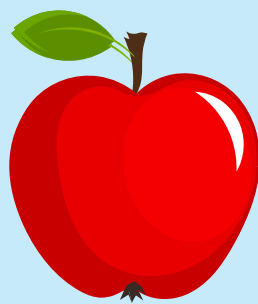


Beverly Hills Weekly

ALSO ON THE WEB
www.bhweekly.com

SERVING BEVERLY HILLS • BEVERLYWOOD • LOS ANGELES

Issue 1019 • April 11 - 17, 2019



An Apple For The Teacher





letters & email

"Run to Remember"

Run to Remember is a nationwide 10K and half marathon race that pays tribute to first responders who have made the ultimate sacrifice.

This past Sunday, LA's version ran through Beverly Hills.

Many of the runners were first responders themselves and it was a proud morning of honor seeing countless American flags waving in the wind while being held high by tireless heroes who ran for those who have fallen.

Except for our police, not many witnessed this event, but I can tell you that Beverly Hills never looked greater or prouder.

George Vreeland Hill
Beverly Hills

"Rent Stabilization Ordinance"

Beverly Hills is well on the path of being one of those sadly demagogic places, where re-treaded, brute force housing policy sacrifices the long-term quality of life

for our City Council's short-term political gain, a rent regulated city.

Forty-five out of the 50 states in our great nation do not even have a single municipality, town, county, or jurisdiction of any kind with rent control. Only a handful of California's cities, primarily the State's largest, have rent control – ironically, our "Golden Triangle" city has unfoundedly joined the ranks of the illogical large cities. Rent control is a rarity in this nation because it strips property owners like me of basic rights ordinarily considered sacred to property ownership—the ability to freely regulate, and so long as there is no discrimination, the right to freely enter into a lease contract at arms-length negotiated terms, including for how much and for how long.

Taking such basic inalienable rights away from me, a property owner, means that my ability to manage my building is diminished, and the risk that I have taken on as an investor and property owner has dramatically increased. Control of my property has clearly shifted from my hands to our City Council and my renters. Under normal housing policy, we as owners should have earned the respect and appreciation of renters by providing something very meaningful in our little enclave such as the very roof over our tenant's heads, which we have only achieved through hard work, saving, investing, risking capital, and then tending to our investments by paying our mortgages, taxes, insurance, repair bills and

other expenses.

Not only does the City's "rent stabilization" ordinance include price controls that "cap" my rent increases to some untenable amount each year, owners like me are being forced to make extortion payments to renters we desperately wish to vacate our units. These extortion payments take the form of so-called relocation benefits that range from \$6,193 for a studio apartment to \$12,394 for two or more bedrooms and can include an additional \$2,000 for households with a senior, disabled or minor tenant. Now, the authority over the management of our City's rental properties, which used to be guaranteed by traditional property rights, might now be placed in the hands of that once in a while problem renter in a building who ruins it for everyone else (and who hasn't had a neighbor like that at one time or another?).

The City's ordinance places a giant hurdle in the path of rental property owners ending month-to-month leases with renters who are, for example, extremely abusive to their neighbors. By requiring that we pay such large sums of our hard-earned money to nuisance tenants merely for the privilege of discontinuing an already-expired lease will flip the management dynamic in every single rental building in the City. The right to be the biggest jerk in the building, with total immunity, has now been enshrined in law. Mr. (or Ms.) Jerk will now know that the worse

letters cont. on page 3

WHAT'S ON YOUR MIND?

You can write us at:
140 South Beverly Drive
#201
Beverly Hills, CA 90212

You can fax us at:
310.887.0789

email us at:
editor@bhweekly.com



SNAPSHOT



HELPING HUMANITARIAN THE BEVERLY WILSHIRE

The Friends of Magen David Adom presented Ambassador Nikki Haley (right) with the Humanitarian of the Year award Ambassador at a dinner fundraiser last week. Dina Leeds is at left.



Issue 1019 • Apr 11 - 17, 2019
Beverly Hills Weekly Inc.

Founded: October 7, 1999
Published Thursdays

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

www.bhweekly.com

Publisher & CEO
Josh E. Gross

Reporter
Olivia Anderson

Sports Editor
Steven Herbert

Contributing Editor
Rudy Cole
(1925-2013)

Advertising Representatives
Allison Abrishami

Legal Advertising
Mike Saghian
Eiman Matian

140 South Beverly Drive #201
Beverly Hills, CA 90212
310.887.0788 phone
310.887.0789 fax
CNPA Member

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.



editor@bhweekly.com
All staff can be reached at:
first name @bhweekly.com
Unsolicited materials will not be returned.
©2019 Beverly Hills Weekly Inc.



OUR DATA SPEAKS VOLUMES



letters cont. from page 2

he or she conducts himself or herself, the closer they get to a payday.

Furthermore, the City has compiled a list of 'just causes' for eviction, including standard breaches of a lease, like failure to pay rent, commission of a serious crime (like being convicted of drug dealing, a weapons offence, or domestic violence), or being a nuisance to neighbors. Unfortunately, if you speak to any landlord-tenant law attorney in a city with 'just cause' eviction rules, the list of just causes is virtually unenforceable (and going to court in any event is far more costly and time consuming than the mere \$6,193 to \$14,394 of extortion money we owners must now shell out on a mere 60-day notice. In its attempt to seek the love of the City's renters and short-term political gain, our City Council has created a nightmare scenario for our City's property owners.

So, how did we get here? The answer is that where there's a political wave, Julian Gold, Lili Bosse, Lester Friedman, Robert Wunderlich and John Mirisch are ready and willing to ride on it. And now, here we are today with more than \$2.5 Million per year added to our City's budget to manage and enforce the City's rent stabilization ordinance and roughly a dozen new employees added to the City's already bloated 1000+ headcount. So much cost and regulation put into place to stroke the renters in our fair City. But, as things get worse for the City's rental housing providers, things may only get worse for the City's renters. We are at the precipice of Julian's Folly.

Daniel Yukelson
Beverly Hills

briefs

Reveal News Files BHUSD Complaint

A complaint obtained by Beverly Hills Weekly details Reveal News reporter Lance Williams' allegation that the BHUSD has violated the California Public Records Act.

The lawsuit claims that last year the

district rejected Reveal's request for documents associated with meetings focused on lobbying the Trump administration in an attempt to stop Metro construction from running beneath Beverly High.

The BHUSD has claimed it doesn't possess such documents, which in a blog post published last week Reveal called "highly implausible."

If the investigative website prevails, the district will be ordered to conduct a property search for the requested documents and "release them promptly, as the law requires."

But why go through such effort simply to expose some ostensibly tame travel expenditures?

For one, the complaint argues that the public maintains an "undeniably strong" interest in being kept aware of public fund use, especially when their tax money is being used to fund lobbying efforts.

"Specifically, the lobbying efforts at issue here, which involve matters of public education, environmental safety, and the relationship between local and federal government funding for mass transit are of particular public importance," reads the complaint.

The document goes on to discuss both sides of the divisive issue; it points out that advocates claim it will boost employment by helping commuters reach major commercial areas and decrease traffic congestion while opponents claim it could harm children's health, damage buildings, and even pose a terrorism risk.

The BHUSD has taken these claims to court on several occasions and lost to Metro every time.

"Regardless of [one's] viewpoint, no one denies that the proposed Purple Line Extension is an issue of public importance," reads the complaint.

Attorney Victoria Baranetsky said that there were many attempts to settle the matter prior to litigation.

"Unfortunately we felt like we were being forced into this position," said Baranetsky. "In general, with all of our litigation that's the stance we take. I try almost everything to make sure we get the information without litigation if possible, and it's unfortunately a final resort."

But the lawsuit has already yielded a response from the district, which, after asserting attorney-client privilege, disclosed several documents on March 29.

"We'll review the documents that have been disclosed and make sure we have all the documents in our possession and try

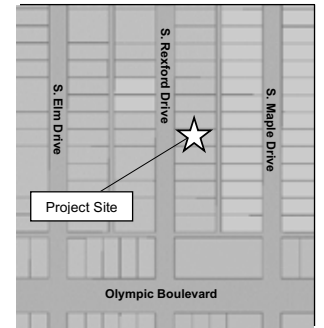
to understand that if there is anything being withheld, what is the justification for

briefs cont. on page 4



NOTICE OF PUBLIC HEARING

DATE: Thursday, April 25, 2019
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Commission Meeting Room 280A
Beverly Hills City Hall
455 North Rexford Drive
Beverly Hills, CA 90210
PROJECT ADDRESS: 340 South Rexford Drive
(cross street: Olympic Boulevard)



The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, April 25, 2019, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider the following:

A request for a Development Plan Review Permit, an R-4 Permit, a Variance, and a Tentative Parcel Map for a new three-story, three-unit condominium building for the property located at **340 South Rexford Drive**. The following entitlements have been requested in association with the project:

Development Plan Review Permit. Pursuant to Beverly Hills Municipal Code (BHMC) §10-3-3100, a Development Plan Review Permit is required for all common interest development projects (i.e., a condominium project). The proposed project involves the construction of a new three-story, three-unit condominium building.

R-4 Permit. Pursuant to BHMC §10-3-2813, an R-4 Permit is required to allow more than one walkway of up to five feet (5') in width to be paved within a front yard. The proposed project involves an additional 5'-0" walkway to provide direct access to a ground floor unit.

Variance. Pursuant to BHMC §10-3-2816, up to twenty percent (20%) of the total number of multiple-family dwelling units in a project can satisfy the parking requirements through the use of tandem parking spaces. The proposed project requests the use of tandem parking for 100% of the multiple-family dwelling units and the Applicant is requesting a Variance pursuant to BHMC §10-3-3700 to deviate from the tandem parking standard.

Tentative Parcel Map. Pursuant to BHMC §10-2-202, a request for a Tentative Parcel Map shall be filed with the Planning Official and shall be processed in accordance with the Subdivision Map Act of the State. The Tentative Parcel Map shall be reviewed by the Planning Commission, pursuant to BHMC §10-2-204.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a Class 3 Categorical Exemption (New Construction or Conversion of Small Structures) in accordance with the requirements of Section 15303 of the state CEQA Guidelines. This exemption is applicable to apartments, duplexes, and similar structures, located in urbanized areas, which are designed for not more than six dwelling units. Accordingly, the Planning Commission will consider a recommendation to find the project exempt from the environmental review requirements of CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures).

Any interested person may attend the meeting and be heard or present written comments to the Commission. Written comments also may be submitted prior to the public hearing to the Planning Division, via mail: attn. Cindy Gordon, 455 N. Rexford Drive, 1st Floor, Beverly Hills, CA 90210. Written comments may also be submitted via email to cgordon@beverlyhills.org. Any written comments received by end of day on Tuesday, April 16, 2019 will be attached to the agenda report regarding this item. Any comments received after Tuesday, April 16, 2019, but prior to the public hearing, will be distributed to the Commission under separate cover.

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

If there are any questions regarding this notice, please contact **Cindy Gordon, AICP, Associate Planner** in the Planning Division at **(310) 285-1191**, or by email at cgordon@beverlyhills.org. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely:
Cindy Gordon, AICP, Associate Planner



In accordance with the Americans with Disabilities Act, Commission Meeting Room 280A is wheelchair accessible and is equipped with audio equipment for the hearing impaired. If you need special assistance to attend this meeting, please call the Planning Division at (310) 285-1191 or TTY (310) 285-6881. Please notify the Planning Division at least forty-eight (48) hours prior to the meeting if you require captioning service so that reasonable arrangements can be made.

NOTICE OF COMMISSION VACANCY

ARCHITECTURAL COMMISSION (Licensed Landscape Architect)- Deadline to apply: May 3, 2019 at 5:00pm

The Beverly Hills City Council is seeking qualified candidates to fill one vacancy on the Architectural Commission for a Licensed Landscape Architect. **Residency in the City of Beverly Hills is not required.**

For more information on the Commission position and to apply online, please visit the City's website at www.beverlyhills.org/applyforacommission or call the City Clerk's Office at (310) 285-2400 to obtain the application form by mail or e-mail.

LOURDES SY-RODRIGUEZ, CRM, MMC
Assistant City Clerk

briefs cont. from page 3

withholding and whether [it's] appropriate or not," said Baranetsky.

City Condemns Brunei for Anti-Homosexuality Laws

The City Council unanimously approved a resolution last week reaffirming their condemnation of the Brunei government for implementing laws that include death by stoning for homosexuality.

The most recent resolution specifically encourages divestment from the Beverly Hills Hotel, which is owned by the government of Brunei.

"The fact that [Brunei is] the owner of one of the most prominent landmarks in our City is why we specifically called this out," said Mayor John Mirisch. "[We condemn] all countries that do this sort of thing, but [Brunei owns one of our treasures.]"



Sultan of Brunei

In addition to death by stoning, the Brunei government, lead by Sultan Hassanal Bolkiah, also

approved the permitting of flogging and severing limbs for theft and adultery.

After the new laws originally passed in 2014, the City, Los Angeles and West Hollywood were just some that expressed condemnation, which led to a delay of the implementation of the death by stoning policy.

But in December, 2018, the Attorney General of Brunei announced that on April 3, 2019 the final phase of the country's new laws would include death by stoning for homosexuality and adultery.

With the approval of this resolution, the City Council said it hopes to stand with the international community in asking for reversal of this policy and other laws in Brunei that do not uphold international human rights.

"Who we are as a community is based on being humane and one that values civil rights, marriage rights, and freedom," said Councilmember Lili Bosse. "I feel strongly that I hope the day comes that we don't have ownership like that in our community. But we do need to stand up and say that is not who we are as individuals or as a community."

Traffic Recommends PPP Modifications to Several Districts

The Traffic and Parking Commission approved last Thursday a recommendation to initiate a city modification to several existing permit parking zones.

The areas in question include the 100 blocks of South Linden, Roxbury, Bedford, Peck and Camden Drives, and the north side of Charleville Boulevard, to

consolidate the zone designations with existing regulations.

The decision follows staff's recent goals of improving the PPP process—a task that has peaked the interest of many local residents.

In fact, most of the established permit zones were done so because of a resident-initiated petition. According to the staff report, the petition process allows residents to initiate the request and advocate for parking changes on their street blocks since they are more familiar with the streets they reside on. In fact, most of the permit zones established were done so because of a resident-initiated petition.

So far, the petition process has resulted in 73 permit zones with a combination of regulations, but the City has more recently created consistent parking regulations from block to block.

During discussion, the commissioners pointed out that the districting process has proven to be extensive.

"I've never heard anyone say, 'I love Beverly Hills curbside parking regulations. This is obviously one of the most confusing things second to maybe my taxes that I've ever had to try and sort out,'" said Commissioner Jeff Levine. "I like the fact that it should create more efficient enforcement, so I'm in favor of anything that results in standardizing or cleaning up or consolidating the regulation, so I would certainly support this."

The commission voted unanimously in favor of the recommendation.

Library to Host Food for Fines

The library will accept non-perishable food items on April 14 in place of fines as part of its annual "Food for Fines" program.

In honor of National Library Week and the "Libraries = Strong Communities" campaign, the donations will benefit the Westside Food Bank and waive fines during regular operating hours.

"Food-For-Fines is a wonderful opportunity to return overdue books and have library fees waived in exchange for non-perishable food donations," said Library Services Manager Marilyn Taniguchi. "Whether you have library fines or not, everyone in the community is invited to drop-off food donations." For every one non-perishable food donation, the library will waive up to \$5 in fines for adults. Children who come to the circulation desk will have fines waived with or without donations. In previous years, the library has collected barrels of food sent to children in need, low-income families, unemployed and underemployed individuals, homeless people and others in need in our community.

The "Libraries =Strong Communities" campaign is a national advocacy effort aimed at highlighting the value of academic, public, and school libraries. Through education, life-long learning and a wealth of public services, libraries are at the heart of our cities, towns, schools and campuses

to help all community members find what they need to help improve their quality of life. For more information about this and other free services the library provides, contact the library (310) 288-2222.

Beverly High Announces PTSA Officers

Beverly High has announced their PTSA officers for the 2019-2020 school year.

Key officers include President Jeannine Ramer, Executive Vice President Melissa Stein, Fundraising VP Mandy Katz, Programs & Events VP Margaret Levy, Volunteers VP Carolynne Dyner, Staff Appreciation VP Laurie Okum, Communications VP Kelly Schulman, Hospitality VP Allyce Balson and Community Service VP Glenna Baron.

Good Shepherd Students Featured in Tunnel Boring Machine Art Contest

Metro has announced its Tunnel Boring Machine (TBM) finalists, three of which attend the Beverly Hills Good Shepherd Catholic School.

They include Hans Smallwood (grade 3), Claire Michaud (grade 3) and Khivi Grewel (grade 1).

A panel of judges made up of local community leaders helped select the TBM art and contest-naming finalists from 175-plus entries from across Los Angeles County.

The winner's art and names will adorn the TBMs used to dig the project's second section between Wilshire/La Cienega Station, downtown Beverly Hills and Century City.

The winners of the contest will also receive prizes, a commemorative Metro TAP card (valued at \$100), recognition from local elected officials and more.

The judging committee included: Monica Molina, Council Deputy and School Liaison, Council District 5; Zale Richards Rubin, President, Beverly Hills Fine Art Commission; Nancy Wood, President and CEO, Century City Chamber of Commerce; Susan Bursk, Government Affairs Liaison, Century City Business Improvement District (BID); and Louis Schillace, Senior General Manager, Westfield Century City.

The nine-mile Purple Line Extension Project is being constructed in three sections. The second section, currently under construction, will extend the subway 2.59 miles. It is expected to begin operations by 2025 and will connect Beverly Hills to Century City.

L.A. County residents may vote for their top choices through April 30.

Griffith to be Named Entertainment Lawyer of the Year

Marissa Román Griffith, a partner at Akin Gump Strauss Hauer & Feld LLP who is internationally recognized for her skills in entertainment transactional matters and media finance, will be honored as the Beverly Hills Bar Association's

(BHBA) 2019 Entertainment Lawyer of the Year by the BHBA's Entertainment Law Section.

The annual dinner will take place on May 2 at 5:30 p.m. at Montage Beverly Hills. Held annually since 1989, the event benefits the BHBA's education and community outreach programs.

"I am extremely honored and humbled to be recognized by the BHBA with this award," said Griffith. "No one stands alone in their success - I consider this award to be a joint honor with my Akin Gump colleagues and also our clients, all of whom have helped shape my legal career and for whose support I am deeply grateful."

Griffith is a partner based in the Los Angeles office of Akin Gump. Her practice focuses on media finance and entertainment transactional matters. She is recognized as an industry leader for her representation of domestic and foreign financial institutions. Her practice includes representing clients in various aspects of the produc-



Marissa Román Griffith

tion, financing and distribution of film, television and digital content, including negative pick-ups, credit facilities (on behalf of the lead agent/lender and also the borrower), slate co-financing agreements, distri-

bution agreements, domestic and foreign tax incentives and co-financing arrangements in various countries throughout the world.

Recent projects she has worked on include the films Hotel Transylvania 3, Mortal Engines, Peter Rabbit and Ready Player One and the episodic series Counterpart, House of Cards and Ozark.

Griffith co-chaired the BHBA Entertainment Law Section from 2004 to 2006, for which she also served as secretary from 2003 to 2004 and as an executive committee member from 2002 through 2008. A graduate of Stanford Law School, she has garnered numerous accolades during her career, including, most recently, being named to the 2018 Los Angeles Business Journal list of "Most Influential Woman Attorneys" and "Most Influential Minority Attorneys" in Los Angeles; Variety's 2018, 2017, 2015, 2014 and 2013 "Legal Impact Report" and The Hollywood Reporter's 2017 and 2018 list of "Top 100 Power Lawyers."

Tickets to the BHBA Entertainment Lawyer of the Year Dinner are \$320 per person (\$345 after April 24, 2019). Montage Beverly Hills is located at 225 North Canon Drive. For tickets, tables, Sponsorship, Tribute Book ads and other information, please call (310) 601-2422 or visit www.bhba.org.

--Briefs Compiled by Olivia Anderson

Receive Beverly Hills Weekly in your e-mail inbox every week!

Sign up here: <http://eepurl.com/zfU-L>

coverstory

AN APPLE FOR THE TEACHER

By Olivia Anderson

SHELANEE FERNANDO
Horace Mann—School Counselor

“I am honored and very happy to be chosen for the Apple Award for 2019.

The award holds a special meaning to be chosen as a school counselor for Horace Mann as I began my career at this school. I feel supported by each of the administrators, teachers, staff, families and students that I have worked with over the years. I am grateful to be at such a wonderful school with so many long-standing traditions and special moments that have created and helped define me as a school counselor. I am thankful for this honor and for the opportunity to be with the incredible educators who have been chosen alongside with me.”

HOSEA HARRIS
District Office—Maintenance & Construction Operations Manager

“I’m very happy and honored to receive this year Apple Award. Grateful that BHUSD appreciates the hard work and effort I put in everyday throughout



KRIS MILLIKEN
Beverly Vista—5th Grade Teacher

“I am truly honored to receive the Apple Award this year! It’s both an unbelievable and believable moment. It’s unbelievable because we’re all amazed when great things happen. But it’s believable because great things don’t happen without perseverance, learning from mistakes, and hard work. I am incredibly grateful for the recognition I have received from my administration, colleagues, and from the wonderful families and students I work with. Congratulations to all former, current,

our District. I was pleasantly surprised by this great news today. It really brings a big smile on my face. Thanks to everyone, I really appreciate this.”



and future Apple Award winners.”

LAUREN STUART
El Rodeo—English Teacher

“I am humbled and honored to be in the company of such dedicated and innovative educators. This award holds the utmost meaning for me because it comes



from my district, my home. I am fortunate to be supported by a team of colleagues, both at El Rodeo and district-wide, who work tirelessly each day for our students. The importance of elevating and celebrating the teaching profession cannot be understated. I look forward to continuing to grow as a professional, and contributing to our district, with all of the wonderful changes to come.”

DUSTIN SEEMANN
District Office—Assistant Superintendent of Educational Services

“Receiving the Apple Award this year was a huge surprise. I am honored to receive this prestigious award. I am



thankful to all the other administration in the District that have pushed me to be a better leader each and every day I come to BHUSD. Without the admin and staff in this dis-

trict, I would not be a recipient for this award. I also want to extend my congratulations to the other award winners.”

JOHN BRADDELL
Beverly High—Physical Education Teacher

“Winning the Apple Award is a great



honor and a highlight in my 22 year career with the Beverly Hills Unified School District. It has been a rewarding experience both teaching and coaching the students of Beverly Hills, in addition to working with a talented group of professionals in the PE department throughout my career. I feel honored to have been selected for this award, and I am very thankful to my administrators for this recognition.”

LYNNE HENEIDI
Beverly High—English Teacher

“I’m honored and grateful to have the opportunity to support students and to help create a learning environment where all students can reach their potential.”



The Apple Awards will take place on April 17 at 5:00 p.m. at the Beverly High STC courtyard.

Public Notices

310-887-0788

Forms available at
www.onestopdbas.com

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: 03/21/2019, 03/28/2019, 04/04/2019, 04/11/2019 TBS 3,093 FICTITIOUS BUSINESS NAME STATEMENT: 2019067997. The following person(s) is/are doing business as: 888 TRANSPORT SERVICE, 14716 FREEMAN AVE. LAWINDALE, CA 90260. MAJ LY, 14716 FREEMAN AVE. LAWINDALE, 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: 03/2019 Signed: PETER ZIEGLER, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 03/15/2019. 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: 03/21/2019, 03/28/2019, 04/04/2019, 04/11/2019 TBS 3,094 FICTITIOUS BUSINESS NAME STATEMENT: 2019069697. The following person(s) is/are doing business as: J.S.Y FINANCIAL & REAL ESTATE ADVISOR, 1403 ARAPAHOE ST. LOS ANGELES, CA 90006. JI-JASON SUNG YUN, 1403 ARAPAHOE ST. LOS ANGELES, CA 90006. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2019 Signed: JI-JASON SUNG YUN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/18/2019. 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: 03/21/2019, 03/28/2019, 04/04/2019, 04/11/2019 TBS 3,095 FICTITIOUS BUSINESS NAME STATEMENT: 2019059025. The following person(s) is/are doing business as: T. AUTO DETAILING, 11443 WHEELER AVENUE, SYLMAR, CA 91342. T B L AUTO DETAILING, INC, 11443 WHEELER AVENUE, SYLMAR, CA 91342. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2019 Signed: ISAAC JORGE, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 03/07/2019. 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: 03/21/2019, 03/28/2019, 04/04/2019, 04/11/2019 TBS 3,096 FICTITIOUS BUSINESS NAME STATEMENT: 2019065263. The following person(s) is/are doing business as: THE PERFECT PRESSING PAD, THE PERFECT PERFECT PRESSING PAD, 3651 S. LA BREA AVE. #520 LOS ANGELES, CA90016. RINDI MARTIN, 3651 S. LA BREA AVE #520 LOS ANGELES, CA 90016. 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: RINDI MARTIN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/13/2019. 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: 03/21/2019, 03/28/2019, 04/04/2019, 04/11/2019 TBS 3,097 FICTITIOUS BUSINESS NAME STATEMENT: 2019066134. The following person(s) is/are doing business as: ROCKBOTTOMCELL, 7729 SOMERSET BLVD, PARAMOUNT, CA 90723. FRONTIER WIRELESS CORPORATION, 7729 SOMERSET BLVD, PARAMOUNT, CA 90723. 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: MATTHEW PARK, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 03/14/2019. 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: 03/21/2019, 03/28/2019, 04/04/2019, 04/11/2019 TBS 3,098 FICTITIOUS BUSINESS NAME STATEMENT: 2019061358. The following person(s) is/are doing business as: DEUX, 820 LAVETA TERRACE APT 2 LOS ANGELES, CA 90026. GABRIEL A. SWEET, 820 LAVETA TERRACE APT 2 LOS ANGELES, CA 90026. BRANDON E. SWEET, 820 LAVETA TERRACE APT 2 LOS ANGELES, CA 90026. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2019 Signed: GABRIEL A. SWEET, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 03/08/2019. 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: 03/21/2019, 03/28/2019, 04/04/2019, 04/11/2019 TBS 3,099 FICTITIOUS BUSINESS NAME STATEMENT: 2019055478. The following person(s) is/are doing business as: NOBLE TILE AND STONE, NOBLE STONE AND TILE, NOBLE TILE; NOBLE STONE, 417 S. ASSOCIATED ROAD #322 BREA, CA 92821. TRIUNE POOLS, INC, 417 S. ASSOCIATED ROAD #322 BREA, CA 92821. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2019 Signed: RODERICK MCLEISH, CFO. This statement is filed with the County Clerk of Los Angeles County on: 03/05/2019. 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: 03/21/2019, 03/28/2019, 04/04/2019, 04/11/2019 TBS 3,100 FICTITIOUS BUSINESS NAME STATEMENT: 2019043307. The following person(s) is/are doing business as: BLS STUDIO, 149 N CATALINA ST. LOS ANGELES, CA 90004. SELU WOOL LEE, 149 N CATALINA ST. LOS ANGELES, CA 90004. 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: SELU WOOL LEE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/13/2019. 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: 03/21/2019, 03/28/2019, 04/04/2019, 04/11/2019 TBS 3,101 FICTITIOUS BUSINESS NAME STATEMENT: 2019065758. The following person(s) is/are doing business as: GREENER BOTANICALS, 1428 1/2 W 254TH ST. HARBOR CITY, CA 90710. LUIS TURULLA, 1428 1/2 W 254TH ST. HARBOR CITY, CA 90710. 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: LUIS TURULLA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/13/2019. 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: 03/21/2019, 03/28/2019, 04/04/2019, 04/11/2019 TBS 3,102 FICTITIOUS BUSINESS NAME STATEMENT: 2019063652. The following person(s) is/are doing business as: 800 DEGREES PIZZA, 10889 LINDBROOK DR. LOS ANGELES, CA 90024. BASE ITALY, 10889 LINDBROOK DR. LOS ANGELES, CA 90024. 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: LENNY ROSENBERG, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 03/12/2019. 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: 03/21/2019, 03/28/2019, 04/04/2019, 04/11/2019 TBS 3,103 FICTITIOUS BUSINESS NAME STATEMENT: 2019067895. The following person(s) is/are doing business as: DANESHRAD LAW, 8383 WILSHIRE BL. 830 BEVERLY HILLS, CA 90211. DANESHRAD LAW, PC, 8383 WILSHIRE BL. 830 BEVERLY HILLS, CA 90211. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2015 Signed: ALAN DANESHRAD, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 03/15/2019. 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: 03/21/2019, 03/28/2019, 04/04/2019, 04/11/2019 TBS 3,104 FICTITIOUS BUSINESS NAME STATEMENT: 2019067897. The following person(s) is/are doing business as: AVE 50 MOBILE SPA, 260 S AVENUE 50 UNIT 104A LOS ANGELES, CA 90042. EDWARD TAKHMASSIAN, 260 S AVENUE 50 UNIT 104A LOS ANGELES, CA 90042. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2012 Signed: EDWARD TAKHMASSIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/15/2019. 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: 03/21/2019, 03/28/2019, 04/04/2019, 04/11/2019 TBS 3,105 FICTITIOUS BUSINESS NAME STATEMENT: 2019067899. The following person(s) is/are doing business as: LOOK LOOK STUDIO, 830 SILVER LAKE BLVD. LOS ANGELES, CA 90026. LOOK LOOK STUDIO INC, 830 SILVER LAKE BLVD. LOS ANGELES, CA 90026. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2019 Signed: DANIELLE HARRIS, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 03/15/2019. 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: 03/21/2019, 03/28/2019, 04/04/2019, 04/11/2019 TBS 3,106 FICTITIOUS BUSINESS NAME STATEMENT: 2019065464. The following person(s) is/are doing business as: D&Z ENTERPRISES INC, D&Z TECHNOLOGIES, HOME ALL IN ONE, OFFICE ALL IN ONE, PRIME SECURITY CAMERAS, 7172 HAWTHORN AVE UNIT 103 LOS ANGELES, CA 90046. D&Z ENTERPRISES, INC, 7172 HAWTHORN AVE UNIT 103 LOS ANGELES, CA 90046. 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: VALERIY ZHIKOV, SECRETARY. This statement is filed with the County Clerk of Los Angeles County on: 03/13/2019. 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: 03/21/2019, 03/28/2019, 04/04/2019, 04/11/2019 TBS 3,107 FICTITIOUS BUSINESS NAME STATEMENT: 2019065077. The following person(s) is/are doing business as: ATLED GROUP; ATLED GLOBAL SOLUTIONS; ATLED PROFESSIONAL SERVICES; JJ CONSULTING, 9420 RESEDA BLVD #3 SUITE 341 NORTHDRIDGE, CA 91325. JUSTIN JACKSON, 9420 RESEDA BLVD #3 SUITE 341 NORTHDRIDGE, CA 91325. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: JUSTIN JACKSON, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/13/2019. 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

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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,149

FICTITIOUS BUSINESS NAME STATEMENT: 2019077840. The following person(s) is/are doing business as: TEAMATH. 1610 ARBOLES DR. GLENDALE, CA 91207. EDUARDO ARUSTAMYAN. 1610 ARBOLES DR. GLENDALE, CA 91207. HOVHANNES PAPAZYAN. 1610 ARBOLES DR. GLENDALE, CA 91207. 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: EDUARDO ARUSTAMYAN, PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 03/27/2019. 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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,150

FICTITIOUS BUSINESS NAME STATEMENT: 2019077840. The following person(s) is/are doing business as: IVAN TAMPI CUSTOMS. 12359 LITHUANIA DR. GRANADA HILLS, CA 91344. TAMPI ENTERPRISE INC. 12359 LITHUANIA DR. GRANADA HILLS, CA 91344. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2019 Signed: MELISSA ARMSTRONG, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 03/27/2019. 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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,151

FICTITIOUS BUSINESS NAME STATEMENT: 2019077838. The following person(s) is/are doing business as: GREEN PRO CONSTRUCTION; VS PRO CONSTRUCTION. 14028 TAHTI WAY #411 MARINA DEL REY, CA 90292. GREENLINE HOME REMODELING INC. 14028 TAHTI WAY #411 MARINA DEL REY, CA 90292. 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: EHUD SHAUL, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 03/27/2019. 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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,154

FICTITIOUS BUSINESS NAME STATEMENT: 2019082658. The following person(s) is/are doing business as: GROUND.WORK. 177 E COLORADO BLVD STE 200 PASADENA, CA 91105. SPORTSPAY PARTNERS LLC. 177 E COLORADO BLVD STE 200 PASADENA, CA 91105. 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: 11/2015 Signed: WILLIAM LEWON, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 03/28/2019. 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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,155

FICTITIOUS BUSINESS NAME STATEMENT: 2019082654. The following person(s) is/are doing business as: PLANTAPP. 1153 SAN RAFAEL AVE, UNIT 105 GLENDALE, CA 91202. PLANTLABS INC. WHICH WILL DO BUSINESS IN CALIFORNIA AS PLANTAPP. 1153 SAN RAFAEL AVE, UNIT 105 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: N/A Signed: ARUTYUN AYRAPETYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 03/28/2019. 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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,156

FICTITIOUS BUSINESS NAME STATEMENT: 2019082652. The following person(s) is/are doing business as: ROOTER MAX AND PLUMBING SERVICE INC. 225 PARK PASEO LANE

UNIT B LOS ANGELES, CA 90033. ROOTER MAX AND PLUMBING SERVICE INC. 225 PARK PASEO LANE UNIT B LOS ANGELES, CA 90033. 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: RODOLFO ABRIGO JR, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 03/28/2019. 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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,157

FICTITIOUS BUSINESS NAME STATEMENT: 2019082650. The following person(s) is/are doing business as: CENTRO CRISTIANO CONSOLADOR INC. 2829 SOUTH WESTERN AVE. LOS ANGELES, CA 90018. CENTRO CRISTIANO CONSOLADOR INC. 2829 SOUTH WESTERN AVE. LOS ANGELES, CA 90018. 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: JAIME GARCIA, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 03/28/2019. 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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,158

FICTITIOUS BUSINESS NAME STATEMENT: 201908580. The following person(s) is/are doing business as: CULTURE FOR MEN. 12601 LULL ST NORTH HOLLYWOOD, CA 91605. EDWARD SANCHEZ. 12601 LULL ST NORTH HOLLYWOOD, CA 91605. MARCUS SANCHEZ. 12601 LULL ST NORTH HOLLYWOOD, CA 91605. JEREMY SANCHEZ. 12601 LULL ST NORTH HOLLYWOOD, CA 91605. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2019 Signed: EDWARD SANCHEZ, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 03/28/2019. 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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,159

FICTITIOUS BUSINESS NAME STATEMENT: 2019076346. The following person(s) is/are doing business as: RAD CHILDREN'S FURNITURE. 3130 IVY STREET. LOS ANGELES, CA 90034. RADOMIR SAMARDZIC. 3130 IVY STREET. LOS ANGELES, CA 90034. 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: RADOMIR SAMARDZIC, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/26/2019. 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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,160

FICTITIOUS BUSINESS NAME STATEMENT: 2019077687. The following person(s) is/are doing business as: TOM YUM NOODLE; BOAT THAI NOODLE. 5445 HOLLYWOOD BLVD UNIT A LOS ANGELES, CA 90027. TTI SUSOMBOON. 5445 HOLLYWOOD BLVD UNIT A LOS ANGELES, CA 90027. 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: 03/2019 Signed: TTI SUSOMBOON, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/27/2019. 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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,161

FICTITIOUS BUSINESS NAME STATEMENT: 2019063656. The following person(s) is/are doing business as: AVE CONSTRUCTION. 1197 E MARIPOSA ST. ALTADENA, CA 91001. AVETIS MARGARYAN. 1197 E MARIPOSA ST. ALTADENA, CA 91001. 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: AVETIS MARGARYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/12/2019. 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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,162

FICTITIOUS BUSINESS NAME STATEMENT: 2019063660. The following person(s) is/are doing business as: CATCH STAR EVENT. 40 NORTH ALTADENA DRIVE SUITE 200 D PASADENA, CA 91107. VAHAN KHACHATRYAN. 1821 N ALEXANDRIA DRIVE #5 LOS ANGELES, CA 90027. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2013 Signed: VAHAN KHACHATRYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/12/2019. 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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,163

FICTITIOUS BUSINESS NAME STATEMENT: 2019066252. The following person(s) is/are doing business as: V BUILDERS AND DESIGNERS. 6750 WHITSETT AVE #272 NORTH HOLLYWOOD, CA 91606. VAHAN MKRTRCHYAN. 6750 WHITSETT AVE #272 NORTH HOLLYWOOD, CA 91606. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2013 Signed VAHAN MKRTRCHYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/14/2019. 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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,164

FICTITIOUS BUSINESS NAME STATEMENT: 2019070812. The following person(s) is/are doing business as: DOMANI MILANO. 1027 S CENTRAL. 1027 S CENTRAL AVE UNIT 300 GLENDALE, CA 91204. DIANA KHACHATRYAN. 126917 SOLVANG ST. NORTH HOLLYWOOD, CA 91605. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2019 Signed DIANA KHACHATRYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/19/2019. 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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,165

FICTITIOUS BUSINESS NAME STATEMENT: 2019069329. The following person(s) is/are doing business as: VEGA ENTERPRISES. 14644 GAULT ST. VAN NUYS, CA 91405. ASHOT ALEKSANYAN. 14644 GAULT ST. VAN NUYS, CA 91405. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2011 Signed ASHOT ALEKSANYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/18/2019. 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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,167

FICTITIOUS BUSINESS NAME STATEMENT: 201907454. The following person(s) is/are doing business as: LOS ANGELES TEACHING CLINICS. 5658 SEPULVEDA BLVD STE #209 VAN NUYS, CA 91411. ALREZA MIRSHOUJAE. 5658 SEPULVEDA BLVD STE #209 VAN NUYS, CA 91411. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed ALREZA MIRSHOUJAE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/27/2019. 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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,168

FICTITIOUS BUSINESS NAME STATEMENT: 2019077449. The following person(s) is/are doing business as: PRECISION MEDICAL BILLING. 5658 SEPULVEDA BLVD #209 VAN NUYS, CA 91411. ZAHRA MOHAMMAD. 5658 SEPULVEDA BLVD #209 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: 01/2019 Signed ZAHRA MOHAMMAD, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/27/2019. 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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,169

FICTITIOUS BUSINESS NAME STATEMENT: 2019084150. The following person(s) is/are doing business as: BAGS BY BRINK. 1738 RODEO RD. ANCADIA, CA 91005. KIMBERLY LOU BRINK. 1738 RODEO RD. ANCADIA, CA 91005. 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 KIMBERLY LOU BRINK, OWNER. This statement is

filed with the County Clerk of Los Angeles County on: 03/29/2019. 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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,170

FICTITIOUS BUSINESS NAME STATEMENT: 2019063654. The following person(s) is/are doing business as: NATALIE INTERIOR DESIGN. 10412 TUJUNGA CANYON. TUJUNGA, CA 91042. NATALIE MAJARYAN. 10412 TUJUNGA CANYON. TUJUNGA, CA 91042. 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 NATALIE MAJARYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/12/2019. 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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,171

FICTITIOUS BUSINESS NAME STATEMENT: 2019063654. The following person(s) is/are doing business as: NATALIE INTERIOR DESIGN. 10412 TUJUNGA CANYON. TUJUNGA, CA 91042. NATALIE MAJARYAN. 10412 TUJUNGA CANYON. TUJUNGA, CA 91042. 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 NATALIE MAJARYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/12/2019. 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: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,171

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 2019070157
Date Filed: 02/22/2019
Name of Business: MEMRIMOSIS.
1311 W 5TH ST. #408 LOS ANGELES, CA 90017.
Registered Owner: SIMPLY AND GO, LLC.
1311 W 5TH ST, #408 LOS ANGELES, CA 90017.
Current File #: 2019070157
Date: 03/18/2019
Published: 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019 TBS 3,172

2019 065008 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as: Surti Accounting & Consulting, 21354 Nordhoff St, Ste 111, Chatsworth, CA 91311. This business is conducted by an individual, s/ Hamida Surti, 21354 Nordhoff St, Ste 111, Chatsworth, CA 91311. This statement was filed with the County Clerk of Los Angeles on 3/13/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019. GCT319

2019 069271 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as: Soilei James Design, 556 S Fair Oaks Ave, Ste 101, Unit #208, Pasadena, CA 91105. This business is conducted by an individual, s/ Meyosha Williams, 556 S Fair Oaks Ave, Ste 101, Unit #208, Pasadena, CA 91105. This statement was filed with the County Clerk of Los Angeles on 3/18/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019. GCT320

2019 069267 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as: J.R.S. Construction; J.R.S., 12148 Edgecliff Ave, Sylmar, CA 91342. This business is conducted by a corporation, s/ J.R.S. Home Repair, 12148 Edgecliff Ave, Sylmar, CA 91342. This statement was filed with the County Clerk of Los Angeles on 3/18/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 04/04/2019, 04/11/2019, 04/18/2019, 04/25/2019. GCT321

2019 069269 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as: MC Heating & Air, 22935 Burbank Blvd, Woodland Hills, CA 91367. This business is conducted by a corporation, s/ Elvira Ocean Air Inc, 22935 Burbank Blvd, Woodland Hills, CA 91367. This statement was filed with the County Clerk of Los Angeles on 3/18/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 03/2019. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself

Next stop: more subway.

PURPLE LINE EXTENSION TRANSIT PROJECT
Section 2 – Beverly Hills Update

Soil Investigation Work for Wilshire/Rodeo Station
Soil investigation confirms any underground obstructions before active construction begins. It will occur on Wilshire Bl between Beverly Dr and N Crescent Dr.

TRAFFIC ALERT
All work will be completed during non-peak hour traffic times. Lane closures and turn restrictions on Wilshire Bl and adjoining streets will be required for this work. Two lanes of traffic will be maintained on eastbound and westbound Wilshire Bl.

WORK HOURS
Anticipated to start mid-April,
Monday – Friday, 9am – 4pm.

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

19-0408UP ©2018 LUCIMTA

A Division of Utility Telecom

The Telephone Connection
MAKING YOUR COMMUNICATIONS COUNT™

\$59 Flat Rate Virtual Office
Includes ACCESSION COMMUNICATOR
App for total control of your calls

\$29.95 A Month Per Line
For Dial Tone Service

Hosted Phone Systems
For Small and Enterprise Class Businesses

To Order or For More Info
CALL TODAY
1-888-789-7900
www.utilitytelephone.com

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: 04/22/19 at 8:30AM in Dept. 99 located at 111 N. HILL ST., LOS ANGELES, CA 90012-3014

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
BRADLEY KIRK - SBN 162826
BRADLEY R. KIRK & ASSOCIATES, INC.
2600 MICHELSON DRIVE, SUITE 1700
IRVINE CA 92612
BSC 216777
3/28, 4/4, 4/11/19
CNS-3236617#

Title Order No. 8748466 Trustee Sale No. 83525 Loan No. 399197829 APN: 4352-006-039 / 4352-006-040 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/3/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 4/24/2019 at 10:30 AM, CALIFORNIA TD SPECIALISTS as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 7/6/2018 as Instrument No. 20180675466 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: ADRIAN D. COMSTOCK, AN UNMARRIED MAN, as Trustor ATHAS CAPITAL GROUP, INC., A CALIFORNIA CORPORATION, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766, NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California described the land therein: As more fully described on said Deed of Trust. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1549 LINDACREST DRIVE LOS ANGELES (BEVERLY HILLS AREA), CA 90210. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges

and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit \$4,063,001.76 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 3/25/2019 CALIFORNIA TD SPECIALIST, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid 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 or 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 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 83525. 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." CALIFORNIA TD SPECIALISTS Attn: Patricio S. Ince' 8190 East Kaiser Blvd. Anaheim Hills, CA 92808

NOTICE CALLING FOR BIDS

BEVERLY HILLS UNIFIED SCHOOL DISTRICT

NOTICE IS HEREBY GIVEN that the BEVERLY HILLS UNIFIED SCHOOL DISTRICT of Los Angeles County, California, acting by and through its Governing Board, hereinafter referred to as "District," will receive sealed bids for **BID #400-18/19 - EL RODEO MODULAR DISCONNECT & MISCELLANEOUS DEMO** at the District Purchasing Department Office, 255 Lasky Dr., Beverly Hills, CA 90212, no later than **10:00 AM on Tuesday, April 30, 2019**. Those bids timely received shall be opened and publicly read aloud. Bids shall be valid for 60 Calendar days after the bid opening date.

The Project consists of power, data and fire alarm disconnect at forty-two (42) modular buildings. Demolition of approximately twenty (20) concrete ramps and miscellaneous disconnect of plumbing at restroom and classroom buildings.

The overall construction schedule is 42 calendar days long, running from June 1, 2019 to July 12, 2019.

The Bid Documents, Plans and Specifications are available on the District's website, www.bhusd.org, under Departments drop-down, then Facilities and then by clicking Bond Program Bidding Opportunities or by contacting Lance Blair at lblair@bhusd.org.

One "MANDATORY" Pre-Bid Conference and walk will be held at **6:30 AM on Wednesday, April 17, 2019**, at El Rodeo School, 605 Whittier Drive, Beverly Hills, CA 90210. Attendees

must be on time. All attendees will be escorted through the school site by a District Representative. It is highly recommended that prospective bidders attend the job walk. Prospective bidders may not visit the Project Site without making arrangements through the Facilities and Planning Department.

In accordance with the provisions of California Business and Professions Code Section 7028.15 and Public Contract Code Section 3300, the District requires that the bidder possess the following classification(s) of contractor's license(s) at the time the bid is submitted: **CLASS B**. Any bidder not so licensed at the time of the bid opening will be rejected as nonresponsive.

The last day to submit questions shall be **12:00 PM on Tuesday, April 23, 2019**. All questions must be submitted in accordance with the procedures set forth in the Information for Bidders.

Each bid shall be accompanied by a bid security in the form of cash, a certified or cashier's check or bid bond in an amount not less than ten percent (10%) of the total bid price, payable to the District.

The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process.

The project shall require prevailing wage compliance. The District has obtained from the California Department of Industrial Relations the general prevailing rate of per diem wages in the locality in which this work is to be performed for each craft or type of worker needed for the Project. It shall be mandatory upon the successful bidder to whom the contract is awarded, and upon any subcontractor listed, to pay not less than the said specified rates to all workers employed by them for the Project.

No bidder may withdraw any bid for a period of Sixty (60) calendar days after the date set for the opening of bids.

Pursuant to Section 22300 of the Public Contract Code, the Agreement will contain provisions permitting the successful bidder to substitute securities for any monies withheld by the District to ensure performance under the Agreement or permitting payment of retentions earned directly into escrow.

Award of Contract: The District shall award the Contract for the Project to the lowest responsible prequalified bidder as determined from the base bid alone by the District. The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bid or in the bidding process. Bid protests, if any, must comply with the requirements set forth in the information for Bidders in order to be timely and considered by the District.

Publication Dates: **April 4, 2019 & April 11, 2019 in the Beverly Hills Weekly, and April 5, 2019 & April 12, 2019 in the Beverly Hills Courier.**

REQUEST FOR PROPOSAL

BEVERLY HILLS UNIFIED SCHOOL DISTRICT

NOTICE IS HEREBY GIVEN that the BEVERLY HILLS UNIFIED SCHOOL DISTRICT of Los Angeles County, California, acting by and through its Governing Board, hereinafter referred to as "District," will receive sealed proposals for **RFP NO. 18/19-BV002 - RFP FOR BEVERLY VISTA SCHOOL CCTV SECURITY CAMERAS/WAP/VOIP/PA/BELL PROJECT** at the District Purchasing Department Office, 255 Lasky Dr., Beverly Hills, CA 90212, no later than **4:00 PM on Monday, April 29, 2019**. Those bids timely received shall be opened and publicly read aloud. Bids shall be valid for 60 Calendar days after the bid opening date.

The Project consists of furnishing all necessary labor, materials and equipment for installation of conduit and pulling of fiber and copper cabling for new security cameras, network connections and wireless access points at Beverly Vista School. Scope of work also includes reconfiguration of the campus clock, bell, and PA systems. Security cameras will be owner furnished contractor installed.

*Note that the Security Cameras are OFCI

The overall construction schedule is 61 calendar days long, running from June 1, 2019 to July 31, 2019.

The Bid Documents, Plans and Specifications will be available on the District's website, www.bhusd.org, under Departments drop-down, then Facilities and then by clicking Bond Program Bidding Opportunities or by contacting Lance

Blair at lblair@bhusd.org.

One "MANDATORY" Pre-Bid Conference and walk will be held at **6:30 AM on Friday, April 19, 2019**, at the Beverly Vista School, 200 S Elm Dr, Beverly Hills, CA 90212. Attendees must be on time. All attendees will be escorted through the school site by a District Representative. It is highly recommended that prospective bidders and subcontractors attend the job walk. Prospective bidders may not visit the Project Site without making arrangements through the Facilities and Planning Department.

In accordance with the provisions of California Business and Professions Code Section 7028.15 and Public Contract Code Section 3300, the District requires that the bidder possess the following classification(s) of contractor's license(s) at the time the bid is submitted: **CLASS B**. Any bidder not so licensed at the time of the bid opening will be rejected as nonresponsive.

The last day to submit questions shall be **4:00 PM on Monday, April 22, 2019**. All questions must be submitted in accordance with the procedures set forth in the Information for Bidders.

Each bid shall be accompanied by a bid security in the form of cash, a certified or cashier's check or bid bond in an amount not less than ten percent (10%) of the total bid price, payable to the District.

The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process.

The project shall require prevailing wage compliance. The District has obtained from the California Department of Industrial Relations the general prevailing rate of per diem wages in the locality in which this work is to be performed for each craft or type of worker needed for the Project. It shall be mandatory upon the successful bidder to whom the contract is awarded, and upon any subcontractor listed, to pay not less than the said specified rates to all workers employed by them for the Project.

No bidder may withdraw any bid for a period of Sixty (60) calendar days after the date set for the opening of bids.

Pursuant to Section 22300 of the Public Contract Code, the Agreement will contain provisions permitting the successful bidder to substitute securities for any monies withheld by the District to ensure performance under the Agreement or permitting payment of retentions earned directly into escrow.

Award of Contract: It is not necessarily BEVERLY HILLS UNIFIED SCHOOL DISTRICT'S intent to obtain the lowest possible cost, but rather the best possible value. BEVERLY HILLS UNIFIED SCHOOL DISTRICT will make its selection after assessing the quality of the proposed products, services, performance reliability, standardization, lifecycle costs, delivery timetables, support logistics, manufacturer's warranties, as well as the cost of the products and services. The results of BEVERLY HILLS UNIFIED SCHOOL DISTRICT'S evaluation and ranking of the Vendor Proposals will be final. BEVERLY HILLS UNIFIED SCHOOL DISTRICT may, after a finding is made by the governing board that a particular procurement qualifies under all requirements, authorize the procurement of the product through competitive negotiation. (Reference: Public Contract Code 20118.2)

Pursuant to Public Contract Code Section 20118.2, the BEVERLY HILLS UNIFIED SCHOOL DISTRICT is not required to award a contract to the lowest Proposer but rather will consider Proposals based on criteria established herein this RFP. An award will be made to the responsive and responsible firm whose proposal is viewed by the BEVERLY HILLS UNIFIED SCHOOL DISTRICT as most advantageous to its program, taking into account all pricing and other pertinent factors considered.

Publication Dates: **April 4, 2019 & April 11, 2019 in the Beverly Hills Weekly, and April 5, 2019 & April 12, 2019 in the Beverly Hills Courier.**

NOTICE CALLING FOR BIDS

BEVERLY HILLS UNIFIED SCHOOL DISTRICT NOTICE IS HEREBY GIVEN that the BEVERLY HILLS UNIFIED SCHOOL DISTRICT of Los Angeles County, California, acting by and through its Governing Board, hereinafter referred to as "District," will receive sealed bids for **BID NO. 300-18/19 - MOVING SERVICES AT HAWTHORNE, HORACE MANN, EL RODEO AND**

BEVERLY VISTA SCHOOLS PROJECT at the District Purchasing Department Office, 255 Lasky Dr., Beverly Hills, CA 90212, no later than **2:00 PM on Monday, April 29, 2019**. Those bids timely received shall be opened and publicly read aloud. Bids shall be valid for 60 Calendar days after the bid opening date.

Beverly Hills Unified School District is currently undergoing grade level reconfiguration from Kindergarten through eighth (K-8) grade elementary schools to Kindergarten through fifth grade (K-5) elementary schools and one sixth through eighth (6-8) grade middle school.

The District requires a qualified and experienced firm to furnish all labor, expertise, personnel, equipment, and materials/supplies for an estimated 172 classroom and office moves among four schools, plus retention of the qualified firm(s) to provide moving services for future projects assigned by the District. Examples of items requiring move and relocation services are, but not limited to, furniture, files, electronic equipment, and a variety of other school equipment and supplies.

The overall project schedule is 61 calendar days long, running from June 1, 2019 to July 31, 2019.

The Bid Documents, Plans and Specifications are available on the District's website, www.bhusd.org, under Departments drop-down, then Facilities and then by clicking Bond Program Bidding Opportunities or by contacting Margarita Sanchez at msanchez@bhusd.org. One "MANDATORY" Pre-Bid Conference and job walk will **begin at 7:00AM and end at 12:00PM on Friday, April 19, 2019**, beginning at El Rodeo Elementary School, 605 Whittier Drive, Beverly Hills, CA 90210. Attendees must be on time. All attendees will be escorted through the school site by a District Representative. Prospective bidders may not visit the Project Site without making arrangements through the Facilities and Planning Department.

The last day to submit questions shall be **4:00 PM on Monday, April 22, 2019**. All questions must be submitted in accordance with the procedures set forth in the Information for Bidders.

Each bid shall be accompanied by a bid security in the form of cash, a certified or cashier's check or bid bond in an amount not less than ten percent (10%) of the total bid price, payable to the District.

The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process.

The project shall require prevailing wage compliance. The District has obtained from the California Department of Industrial Relations the general prevailing rate of per diem wages in the locality in which this work is to be performed for each craft or type of worker needed for the Project. It shall be mandatory upon the successful bidder to whom the contract is awarded, and upon any subcontractor listed, to pay not less than the said specified rates to all workers employed by them for the Project.

No bidder may withdraw any bid for a period of Sixty (60) calendar days after the date set for the opening of bids.

Pursuant to Section 22300 of the Public Contract Code, the Agreement will contain provisions permitting the successful bidder to substitute securities for any monies withheld by the District to ensure performance under the Agreement or permitting payment of retentions earned directly into escrow.

Award of Contract: The District shall award the Contract for the Project to the lowest responsible and responsive bidder as determined from the base bid alone by the District. The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bid or in the bidding process. Bid protests, if any, must comply with the requirements set forth in the information for Bidders in order to be timely and considered by the District.

Publication Dates: April 4, 2019 & April 11, 2019 in the Beverly Hills Weekly, and April 5, 2019 & April 12, 2019 in the Beverly Hills Courier.

FILE NO. 2019 089110
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: FUKANOYA, 2040 PACIFIC COAST HWY, #L LOMITA CA 90717 county of: LA COUNTY.

AI #ON:
Registered Owner(s): SHIGERU KEMI, 4018 MOORE STREET LOS ANGELES CA 90066. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: 01/2019.

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/ SHIGERU KEMI, OWNER
This statement was filed with the County Clerk of LOS ANGELES County on APR 03 2019 expires on APR 03, 2024.

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).
LA2238863 BEVERLY HILLS WEEKLY APRIL 11,18,25 MAY 2, 2019

ORDINANCE NO. 19-O-2775

AN URGENCY ORDINANCE OF THE CITY OF BEVERLY HILLS REGARDING SMALL WIRELESS FACILITIES, AMENDING THE BEVERLY HILLS MUNICIPAL CODE REGARDING THE SAME, AND DECLARING THE URGENCY THEREOF

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

Section 1. Findings:

(a) On September 26, 2018, the Federal Communications Commission ("FCC") adopted its Declaratory Ruling and Third Report and Order ("Report and Order") relating to placement of small wireless facilities in public rights-of-way. The Report and Order went into effect on January 14, 2019.

(b) The Report and Order purports to give providers of wireless services rights to utilize public rights of way and to attach so-called "small wireless facilities" to public infrastructure including infrastructure of the City of Beverly Hills, subject to payment of "presumed reasonable", non-recurring and recurring fees. The ability of local agencies to regulate use of their rights-of-way is substantially limited under the Report and Order.

(c) Notwithstanding the limitations imposed on local regulation of small wireless facilities in public rights-of-way by the Report and Order, local agencies retain the ability to regulate the aesthetics of small wireless facilities, including location, compatibility with surrounding facilities, spacing, and overall size of the facility, provided the aesthetic requirements are: (i) "reasonable", i.e., "technically feasible and reasonably directed to avoiding or remedying the intangible public harm or unsightly or out-of-character deployments"; (ii) "objective", i.e., they "incorporate clearly-defined and ascertainable standards, applied in a principled manner"; are (iii) published in advance. Regulations that do not satisfy the foregoing requirements are likely to be subject to invalidation, as are any other regulations that "materially inhibit wireless service", (e.g., overly restrictive spacing requirements.)

(d) Local agencies also retain the ability to regulate small wireless facilities in the public rights-of-way in order to more fully protect the public health and safety, ensure continued quality of telecommunications services, and safeguard the rights of consumers.

(e) It is the intent of the City Council in adopting this urgency Ordinance to supersede regulations of the City that conflict with the Report and Order, and to immediately establish consistent regulations governing deployment of small wireless facilities in order to more fully protect the public health, safety, and welfare. The City Council declares that it adopts this

Ordinance with the understanding that the City expressly reserves all rights to re-enact and/or establish new regulations consistent with State and federal law as it existed prior to adoption of the Report and Order in the event the Report and Order is invalidated, modified, or limited in any way.

Section 2. Section 6-2-403 of the Beverly Hills Municipal Code is hereby amended to read as follows:

"ANTENNAS FOR TELECOMMUNICATIONS SERVICES:

A. Title 10, chapter 3, article 45 of this code sets forth the regulatory requirements that apply to telephone corporations and other utility service providers with regard to the siting and construction of various categories of antennas, including wireless telecommunications antenna facilities, that are commonly used in transmitting or receiving telecommunications services.

B. Notwithstanding any provisions in title 10, chapter 3, article 45 to the contrary, all small wireless facilities as defined by the FCC in 47 C.F.R. § 1.60002(l), as may be amended or superseded, are subject to requirements of the "City Wide Policy Regarding Permitting Requirements And Development Standards For Small Wireless Facilities" adopted by City Council resolution, and all such small wireless facilities must comply with that policy."

Section 3. Section 10-3-4508 of the Beverly Hills Municipal Code is hereby amended to read as follows:

"FACILITIES WITHIN PUBLIC RIGHTS OF WAY:

A. All wireless antenna facilities proposed in the public rights of way in any land use zone must, unless exempt under paramount state or federal law, comply with all applicable provisions of title 8, chapter 7 of this code.

B. Notwithstanding any provisions in title 8, chapter 7 to the contrary, all small wireless facilities as defined by the FCC in 47 C.F.R. § 1.60002(l), as may be amended or superseded, are subject to requirements of the "City Wide Policy Regarding Permitting Requirements And Development Standards For Small Wireless Facilities" adopted by City Council resolution, and all such small wireless facilities must comply with that policy."

Section 4. The City of Beverly Hills has determined that the adoption of this Ordinance is exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation §15061(b)(3) (14 Cal. Code Regs. § 15061(b)(3)) covering activities with no possibility of having a significant effect on the environment. In addition, the City of Beverly Hills has determined that the ordinance is categorically exempt pursuant to Section 15301 of the CEQA Regulations applicable to minor alterations of existing governmental and/or utility-owned structures.

Section 5. The City Council finds and declares that it is adopting this Ordinance in order to more fully protect and preserve the public health and safety with respect to City rights-of-way in light of the adoption of the Report and Order. Notice is hereby given to any and all wireless providers obtaining a permit pursuant to the Beverly Hills Municipal Code as amended herein, that the City expressly reserves any and all rights it possessed prior to the adoption of the Report and Order concerning its authority to regulate its public rights-of-way. In the event the Report and Order is invalidated, modified, or limited in any way, the City Council reserves the right, subject to reasonable notice and due process, to modify the terms and conditions applicable to any permit issued hereunder including, but not limited to, the term, fees charged, and scope of any future wireless deployments within the City's rights-of-way.

Section 6. Severability. If any sections, subsections, sentence, clause, or phrase of the Chapter adopted by this Ordinance is for any reason held to be invalid or unconstitutional by the decision or legislation of any court of competent jurisdiction, or by reason of preemptive legislation, such decision or legislation shall not affect the validity of the remaining portions of the Chapter. The City Council declares that it would have passed this Ordinance, and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that one or more of the sections, subsections, sentences, clauses, or phrases thereof is declared invalid or uncon-

stitutional.

Section 7. City Council finds that, as a result of the regulations adopted by the Federal Communications Commission effective as of January 14, 2019, as more fully described in the Recitals to this Ordinance, some City regulations governing third party use of its public rights-of-way or private property for telecommunication antennas may be invalidated which will result in an absence of standards designed to protect the public. Therefore, unless this Ordinance is effective and its regulations are immediately put in place, the public health, safety and welfare will be at risk. Therefore the immediate preservation of the public health, safety and welfare requires that this Ordinance be enacted as an urgency ordinance pursuant to Government Code Section 65937(b) and take effect immediately upon adoption, and its urgency is hereby declared.

Section 8. Publication and Certification. The City Clerk shall certify the adoption of this Ordinance and cause it to be published in the manner required by law.

Adopted: April 2, 2019
Effective: April 2, 2019

JOHN A. MIRISCH
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

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

ORDINANCE NO. 19-O-2776

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING ARTICLE 5 OF CHAPTER 2 OF TITLE 2 OF THE BEVERLY HILLS MUNICIPAL CODE TO ESTABLISH THE RENT STABILIZATION COMMISSION

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

Section 1. The City Council hereby amends Article 5 of Chapter 2 of Title 2 of the Beverly Hills Municipal Code regarding the Rent Stabilization Commission to read as follows:

ARTICLE 5. RENT STABILIZATION COMMISSION

2-2-501. ESTABLISHMENT OF COMMISSION.

There is hereby established the Rent Stabilization Commission.

A. Appointment and Qualifications. The Commission shall be composed of six (6) members and three (3) alternates appointed by the City Council, all of whom shall be residents of the City. Applicants for membership on the Commission shall submit an application to the City. The application shall include a statement under penalty of perjury of the applicant's interests and dealings in multi-family residential real property including, but not limited to, ownership, trusteeship, sale, or management, including investment in or in association with partnerships, corporations, companies, joint ventures, and syndicates engaged in the ownership, rental, sale, or management of multi-family residential real property during the three years immediately prior to the date of submission of the applicant's application to the City. This documentation shall be made available to the public.

B. Composition. The Commission shall be comprised of two landlords who own one or more residential rental properties within the City, two tenants, and two members who are not landlords, tenants or managers of an apartment building ("at large member"). One of the three alternates shall be a landlord who owns one or more residential rental properties in the City; one alternate shall be a tenant, and one alternate shall not be a landlord, tenant or manager of an apartment building. The landlord alternate shall serve in place of the landlord members

of the Commission; the tenant alternate shall serve in place of the tenant members, and the at large alternate shall serve in place of the at large members. Members of the Commission shall have the duties and functions set forth in this Article and in Chapters 5 and 6 of Title 4 of this code with respect to rent stabilization.

C. Term of Office. Commission Members shall serve terms of four years. Commission member terms shall be staggered. Therefore, one landlord member, one tenant member, and one at large member of the initially appointed commissioners and the landlord alternate, the tenant alternate and the at large alternate shall be appointed for an initial term of four years. The other three Commissioners shall be appointed for an initial term of two years. Each Commissioner and alternate shall thereafter have the opportunity for reappointment to an additional four-year term. An appointment to fill a vacancy on the Commission shall be for the period of the unexpired term.

D. Secretary of the Commission. The Deputy Director of Rent Stabilization shall act as the Secretary of the Commission. The Secretary shall attend Commission meetings and keep a record of the proceedings and transactions of the Commission, specifying the names of the Commissioners in attendance at each meeting and the ayes and noes upon all roll calls. The Secretary shall, among other duties, post and publish all orders, resolutions, and notices which the Commission shall order to be posted and published.

E. Quorum and Actions of the Commission. Notwithstanding section 2-2-107 of Article 1 of Chapter 2 of Title 2 of this code, to constitute a quorum of the Commission, the following six commissioners must be present: two commissioners who are the landlord members or the landlord alternate; two who are tenant members or the tenant alternate, and two who are the at large members or the at large alternate. The powers conferred upon the Commission shall be exercised by resolution or motion adopted by a majority vote of the members of the Commission and recorded in the minutes with the ayes and noes. If one or more alternates are present at a meeting but are not serving in the place of an absent commissioner, the alternate(s) may participate in the Commission's discussions about policy issues but shall not be entitled to cast a vote.

2-2-502. POWERS AND DUTIES OF THE COMMISSION:

Unless otherwise specified herein, the duties of the Rent Stabilization Commission shall be as follows:

A. Make recommendations to the City Council concerning amendments to Chapters 5 and 6 of Title 4 that have not been resolved by the City Council; and

B. Perform any other functions that may be designated by resolution or motion of the City Council.

Section 2. 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 Beverly Hills Municipal Code to establish a Rent Stabilization Commission will not cause a significant effect on the environment. In addition, the amendments to Article 5 of Chapter 2 of Title 2 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 3. 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 4. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the city within fifteen (15) days after its passage in accordance with

Section 36933 of the Government Code, shall certify to the adoption of this Ordinance and shall cause this Ordinance and the city Clerk's certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this city.

Section 5. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Section 6. Certification. The City Clerk shall certify to the adoption of this Ordinance.

Adopted: April 2, 2019
Effective: May 3, 2019

JOHN A. MIRISCH
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

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

ORDINANCE NO. 19-O-2777

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO APPLY THE WATER SUPPLY ORDINANCE TO THE SANTA MONICA AND UNADJUDICATED PORTIONS OF THE CENTRAL GROUND WATER BASINS AND TO CLARIFY THE DEFINITION OF GROUND WATER

RECITALS

1.The City of Beverly Hills exercises its police power to regulate, manage, conserve, protect, and preserve the City's water supply, including ground water resources within the City's jurisdiction.

2.The City has historically applied the Water Supply Ordinance of the City of Beverly Hills, including its regulation of dewatering, to the activities located within the Hollywood ground water basin.

3.The City is contemplating pumping water from the Central ground water basin to supplement its water supply. To that end, the City has identified three new groundwater wells capable of producing approximately 1,700 acre feet in the unadjudicated portion of the Central ground water basin, known as the La Brea sub basin. In addition, the City is currently exploring methods of protecting its interests in the Santa Monica ground water basin should it decide to extract additional ground water from that basin as an additional supply source.

4.In order to further preserve and protect ground water resources, the City Council now desires to expand the Water Supply Ordinance to the other ground water basins located within the City of Beverly Hills and to clarify the Water Supply Ordinance's definition of "ground water."

ORDINANCE

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

Section 1. The definition of "BASIN" in Section 9-4-602 ("DEFINITIONS") of Article 6 ("Water Supply") of Chapter 4 ("WATER REGULATIONS") of Title 9 ("BUILDING AND PROPERTY HEALTH AND SAFETY REGULATIONS") of the Beverly Hills Municipal Code is amended to read as follows:

"BASIN: The Hollywood, Santa Monica, and unadjudicated portions of the Central ground water basins, as defined in Bulletin 118 of the Department of Water Resources, as amended from time to time."

Section 2. The definition of "GROUND WATER" in Section 9-4-602 ("DEFINITIONS") of Article 6 ("Water Supply") of Chapter 4 ("WATER REGULATIONS") of Title 9 ("BUILDING AND PROPERTY HEALTH AND SAFETY REGULATIONS") of the Beverly Hills Municipal Code is amended to read as follows:

"GROUND WATER: All water that can be or is

produced from beneath the ground surface, but does not include water which flows in known and definite channels."

Section 3. CEQA. The City Council finds that the adoption of this Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15307 (14 C.C.R. Section 15307), which applies to actions taken by regulatory agencies as authorized by local ordinance to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment. This Ordinance is intended to regulate, manage, conserve, protect and preserve the city's water supply through a permitting and oversight process that protects the environment.

Section 4. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

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

Adopted: April 2, 2019
Effective: May 3, 2019

JOHN A. MIRISCH
Mayor of the City of Beverly Hills

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

SHANA EPSTEIN
Director of Public Works

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

ORDINANCE NO. 19-O-2778

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO MODIFY THE ELIGIBILITY REQUIREMENTS FOR A PROJECT TO APPLY FOR A HILLSIDE R-1 PERMIT TO ALLOW CUMULATIVE FLOOR AREA TO EXCEED 15,000 SQUARE FEET

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

Section 1. On January 24, 2019, the Planning Commission held a duly noticed public hearing after which it adopted Resolution No. 1869, recommending that the City Council amend portions of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code to modify the eligibility requirements for the Hillside R-1 Permit to allow cumulative floor area to exceed 15,000 square feet (collectively, the "Amendments"). On March 5, 2019, the City Council held a duly noticed public hearing, received public testimony, and thereafter introduced this Ordinance.

Section 2. The Amendments have been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. ("CEQA")), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City's Local CEQA Guidelines (hereafter the "Guidelines"). The adoption and implementation of the Ordinance represents a minor change to the existing code to clarify the eligibility requirements for a proj-

ect to apply for an existing Hillside R-1 Permit, which requires discretionary and environmental review on a case-by-case basis. Therefore, the City Council finds the Amendments exempt from CEQA pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations because it can be seen with certainty that there is no possibility that the activity in question would have a significant effect on the environment.

Section 3. The Amendments are consistent with the objectives, principles, and standards of the General Plan. General Plan Goal "LU 3 - Managed Change" calls for orderly and well-planned change to the community that provides for the needs of existing and future residents and business, effective and equitable provision of public services, and makes efficient use of land and infrastructure. Amending the zoning code to clarify language regarding Hillside R-1 Permit eligibility will contribute to creating orderly change to the community by providing clear rules to regulate land use. General Plan Policy "LU 16.11 - Community Engagement" encourages engaging all segments of the community in planning decisions. It calls for the maintenance and enhancement of the public involvement process to ensure transparency and enable the public to be well informed. Amending the code periodically to address inconsistencies ensures that the code is legible and accurate, which enhances the ability of the public to understand regulations that govern development projects. Additionally, the subject code section of the Municipal Code was adopted in 1995 and, based on staff review of available City records, no consideration was given to projects that were considered legally nonconforming as it relates to maximum allowable floor area. The code section, as it is currently written, may be seen as prohibiting sites with floor area in excess of current code requirements from applying for the Hillside R-1 Permit that would allow cumulative floor area on a site to exceed 15,000 square feet. Therefore, in order to make the eligibility for this Hillside R-1 Permit consistent with the treatment of legally nonconforming structures based on Section 10-3-4100 (Nonconforming Buildings) of the Municipal Code, the Council is adding language to make it explicitly clear that projects on sites that are in excess of current maximum allowable floor area calculations are eligible to apply for the Hillside R-1 Permit to allow cumulative floor area on a site to exceed 15,000 square feet, and that the request can be considered by the reviewing authority.

Furthermore, Section 10-3-3908 of the Municipal Code requires that the Planning Commission finds that the public interest, health, safety, morals, peace, comfort, convenience, or general welfare requires the reclassification of the property involved or the reclassification of any portion of the property and that such determination be so recommended to the Council. The Planning Commission found that the Amendments will provide clarity to the existing Municipal Code and ensure that it is legible and accurate, which enhances the ability of the public to understand the regulations that govern development projects and further enhances the public interest and general welfare.

Section 4. The City Council hereby amends subsection E of Section 10-3-2550 of Article 25.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-2550 remaining in effect without amendment:

"E. Floor Area: The reviewing authority shall issue a Hillside R-1 permit to allow the total of the cumulative floor area developed on a site, in combination with the floor area of all basements on that site as measured pursuant to subsection 10-3-2502B of this chapter, to exceed fifteen thousand (15,000) square feet if the floor area ratio formula set forth in subsection 10-3-2502B of this chapter would so permit and if the reviewing authority finds that the development will not have a substantial adverse impact on the scale, integrity, or character of the area or on the privacy of neighboring properties. Notwithstanding the foregoing, any existing structures that are legally nonconforming with respect to subsection 10-3-2502B of this chapter shall not be precluded from applying for the subject Hillside R-1 Permit provided that the nonconformity is not increased and the structure retains its legally nonconforming status in accordance with subsection 10-3-4100 of this chapter. The reviewing authority may require the applicant to submit such information and reports as the reviewing authority deems appropriate to determine the nature and extent of impacts on the scale, integrity and character of the area and on

the privacy of neighboring properties."

Section 5. 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 6. 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 7. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its

passage.

Adopted: April 2, 2019
Effective: May 3, 2019

JOHN A. MIRISCH
Mayor of the City of Beverly Hills

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

SHANA EPSTEIN
Director of Public Works

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

CLASSIFIEDS To place your ad, call 310-887-0788

100- ANNOUNCEMENTS

KC BUYS HOUSES - FAST - CASH - Any Condition. Family owned & Operated. Same day offer! (951) 805-8661 WWW.KCBUYSHOUSES.COM (Cal-SCAN)

Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt today! Call 855-401-7069 (Cal-SCAN)

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

DID YOU KNOW 7 IN 10 Americans or 158 million U.S. Adults read content from newspaper media each week? Discover the Power of Newspaper Advertising. For a free brochure call 916-288-6011 or email cecelia@cnpa.com (Cal-SCAN)

DID YOU KNOW 144 million U.S. Adults read a Newspaper print copy each week? Discover the Power of Newspaper Advertising. For a free brochure call 916-288-6011 or email cecelia@cnpa.com (Cal-SCAN)

EVERY BUSINESS has a story to tell! Get your message out with California's PRMedia Release - the only Press Release Service operated by the press to get press! For more info contact Cecelia @ 916-288-6011 or http://prmediarelease.com/california (Cal-SCAN)

Tours, Vacation Packages and Travel Packages since 1952. Visit Caravan.com for details or call 1-800-CARAVAN for catalog. (Cal-SCAN)

DONATE YOUR CAR, BOAT OR RV to receive a major tax deduction. Help homeless pets. Local, IRS Recognized. Top Value Guaranteed. Free Estimate and Pickup. LAPETSALIVE.ORG 1-833-772-2632 (Cal-SCAN)

115-CEMETERY

Pacific View cemetery plot single / stackable \$14,000 (510)427-5564

Hollywood Hills Mt. Sinai Cemetery. Located in Maimonides section. Rare find in sold out section. Endowment and transfer fees included. \$18,000 obo. (818) 515-8345

Forest Lawn Covina Selling 4 Plots (\$9,500 Each) Can Sell Individually. Buyer Is Responsible For Transfer Fee Plots Are Paid In Full & All 4 plots are together, Lot 3848 Call Gabriel- (909) 855-2857

125-PERSONALS

Meet singles right now! No paid operators, just real people like you. Browse greetings, exchange messages and connect live. Try it free. Call now: 855-412-1534. (Cal-SCAN)

Awesome Dateline - Chat. Beautiful Locals Are Waiting. Great Phone Chat. Real Local People. Live & Uncensored. Call & Try Free! Must be 18 yrs 1-800-490-4140 (Cal-SCAN)

Don't like online dating. Successful woman, retired, attractive, financially secure. Looking for second chance in love w/kind financially secure gentleman, age 65-75. (310) 684-1448.

140-HEALTH/MEDICAL

OXYGEN - Anytime. Anywhere. No tanks to refill. No deliveries. The All-New Inogen One G4 is only 2.8 pounds! FAA approved! FREE info kit: 844-359-3976. (Cal-SCAN)

VIAGRA and CIALIS USERS! Cut your drug costs! SAVE \$\$! 50 Pills for \$99.00. FREE Shipping! 100% Guaranteed and Discreet. CALL 1-800-624-9105 (Cal-SCAN)

Stop OVERPAYING for your prescriptions! SAVE! Call our licensed Canadian and International pharmacy, compare prices and get \$25.00 OFF your first prescription! CALL 1-855-397-6808 Promo Code CDC201725. (Cal-SCAN)

170-CAREGIVER

LVN live out Caregiver providing home care. Experienced, with great references. Prefers to work Monday through Thursday in 12 hour shifts. Call Regina (858) 265-7781

172-SENIOR LIVING

A PLACE FOR MOM. The nation's largest senior living referral service. Contact our trusted, local experts today! Our service is FREE/no obligation. CALL 1-800-550-4822. (Cal-SCAN)

220-HOUSEKEEPING

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

205-ADOPTIONS

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

209-AUCTIONS

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

255-LEGAL SERVICES

DID YOU KNOW Information is power and content is King? Do you need timely access to public notices and remain relevant in today's hostile business climate? Gain the edge with California News Publishers Association new innovative website capublicnotice.com and check out the FREE One-Month Trial Smart Search Feature. For more information call Cecelia @ (916) 288-6011 or www.capublicnotice.com (Cal-SCAN)

281-TAX SERVICES

Do you owe over \$10,000 to the IRS or State in back taxes? Our firm works to reduce the tax bill or zero it out completely FAST. Call now 8559935796 (Cal-SCAN)

290-HEALTH/FITNESS

ELIMINATE CELLULITE and Inches in weeks! All natural. Odor free. Works for men or women. Free month supply on

select packages. Order now! 8447039774. (Cal-SCAN).

306-FOR RENT

Must be age 62 or over. Top, 3rd floor corner unit. Sunset and Palisades Drive. Approx 600 square feet. \$2000/mo. Max income \$64,540.00. Robyn 310-795-3795.

400-REAL ESTATE

KC BUYS HOUSES FAST - CASH Any Condition. Family Owned & Operated. Same Day Offer! (951)805-8661 WWW.KCBUYSHOUSES.COM

420-OUT OF STATE PROPERTY

NORTHERN AZ WILDERNESS RANCHES - \$193 MONTH - Quiet very secluded 37 acre off grid ranches. Many bordering 640 acres of uninhabited State Trust woodlands at cool clear 6,100' elevation. No urban noise & dark sky nights amid pure air & AZ's very best year-round climate. Blends of evergreen woodlands & grassy wild flower covered meadows with sweeping views across scenic wilderness mountains and valleys. Abundant clean groundwater at shallow depths, free well access, loam garden soil, maintained road access. Camping and RV use ok. Near historic pioneer town & fishing / boating lake. From \$22,500, \$2,250 down, \$193 mo. with no qualifying seller financing. Free brochure with photos, property descriptions, prices, terrain map, lake info, weather chart/area info: 1st United Realty 1-800-966-6690. (Cal-SCAN)

501-HELP WANTED

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

Beverly Hills Unified School District BHUSD is accepting applications for the following Classified positions (must apply at www.EdJoin.org< http://www.edjoin.org/>): Security Officer Work Year: 10 months, 40 hours/week (full time) Salary: \$3,024-\$3,858/month Playground Aide Work Year: 10 months (part time, up to 19.5 hours/week) Salary: \$14.14/hr

Administrative Services Coordinator for jewelry co. in Beverly Hills. Mail resume to Status Collection & Co. Inc., 8383 Wilshire Blvd Suite 112. Beverly Hills, CA 90211.

516-BUSINESS OPPORTUNITIES

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

710-MEDICAL SUPPLIES/EQUIPMENT

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

726-MISCELLANEOUS

SAWMILLS from only \$4397.00- MAKE & SAVE MONEY with your own bandmill- Cut lumber any dimension. In stock ready to ship! FREE Info/DVD: www.Norwood-Sawmills.com 1-800-578-1363 Ext.300N (Cal-SCAN)

740-CABLE/SATELLITE TV

Cut the Cable! CALL DIRECTV. Bundle & Save! Over 145 Channels PLUS Genie HD-DVR. \$50/month for 2 Years (with AT&T Wireless.) Call for Other Great Offers! 1-888-463-8308 (Cal-SCAN)

DISH TV. 190 channels. \$49.99/mo. for 24 mos. Ask About Exclusive Dish Features like Sling® and the Hopper®. PLUS HighSpeed Internet, \$14.95/mo. (Availability and Restrictions apply.) TV for Less, Not Less TV! 1-855-734-1673. (Cal-SCAN)

NO MONEY DOWN BUNDLE - Get 150 channels and high-speed internet starting at only \$65/mo! Also get FREE movie channels. New Callers get a FREE \$100 Visa Gift Card. SO CALL NOW! 1-877-275-8515

800-REAL ESTATE LOANS

RETIRED COUPLE \$\$\$\$ for business purpose Real Estate loans. Credit unimportant. V.I.P. Trust Deed Company www.viploan.com Call 818 248-0000. Broker-principal BRE 01041073. (Cal-SCAN)

801-INSURANCE

You've worked hard for your business and your family! Let's protect them now. Licensed agent here to help you with life insurance, retirement, long term care, college savings and income annuities. Call 818-441-8613 CA Lic. #0L33193

809-INSURANCE/HEALTH

Social Security Disability? Up to \$2,671/mo. (Based on paid-in amount.) FREE evaluation! Call Bill Gordon & Associates. 1-800-966-1904. Mail: 2420 N St NW, Washington DC. Office: Broward Co. FL., member TX/NM Bar. (Cal-SCAN)

Lowest Prices on Health & Dental Insurance. We have the best rates from top companies! Call Now! 888-989-4807.

900-AUTOS FOR SALE

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

910-MOTORHOMES - CAMPERS

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

955-AUTOS WANTED

DONATE YOUR CAR, TRUCK OR BOAT TO HERITAGE FOR THE BLIND. FREE 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care of. Call 8007315042 (Cal-SCAN)

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

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

THANK YOU BEVERLY HILLS...

COMPASS



Beverly Hills has been home to me for my entire life. I am so grateful to be apart of this amazing community!

TEAM BH

Thank you to the City of Beverly Hills for the opportunity to participate in Team BH.

BHHS CAREER DAY

I'm honored to be invited to speak at Beverly Hills High School's Annual Career Day. I loved seeing all of my past teachers, as always!



JENNIFER OKHOVAT | 310.435.7399 | jennyohomes@gmail.com | jennyohomes.com



Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdraw without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. Exact dimensions can be obtained by retaining the services of an architect or engineer. This is not intended to solicit property already listed. The buyer is advised to independently verify the accuracy of that information. Based on information from the Association of REALTORS® Multiple Listing as of 02/26/2019 and/or other sources. Display of MLS data is deemed reliable but is not guaranteed accurate by the MLS. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent. This is not intended as a solicitation if your property is currently listed with another broker. DRE 01862951