ix. Within five (5) business days after the hearing record is closed, the subcommittee shall reconvene and issue a written determination setting forth its decision approving or denying the application, with written findings in support thereof.

f. A written notice of the decision shall be mailed by the City to the applicant and the affected tenant within two days of the issuance of the decision by the subcommittee. Such notice shall be accompanied by a copy of the hearing decision.

g. If the subcommittee determines that the tenant is a disruptive tenant, the landlord may serve the tenant with written notice provided in accordance with state law to terminate the tenancy. The landlord is not required to pay relocation fees to the tenant. When the disruptive tenant vacates the unit in response to the notice, the landlord may not increase the rent that will be charged for the unit above the amount that was being charged to the disruptive tenant, other than any adjustments otherwise available under this chapter.

h. Any final decision of the subcommittee is subject to judicial review pursuant to California Code Of Civil Procedure section 1094.5 and must be filed in accordance with the time periods specified therein.

Section 4. The City Council hereby amends Section 4-6-9 of Chapter 6 of Title 4 of the Beverly Hills Municipal Code regarding relocation fees by amending paragraph A thereof to read as follows:

A. When Fee Is Required: If a landlord brings an action to recover the possession of an apartment unit that is subject to the provisions of this chapter for any of the reasons set forth in paragraphs A, B, C, D, F, G or M of section 4-6-6 of this chapter, the landlord is not required to pay a relocation fee to the tenant residing in the unit. However, if a landlord serves a notice of eviction on a tenant for any other reason, the landlord shall pay to such tenant a relocation fee in accordance with the provisions of this section. The relocation fee shall be due and payable to the tenant, regardless of whether the landlord actually utilizes the apartment unit for the purposes stated in the notice of eviction, unless the landlord notifies the tenant in writing of the withdrawal of the notice of eviction prior to such time as the tenant has given the landlord notice of his or her last date of occupancy,

or has vacated the unit, if a notice of the last date of occupancy is not given by the tenant. The landlord also shall file a copy of the notice of eviction with the rent stabilization program within one week after serving the notice on the tenant.

Section 5. Ordinance No. 18-O-2762 is hereby repealed and replaced by the provisions of this Ordinance.

Section 6. Urgency Findings. The City Council finds as follows:

Currently, there is a shortage of affordable housing that is available to all segments of the community both within the County of Los Angeles and specifically within the City of Beverly Hills. The increased cost of constructing and purchasing housing within the Southern California region has caused an increase in the rents that are being charged for apartment units. Studies, which were presented to the City Council in 2017, which are hereby incorporated as part of the record regarding the adoption of this ordinance, have shown that there is a shortage of the number of apartment units that are available for rent. In addition, because of the state Costa Hawkins statute (Civil Code Section 1954.50, et seq.), rents often are increased substantially following a vacancy. The ability to increase rents following a vacancy is an incentive for a landlord to evict an existing tenant so the unit can be re-rented for a rent that is significantly higher. In the City of Beverly Hills, apartment units that are subject to Chapter 6 of Title 4 of the Beverly Hills Municipal Code previously were not subject to "just cause" eviction constraints. Accordingly, tenants living in those units ("Chapter 6 units") may be given notice by their landlords that their tenancy is being terminated for no specified reason, and they must vacate their units and find a different apartment unit within which to live. As part of the presentation by HR&A Advisors to the City Council, which is hereby made a part of the record leading up to the adoption of this Ordinance, there has been a substantial increase in the number of no-cause evictions from Chapter 6 units. In particular, the HR&A report states:

"As shown in monthly data in Figure 3, there were no evictions reported to the City during the six months following the enactment of the RSO amendments. Between July 2017 and March 2018, there were generally between four and eight evictions reported monthly. In April 2018, the number of evictions reported to the City spiked to eighteen, sixteen of which were no cause evictions. In August 2018, there were eleven evictions reported to the City, nine of which were no cause evictions."

In addition, tenants who were or are residing in Chapter 6 units in the City have testified before the City Council that they are being evicted from their units, even though they are good tenants who pay their rent timely, and the landlord orchestrated a sham tenancy to evict the sham tenant for cause, thereby allowing the landlord to raise the rent free of restrictions. This ordinance is designed to address this situation by eliminating the "no cause" evictions from Chapter 6 units and adding new "just cause" eviction requirements that must be satisfied in order to evict tenants from Chapter 6 units.

On the other hand, housing providers have testified that it is too costly and difficult to file an unlawful detainer proceeding in superior court to evict a disruptive tenant. Accordingly, this ordinance establishes an optional procedure by which a landlord, at the landlord's sole option, may file an application with the City to have a determination made by a City Council Subcommittee that a tenant is disruptive and that the landlord may terminate the tenancy for cause under the City's Rent Stabilization Ordinance by providing a written notice of termination to the tenant pursuant to state law.

Therefore, the City Council finds and determines that the immediate preservation of the public peace, health, and safety requires that this ordinance be enacted as an urgency ordinance pursuant to Government Code Section 36937(b) and take effect immediately upon adoption.

Section 7. Applicability. This ordinance shall apply to any tenant including, without limitation, any tenant who has been given a notice of eviction but does not wish to vacate his or her existing rental unit in response to this notice of eviction.

Section 8. CEQA. This ordinance is exempt from the California Environmental Quality Act

("CEQA") pursuant to CEQA Guidelines section 15061(b)(3), which is the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment, and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. It can be seen with certainty that the amendments to the City's rent stabilization regulations to prevent tenants from being evicted from Chapter 6 units without cause will not cause a significant effect on the environment. In addition, the amendments to Chapter 6 of Title 4 of the Beverly Hills Municipal Code are not a project that is subject to the provisions of CEQA, pursuant to CEQA Guidelines section 15378(b)(2) and (b)(5).

Section 9. Severability. If any provision of this

ordinance is held invalid by a court of competent jurisdiction, such provision shall be considered a separate, distinct and independent provision and such holding shall not affect the validity and enforceability of the other provisions of this ordinance.

Section 10. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the city within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance and shall cause this Ordinance and 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 11. Effective Date. This Ordinance

is adopted as an urgency ordinance for the immediate preservation of the public peace, health and safety within the meaning of Government Code Section 36937(b), and therefore shall be passed immediately upon its introduction and shall become effective immediately upon its adoption by a minimum 4/5 vote of the City Council.

Section 12. Duration. This Ordinance shall remain in effect until it is superseded by another Ordinance adopted by the City Council.

Section 13. Certification. The City Clerk shall certify to the adoption of this Ordinance.

Adopted: November 6, 2018
Effective: November 6, 2018

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

ATTEST:
LOURDES SY-RODRIGUEZ
Assistant City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
MAHDI ALUZRI
City Manager

SUSAN HEALY KEENE, AICP
Director of Community Development

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

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Beverly Hills Unified School District BHUSD is accepting applications for the following Classified posi-

tions (must apply at www.EdJoin.org-<http://www.edjoin.org/>): Security Officer Work Year: 10 months, 40 hours/week (full time) Salary: \$3,024-\$3,858/month Playground Aide Work Year: 10 months (part time, up to 19.5 hours/week) Salary: \$14.14/hours

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

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BOLD Holidays

Experience the Holidays in Beverly Hills

Join us as we celebrate the launch of BOLD Holidays on Thursday, November 15 with the Rodeo Drive Holiday Lighting Celebration. Festivities commence at 5 p.m.

Not to be missed, the visually compelling and interactive Alexa Meade Holiday Pop-Up will also make its debut, inviting visitors to become part of the artwork all season long through December 23.

The exhibit is open daily and entry is complimentary. Closed Thanksgiving Day.

Immersed in Wonderland

A Holiday Pop-Up by Alexa Meade

262 North Rodeo Drive at Two Rodeo Drive

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