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Issue 1028 • June 13 - 19, 2019



## Gordon's Show Tunes

**Cabaret singer Victoria Gordon showcases  
her skills at the Hollywood Fringe**

cover story • page 6



You Are Cordially Invited to Attend the  
**British Music Hall  
Sing-Along!**

Featuring Mayor John Mirisch,  
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performances by Nigel Daly O.B.E & Becky Baeling-Lythgoe

**Wednesday, June 19, 2019 • 7:00 PM**

The City's Community Sing-Alongs are part of the Mayor's initiative to promote arts and culture in Beverly Hills. Join us for this British version of American vaudeville!

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Tickets are free; **RSVP** is required.  
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# briefs

## School Reconfiguration Highlights Traffic Safety Issues

At last Thursday's Traffic and Parking Commission's meeting, updates on proposals made to address potential traffic impact that could result from the upcoming reconfiguration of BHUSD schools in August.

Schools that will be impacted include Beverly Vista, Horace Mann and Hawthorne and El Rodeo School, which will be closed for two years for construction beginning this month.

BHUSD, in conjunction with Transportation Planning Staff has contracted with a consulting service called PlaceWorks in preparing a traffic study that proposed several traffic mitigation measures. They have developed parking and passenger safety loading and unloading plans for each school.

The BHUSD will also create an information sheet for parents and administrators to educate them about the changes in the next school year. BHUSD also plans to conduct an outreach campaign throughout the school year to remind parents of student pick-up and drop-off rules.

Deputy Director of Transportation Aaron Kunz and Transportation Planner

Martha Eros presented the traffic mitigation proposals to the Traffic and Parking Commission. Kunz said that the city and the BHUSD would provide public notice and collect feedback from the community before the plan goes into effect.

"Our plan is to have this information included so that there aren't surprises and the parents are aware of what the changes are," Eros said.

Under the proposal for Hawthorne, pick-up and drop-off would be staggered by grade. The school currently has one student entrance along Rexford Drive, and is considering opening a second entrance along Hamel Drive. Other proposals include:

- Replace the existing "3-minute passenger loading 7 am. to 10 a.m. and 1 p.m. to 4 p.m., Monday-Friday" signs on Rexford Drive adjacent to the school with "No Parking, 7 a.m. to 9 a.m. and 1 p.m. to 4 p.m., Passenger Loading Only, Except Saturday and Sunday" signage. TPC: June 6, 2019 BHUSD Reconfiguration Page 3

- Install "No Parking, 7 am. to 9 am. and 1-4 p.m., Passenger Loading Only, Except Saturday and Sunday" signs on the south side of Elevado Avenue (west half of the block only) to allow for additional loading space.

Horace Mann currently has one student entrance along Charleville Boulevard, and is considering opening a second entrance along Hamel Drive. Modifications at Horace Mann include:

- Modify the existing signage on the

north side of Charleville Blvd., between Hamel Drive and South Robertson Boulevard, to "No Parking, 7 am. to 9 a.m. and 1 p.m. to 4 p.m., Passenger Loading Only, Except Saturday and Sunday." Currently, the block has 3-Minute passenger loading signs.

- Modify the existing signage on the south side of Charleville Blvd., between South Robertson Blvd. and Arnaz Dr., to "Tow Away, No Stopping 7 a.m. to 9 a.m. and 1 p.m. to 4 p.m., Except Saturday and Sunday"

Modify the existing signage on southbound Hamel Drive adjacent the Horace Mann School to a consistent regulation of "No Parking, 7 am. to 9 a.m. and 1 p.m. to 4 p.m., Passenger Loading Only, Except Saturday and Sunday."

Proposals for Beverly Vista include:

- Modify the signs on the east (northbound) side of Elm Drive, between Gregory Way and Charleville Blvd. "3 minute passenger loading 7 a.m. to 4 p.m. except Sunday" to "No Parking, 7 am. to 9 am. and 2 p.m. to 4 p.m., Passenger Loading Only, Except Saturday and Sunday".

- Install "Tow Away, No Stopping, 7 a.m. to 9 a.m. and 2 p.m. to 4 p.m., Except Saturday and Sunday" signs on the east side of Elm Drive north of the curb cut-out to alleviate bottleneck conditions and allow northbound and southbound traffic to travel at the same time.

- Modify the signs on the entire north

*briefs cont. on page 4*



## SNAPSHOT



**100 YEARS YOUNG!  
NORTH REXFORD DRIVE**

At the City Council study session on last Tuesday, Ruth Bernhard Davis (at left) was awarded with the Legacy Resident Recognition. The City of Beverly Hills recognizes the longevity of 'Legacy Residents' who have been valuable community members. Mayor John Mirisch is at right.



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OUR DATA SPEAKS  
VOLUMES







## Concerts on Canon & Beverly Hills Proms at the Beverly Gardens

Upcoming Performers:

Thursday Performances at 6 and 7:15 p.m.

•June 6: Gary Greene Esq. & his Big Band of Barristers performed on June 6 during the Concerts on Canon at the Beverly Gardens.

Saturday Concerts at 6 and 7:15 p.m.

•June 8: Bernie Dresel Band

*briefs cont. from page 3*

side of Gregory Way (westbound) between Rexford Drive and Elm Drive with

a ‘No Parking, 7 am. to 9 am. and 2 p.m. to 4 p.m., Passenger Loading Only, Except Saturday and Sunday’ regulation.

•Modify the signs on the entire south

side of Charleville Boulevard (eastbound) between Elm Drive and Rexford Drive with a “No Parking, 7 a.m. to 9 am. and 2 p.m. to 4 p.m., Passenger Loading Only, Except Saturday and Sunday” regulation. Currently, the block has a “3-Hour Parking, 8 a.m. to 6 p.m., Except Sunday” regulation.

Commission Vice Chair Jake Manaster expressed concern over what he perceived to be inconsistencies with designated tow-away zones at each different location. According to the city transportation planners, each tow-away regulation was formulated to ensure safety, considering the unique traffic circumstances at each school.

Transportation Planning staff and the BHUSD will provide public notice of proposed changes to residents in the areas surrounding the schools before implementing any traffic or parking adjustments. The traffic conditions during the first few weeks of school will be monitored, and changes will be made if needed.

The City transportation planners plan to bring the proposal back to the Traffic and Parking Commission at their July 11 hearing after gathering public input.

## Council Approves Purple Line North Portal Impact Report

At last Tuesday night’s city council meeting, Deputy Director of Transportation Aaron Kunz spoke about the upcoming north portal evaluating impacts and possible planning alternatives.

Staff recommended that council move to approve an agreement with AECOM for the preparation of an Environmental Impact Report for the Westside Purple Line Extension Wilshire/Rodeo Station proposed North Portal on the north side

of Wilshire Boulevard, and approve a purchase order in the amount of \$837,446 for the consulting service.

Kunz told the council that the city is promoting community outreach through social media, email and other platforms.

There was also some input from community members at the council meeting.

“I want to thank you all that we got this far with the north portal, because the south portal is inherently unsafe for travelers, residents and drivers. We are creating a traffic nightmare,” longtime resident Phil Savenick said.

Savenick suggested that the planners look into focusing on Canon Drive.

“We are going to lose Canon Drive until 2025, it will be closed,” Savenick said, “I believe we need to start a conversation on keeping Canon closed and making it the new promenade of Beverly Hills. The conversation needs to be how do we get people to the north and how do we get them safely on and off the subway.”

Savenick was visibly worried about the direction of the plan, “This is our moment if we do not plan properly now there is no way we can get it back,” Savenick said.

Councilmember Robert Wunderlich supported Savenick’s position on Canon.

“I echo the sentiments of envisioning additional emphasis on Canon, whether it’s a promenade or something else to promote activity along Canon,” Wunderlich said.

Mayor John Mirisch asked Kunz if the city’s plans currently take into account Uber and Lyft drop-off and pick-ups. Kunz confirmed that the city is taking into account the ride sharing service companies, as well as pedestrian and bike traffic

*briefs cont. on page 6*



## NOTICE OF PUBLIC HEARING

**DATE:** July 11, 2019  
**TIME:** 1:30 PM, or as soon thereafter as the matter may be heard  
**LOCATION:** City Council Chamber  
Beverly Hills City Hall  
455 North Rexford Drive  
Beverly Hills, CA 90210

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, July 11, 2019, will hold a public hearing beginning at 1:30 PM, or as soon thereafter as the matter may be heard to consider:

### AN ORDINANCE OF THE CITY OF BEVERLY HILLS TO MODIFY LANGUAGE RELATED TO SETBACKS AND OPEN AIR DINING ON ROBERTSON BOULEVARD IN THE CITY OF BEVERLY HILLS

The proposed ordinance would modify the municipal code with respect to setbacks and open air dining on Robertson Boulevard. The modifications include:

- Clarification on how open air dining regulations are applied to open air dining areas located on the Robertson Boulevard sidewalk
- Modification of the 10-foot setback requirement on Robertson Boulevard to make it clear that properties that have granted a 10-foot wide dedication to the City for sidewalk purposes do not have to provide a 10-foot setback along Robertson Boulevard

This ordinance is part of an ongoing effort to clarify and amend language in the municipal code to improve clarity.

This Ordinance and the Amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. There is no possibility that the proposed code amendments that are not related to any specific development proposal may have a significant effect on the environment because the modifications do not enable any physical changes in the environment. Therefore, the Planning Commission will consider finding 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. In addition the amendments represent minor changes to land use limitations, and would therefore qualify as exempt from CEQA pursuant to Section 15305 of Title 14 of the California Code of Regulations.

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

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

Sincerely,  
Timothea Tway, AICP  
Senior Planner



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## COURTESY NOTICE

The City Council of Beverly Hills, at its regular meeting to be held on **Tuesday, June 18, 2019 at 7:00 p.m.**, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to accept and receive public comments on:

### THE 2019 CITY OF BEVERLY HILLS WATER QUALITY REPORT RELATIVE TO PUBLIC HEALTH GOALS (PHG)

The California Health and Safety Code Section 116470 requires public water systems serving more than 10,000 customers to prepare a report every three years including information on the detection of any elements in the water at levels above Public Health Goals (PHGs) or Maximum Contaminant Level Goals (MCLGs). PHGs are adopted by the California State Office of Environmental Health Hazard Assessment (OEHHA). Similarly, MCLGs are set by the United States Environmental Protection Agency (USEPA). A public hearing is required to accept and receive public comments on the report.

Staff has prepared the report entitled, “City of Beverly Hills Public Health Goals Report” to provide information regarding the quality of its drinking water supply relative to adopted PHGs and MCLGs.

Copies of the report will also be available for public view online at the City’s Public Water Resources Division webpage at **www.beverlyhills.org/phg** and the Beverly Hills Public Library.

Any interested person may attend the meeting and be heard. Written comments may also be submitted and should be addressed to the City Council, c/o City Clerk, 455 N. Rexford Drive, Beverly Hills, CA 90210. The comments should be received prior to the hearing date.

If there are any questions regarding this notice, please contact **Public Works Customer Service** at **310-285-2467**, or by email at **AskPW@beverlyhills.org**.

LOURDES SY-RODRIGUEZ, CRM, MMC  
Assistant City Clerk



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Justin Levey and Ashlee Levey



Firefighter of the Year JR Berardinelli and Fire Chief Greg Barton



BHFA President Vic Gutierrez and Humberto Covarrubias receiving the Harvey Adair-Davis award



Vice Mayor Lester Friedman and Simone Friedman



BHFA President Vic Gutierrez, Maya Gutierrez, Daniel Gutierrez, Jen Gutierrez



Ethan Manaster, Amanda Manaster, Jake Manaster, Lynda Manaster



Brent Weist, Sing Weist, Desiree Goble and Ryan Goble



Myra Lurie and David Goldman



Bernie Nebenzahl, Nancy Nebenzahl, Jade Mills, Adam Mills



Michael Goldstein and Judie Fenton



Captain Jon Borer and Sue Borer



Pam Bennett and David Bennett



Fire Chief Greg Barton and City Manager George Chavez



Barry Brucker and Sue Brucker



# GORDON'S SHOW TUNES

## Cabaret singer Victoria Gordon showcases her skills at the Hollywood Fringe

By Katie Trojano

**Tell us about your upcoming performances at the Hollywood Fringe.**

My show at the Hollywood Fringe is an imagination of a show that I did this fall at the Broad. I call it a vintage night throwback; it's a cabaret with classic show tunes and comedy. It's not exactly what you would see if you went to a rock concert, that's not me. But it's more of what you might see if you went to Disney Hall or time-travelled back to the fifties.

**How did you get started as a singer and performer?**

When I was a kid I played violin because my great uncle was a symphony conductor and everyone in my family played instruments. When I was nine years old, my parents discovered that I could sing and I loved it so much that I begged them to let me take singing lessons. I began studying voice at age 12.

**How do you choose which songs you perform?**

It varies – some of the songs in my set are songs that I've always dreamed of singing and this was a good chance to try them out. There are some that I never saw myself singing but someone else did. One of my songs, in the finale, my sister said, "You have to sing this song." I told her it's not for me, but I ended up

doing it and now it is such a powerful part of my show that I'm so grateful she convinced me to do it. So, it's a mix of what I love and what I want to hear and what other people see in me that I don't always see.

**Who is your vocal coach, and tell us about how you become a better vocalist.**

My vocal coach is Hannah Anders, she's been coaching me for nine years. Hannah is incredible, she studied at one of the few universities in the world that has a top/commercial voice program instead of just studying classical music. She's really helped me figure out how to use my voice to become a Broadway-type singer not just a soprano who sings a few arias and throws in a show tune. It's taken me years, I mean for years I thought I couldn't belt and now I'm known as a belter. Constantly studying, training my voice, learning new breathing techniques and working on all of the different elements -- it's not so simple as opening my mouth and singing. There's a lot that goes into it all throughout the body. Working with Hannah has really opened up that world for me.

**You're very involved with your mother, Lori Greene Gordon's service on the Planning Commission. How did**

**that start?**

My mom applied for the Planning Commission, she went to a meeting and I happened to be free that afternoon so we went to lunch and then to the meeting together. I thought it was really interesting. I didn't know much about planning or land use or any of that, but I really enjoyed going and hearing about those things. Once she got on the commission I started attending meeting and I've learned a lot. I don't attend every meeting but I do try to stay up to date on the issues because this is my community too and I think it's important to be an active and engaged citizen.

**It's unusual for a young person to take such an interest in local government, where do you think that came from?**

I have absolutely been inspired by my mom. She ran for the school board when she was 19 years old and when I was a kid, from the time that I was maybe eight or nine years old, she used to take me along as she worked on other people's campaigns. I worked on Myra Deme-

ter's school board campaign, I worked on John Millan's school board campaign so I just always did that. When I graduated college, [Board Vice President [Isabel Hacker gave me the opportunity to co-chair her school board campaign. I stepped out of my mom's shadow at that point and began to develop my own reputation as someone who's engaged in this community.

**Are you excited about any upcoming performing events?**

We're working on trying to make this show tour-able. My goal is to take this to a couple more Fringes around the world. I'd like to go to Edinburgh, and I'd love to take it to New York because I think in New York it would be a perfect fit. The goal is to just get this show up and touring.



***"It's not exactly what you would see if you went to a rock concert, that's not me. But it's more of what you might see if you went to Disney Hall or time-travelled back to the fifties."***

—Victoria Gordon

*Tickets to Gordon's Hollywood Fringe performances are available at [hff19.org/5857](http://hff19.org/5857). The regular cost is \$15, but readers can use the discount code "weekly" for \$10 tickets.*

*briefs cont. from page 4*

in its planning.

The Council unanimously approved the agreement between the city and AECOM for the Westside Purple Line Rodeo station north portal environmental impact report.

### Property Owner Plans to Preserve Gibraltar Square

A landmark modern office building at Wilshire Boulevard and Doheny Drive will be transformed into a luxury hotel,



*A view of the property from Wilshire*

and the restaurant space will be revived under a development application that was filed with the city on Tuesday.

Previously, the complex was corporate

headquarters for Gibraltar Square Savings and Loan and Kate Mantilini restaurant.

Property owner Oakshire, LLC, is teaming up with Office-Untitled, formerly known as R&A Architects, and historic preservation team at Chattel, Inc.

"When the opportunity to purchase these beautiful buildings came our way, we jumped at the chance because they are architectural treasures of Beverly Hills," said Arman Gabay of Oakshire, LLC, "We take our responsibility as stewards of these historic landmarks seriously, and we are undertaking this project to ensure that they live on for future generations to enjoy."

Under the plan, which adheres to the Secretary of Interior's standards for historic monuments, the complex will be fully restored to its former state and turned into a luxury boutique hotel and restaurant – all within the boundaries of the existing structures.

The Gibraltar Square building will include a full-service hotel with 154 rooms and associated amenities. The Kate Mantilini space, which closed for business in 2014, will be reopened as a restaurant.

The 1959 Gibraltar Savings building

and the 1968 and Kate Mantilini space were declared official city landmarks by the city in 2016.

The plans also outline the opening and restoring of the building's original entryway and exterior. Improvements will replace the exterior glazing and plaza hard-  
scape.

### Council Appoints Delvin Landscape Architect on Architectural Commission

At Tuesday's study session City Council meeting, the Architectural Commission recommended that the City Council appoint Timothy P. Devlin, to the Architectural Commission.

On May 22, The Architectural Commission interview panel interviewed applicants to fill the position of licensed landscape architect on the Architectural Commission.

The interview panel was composed of Vice Mayor Lester Friedman, Councilmember Lili Bosse, Architectural Commission Chair Sheri Hirschfeld and Vice Chair Sharon Persovski.

The interview panel met again on May 28 and came to consensus on their recommendation. A three to one consensus from the panel led to the recommendation of Timothy P. Devlin's. Devlin would fill the position of Architectural Commissioner Andrea Gardner Apatow, whose term will end on June 30.

Concern was expressed over Devlin's years of experience and the possibility that he will be recusing frequently on cases being reviewed by the Commission. Devlin's primary employer, Gruen Associates, has presented projects before the Commission in the past.

A review of all Commission-level Architectural Review cases over the past 24 months showed that of the total 85 projects, Gruen Associates represented only six projects or 7% of the total number of projects.

Councilmembers agreed that in this case Devlin's recusal rate of 7% was acceptable, since they accept a recusal rate of up to 12%.

"We felt that he was an exemplary candidate," Councilmember Lili Bossee said.

Councilmembers supported the recommendation of the two-year appointment of Devlin as landscape architect on the Architectural Commission.

### Council to Decide on Local Yoga Retailer's Use of Commercial Space

At last Tuesday's City Council study session meeting, Assistant Director of Community Development Ryan Gohlich requested that the City Council provide interpretation of the Beverly Hills Municipal Code in deciding whether retailer Alo

*briefs cont. on page 8*



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**June 29**

**San Diego Balboa Theatre**  
**Tixs: 619-570-1100**

**June 30**

**Irvine Barclay Theatre**  
**Tixs: 949-854-4646**





## Friends of Beverly Gardens Park and Council at Beverly Gardens ribbon cutting

(L to R) Friends of Beverly Gardens Park (FOGBP) Co-Chair Deborah Frank, FOGBP Founder Steven Gordon, Councilmember Lili Bosse, Mayor John Mirisch, Vice Mayor Lester Friedman, FOGBP Executive Director Emeritus Gaby Reims Alexander and FOGBP Co-Chair Annette Saleh.

The community celebrated the grand reopening of Beverly Gardens Park after restoration began in 2014. Mayor John Mirisch spoke at the event, as well as Recreation and Parks Commission Chair Alissa Roston, Founder of FOGBP Steven Gordon, and co-chairs Deborah Frank, Franny Rennie and Annette Saleh.

“The Park’s design maintains the original vision from 1907 while making it environmentally sustainable and adding modern design elements to bring it into the 21st century. Thanks to turf reduction and drought-tolerant plantings, we will realize a 45-50% water savings for Beverly Gardens Park,” Roston said.

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Yoga’s ancillary uses of a café and a yoga studio should be considered a part of the existing business’ primary retail use, or be regulated as separate.

Alo Yoga, located on 370 North Canon Drive, provides its customers with a community-based retail experience by incor-



*Alo Yoga’s studio*

porating the ancillary uses. The company is a retailer of men and women’s yoga and athletic apparel and accessories inspired by modern design. The company produces its apparel without the use of sweatshops, and with the use of ethical labor practices and eco-friendly processes.

The business’ tenant space includes an approximately 370-square foot coffee bar and adjacent seating area on the ground floor, and an approximately 671-square foot yoga studio on the second floor. The coffee bar offers organic coffee, matcha, juice, and kombucha refreshments. The yoga studio holds classes for a range of skill and difficulty levels, such as vinyasa yoga and power flow yoga.

According to Gohlich, the operations of Alo Yoga appear to be primarily focused on retail clothing sales, but also include

secondary services that support overall retail function.

Based on the information provided to city staff by Alo Yoga’s representatives, the yoga classes comprise a fraction of the sales generated by the store. The coffee shop also draws customers to the store, although it does not contribute a large amount of revenue to the overall operation.

According to Gohlich, strict interpretation of the Beverly Hills Municipal Code would look at each of the uses individually. In this case, the main challenge to Alo Yoga would be an inability to meet BHMC parking requirements for each use within the space.

The city was undecided about whether or not the use of each component should be analyzed for compliance with BHMC regulations, “especially if there is a primary function and secondary supportive functions.” The inclusion of secondary supportive functions permits multiple commercial uses to operate in the same space.

Co-Owner of Alo Yoga, Marco deGeorge addressed the council, focusing on the changing nature of retail and companies’ responsibilities to provide experience-based retail services in order to remain relevant.

“The store concept came about because we saw the changing retail landscape and we thought that if we just had a store that sold clothes it wasn’t very interesting. With our brand vision, which was creating community and creating health and wellness for people,” deGeorge said.



*Photo: Bryony Shearmur*

## America’s VetDogs in Bel Air

Back row: Service Dog Trainer Sara Ell, Jeff Lapin, John Jameson, Chairman of the Board of America’s VetDogs Don Dea, CEO of America’s VetDogs John Miller.

Front row: Veteran and Purple Heart Recipient HM3 Joe Worley and his service dog Galaxie, Harold Brook, Renee Brook, Bonnie Singer, Carey Appel, DeeDee Dorskind, Lilly Lewis, and veteran Jeff Fleeher with service dog in training Zuma. Steering Committee members not in the photo: Kristin Jameson, Bob Friedman, and Adam Biren

America’s VetDogs held an event in Bel Air last Monday in order to increase awareness of their services and work within Los Angeles. VetDogs is a nonprofit organization based out of New York that trains and provides service and guide dogs to veterans who are challenged with physical or psychological disabilities.

Veteran and Purple Heart recipient Joe Worley spoke about his experience with the organization and how receiving a service dog has positively impacted his life.

During Worley’s service in Iraq, both of his legs were injured, one was amputated, and he had to learn how to walk again. Worley’s service dog is named Galaxie and he is four years old.

Alo yoga promotes organic foods, sound baths and mindfulness events for both adults and youth. DeGeorge asked the council to look at retail as more of a dynamic thing, adding that Alo Yoga is the perfect brand for a health and wellness city like Beverly Hills.

“We just feel like if you look at retail in codes that were made many years ago, it doesn’t really apply because today you have a consumer that has all these different options and you need to create a great community environment for them to come. I think we’ve done that,” deGeorge said.

Alo Yoga’s Beverly Hills location, which opened in 2015, was the company’s first. According to deGeorge, the store does more than promote health and wellness in the city. It also attracts international customers to Beverly Hills—it has gained a strong reputation and social media presence over the years.

Councilmembers expressed some concern over the fact that Alo Yoga hadn’t come before the council to ask permission when they first started incorporating the use of the yoga studio and cafe. It wasn’t until earlier this year that city staff became aware of the ancillary uses. However, the council ultimately supported the company and its experience-based community vision.

The council approved Alo Yoga’s secondary ancillary uses of their yoga studio and cafe, under two conditions: that the company remain responsible for providing parking for customers and staff, and that the bottom floor of the building and portion that they are expanding be used strictly for retail.

## Municipal Code Language regarding Trousdale Estates to be clarified

At last Tuesday’s City council meeting, city staff brought a recommendation from the Planning commission to the council. The proposal would clarify wording in the city’s municipal code regarding building permits in Trousdale.



*Timothea Tway*

City Senior Planner Timothea Tway presented the issue as part of an ongoing effort by city staff to clean up the Beverly Hills Municipal Code (BHMC) and address concerns about

unclear language.

Modifications included minor changes to language in the BHMC related to time limits for processing the following a number of entitlements. These include: variance, conditional use permits, zoning amendments, architectural review, conditional use permits and design review.

Currently, some BHMC sections include time limits for city consideration of variance requests. This means the city must give the applicant an answer generally within 30 to 40 days after an application has been submitted—depending on the type of entitlement.

“Staff recommended to the Planning Commission that we remove these time limits which would do several things,”



Tway said, "it would improve consistency as most entitlements in the code do not have time limits. There is also a state Streamlining Act which already established a timeline ensuring that all applications are processed expeditiously."

Staff also supported making changes to language that governs building accessory structures on estate lots in Trowsdale by clarifying that accessory structures cannot be built off of the level pad and adding findings for the Trowsdale R-1 permit to locate an accessory building anywhere on a level pad on estate property.

According to Tway, the current reading of the Trowsdale permit allows applicants to submit requests to construct buildings on any part of properties in Trowsdale Estates without clear interpretation of any regulations.

The proposed change to language would change from "...accessory buildings to a residence may be located on any part of the site..." to "Accessory buildings to a residence may be located on any part of the existing level pad of a site..."

Changes would address the scale and massing of the streetscape, neighbors' access to light and air, privacy and neighboring homes' lines of sight. Support for the changes to BHMC language was presented from two community members during the public comment section of the meeting.

"The homeowners association is completely in agreement with the Planning Commission's decision to clarify the wording. We always appreciate when the Trowsdale Ordinance is clearly put so everyone can understand it," longtime Trowsdale resident Frieda Berlin said.

Councilmembers agreed that the proposal would come back with updated language standardization at the next city council meeting, June 18, in which they will vote on its adoption.

### BHPD seeking public's assistance identifying robbery suspects

The Beverly Hills Police Department is seeking the public's assistance in identifying four robbery suspects.

On April 23 in the 9800-block of Wilshire Blvd., three male suspects approached a male victim inside a building. The suspects had followed the unaware victim to the location. The first suspect pointed a firearm at the victim and demanded his property. The victim distracted the suspects who ultimately fled without any of the victim's property.

The first suspect is described as a male, African American, 20-30 years old, medium build, wearing a matching black t-shirt and shorts ensemble with a unique pink and white design, a red Raiders baseball cap, black socks and white Gucci slide sandals. He was also wearing a distinctive necklace and has a tattoo on the back of his neck. This suspect may be left-handed.

The second suspect is described as a male African American, 20-30 years old, medium build, with a full beard, wearing black Nike shorts, a black Nike sweatshirt and a black Houston Rockets baseball cap.

The third suspect is described as a male

African American, 20-30 years old, wearing a matching camouflage sweat suit, green undershorts and red athletic shoes.

The suspects fled the scene in a newer model white Ford Explorer with no license plates. A fourth suspect, not described, is believed to have driven the vehicle.

Investigators believe the suspects may have ties to the California Bay Area and/or the Houston, Texas area.

Anyone with information about the identity of the suspects or the suspect vehicle is encouraged to contact the BHPD's Detective Bureau at (310) 285-2158. An anonymous tip can be made by texting BEVHILLSPD followed by the tip information to 888777.

### Bushée elected to the CTA Board of Educators

Beverly High science teacher Christopher Bushée was recently elected to the California Teacher's Association's Board of Educators.

The CTA has about 325,000 members across the state, and although it isn't the only teachers union in California, it is the largest.

The CTA's Board of Directors is made up of 23 people who represent different regions in California. Bushée will be representing a region that stretches from the Santa Clarita Valley to



Christopher Bushée

Long Beach, excluding the Los Angeles region.

"I am humbled and honored to have been elected to the Board of Directors for the California Teachers Association. Public education has been a guiding light for my entire life and career," Bushée said, "The work I do on behalf of educators and the profession is driven by my love for the students we teach, counsel, and support. Today's students embody the future of society and we all play a role in giving students the best opportunities to thrive academically and socially."

The CTA Board of Educators is responsible for making union decisions for each region in between their quarterly council meetings.

Bushée has been a teacher at Beverly High for 22 years, teaching everything from physical science to advanced chemistry.

"I've loved it and I've seen a lot of success at all levels from the students that I teach. The kids come in with different skillsets and different expectations. It has been great to help them. I look back very fondly on all the years that I've been able to be part of the education of so many students at Beverly High," Bushée said.

### The Wallis to host nine programs Sorting Room series in June

The Wallis Sorting Room continues its third season with nine programs starting on June 13 through 29. The Sorting Room



### BHBA honors Supreme Court Justices at Four Seasons Hotel

(L to R) Mayor John Mirisch, Beverly Hills Bar Association President LaVonne Lawson, Beverly Hills Bar Foundation President Linda Spiegel, Beverly Hills Bar Association Barristers President Jack McMorrow

More than 200 members of Southern California's legal community attended the 65th Annual Supreme Court Luncheon hosted by the Beverly Hills Bar Association (BHBA) and the Beverly Hills Bar Foundation at the Four Seasons Hotel. Justices of the Supreme Court were honored and spoke at the event. Proceeds from the event benefit Beverly Hills Bar Foundation's scholarship program.

Scholarships were presented to five law students who have demonstrated a commitment to public interest efforts. Those students are: Arelis Clemente of Loyola Law School; Ashley Denise Torres of Pepperdine University School of Law; Celeste A. Sanchez of Southwestern Law School; Adam Oriel Cohen of UCLA Law School; and Mirelle Raza of University of Southern California, Gould School of Law.

transforms Lovelace Studio Theater into a 140-seat nightclub that offers attendees to see a range of different shows. Shows



Steve Ross

induced on the June set list include cabaret, live contemporary music, spoken word performances and more.

Steve Ross: "Cole Porter and Beyond" June 14-15 at 7 p.m.

Steve Ross, labeled "the very personification of the spirit of Cole Porter" by New Yorker magazine, takes his audience on a musical and anecdotal journey through the songs

of this most sophisticated composer – from his early successes in the Twenties ("I'm In Love Again," "You Do Something To Me," "Let's Do It") through his glory years in the Thirties ("It's D'Lovely," "In the Still of the Night"), the Forties (noted for his masterpiece Kiss Me Kate), and his later songs from the Fifties ("I Love Paris," "C'est Magnifique" and "It's Allright With Me"). There will also be songs by his contemporaries (and friends) the Gershwins, Jerome Kern, and Rodgers & Hart, ending with a tribute to the great Fred Astaire, for whom he wrote one of his undying classics, "Night and Day." Tickets: \$45, \$55, \$65



The Wallis

### The Wallis Awarded California Arts Council Arts Education Exposure Grant

The California Arts Council (CAC) announced it awarded a \$16,200 Arts Education Exposure grant to the Wallis for The Wallis School Partners Program on June 6.

The Wallis' program allows pre-kindergarten through twelfth-grade students from the Greater Los Angeles Area to experience the very best in the performing arts at The Wallis through student matinees with local, national and international artists. The program places a strong emphasis on low-income and underserved communities in which students have limited arts access.

Mark Slavkin, Director of Education for The Wallis said "We are honored and grateful for the California Arts Council's

continued support of The Wallis School Partners Program, which is entering fifth year. Our student matinees help increase arts exposure for students throughout the Los Angeles area, with a major focus on the most underserved communities and districts. We value the CAC's partnership and support for this vital work."



# Public Notices

310-887-0788

Forms available at [www.onestopdbas.com](http://www.onestopdbas.com)

FICTITIOUS BUSINESS NAME STATEMENT: 2019117356 The following person(s) is/are doing business as: CIG ZONE 17212 Satcoy St. Van Nuys, CA 91406. RABI AYASH. 17212 Satcoy St. Van Nuys, CA 91406. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Rabi Ayash, Owner. This statement is filed with the County Clerk of Los Angeles County on: 5/3/19. 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: 5/23/19, 5/30/19, 6/6/19, 6/13/19 92

FICTITIOUS BUSINESS NAME STATEMENT: 2019118257 The following person(s) is/are doing business as: STEENFTI, NIKKI STEEN 16333 S Shennandoah St. Los Angeles, CA 90035. NICOLE L. STEEN. 16333 S Shennandoah St. Los Angeles, CA 90035. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Nicole L. Steen, Owner. This statement is filed with the County Clerk of Los Angeles County on: 5/6/19. 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: 5/23/19, 5/30/19, 6/6/19, 6/13/19 93

Marco Eric Ascibahian  
8708 Bonner Dr  
West Hollywood, CA 90048  
Case Number: 19SMCP00229  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Santa Monica Courthouse  
1725 Main St #102  
Santa Monica, CA 90401

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Marco Eric Ascibahian  
TO ALL INTERESTED PERSONS:  
Petitioner: Marco Eric Ascibahian  
Present name: Marco Eric Ascibahian  
Proposed name: Marco Mancini  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

NOTICE OF HEARING  
Date: 7/19/19 Time: 8:30a Dept: K Room: A203  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.

Date: May 14, 2019 Signed: Lawrence H. Cho, Judge of the Superior Court  
Published: 5/23/19, 5/30/19, 6/6/19, 6/13/19 94  
Briana Pereira  
2100 N Bulls Rd  
Compton, CA 90221

Case Number: 19CMCP00079  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Compton Superior Court  
200 W Compton Bl  
Compton, CA 90220

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Jayden Tito Vergara, by his mother Briana Pereira  
TO ALL INTERESTED PERSONS:  
Petitioner: Jayden Tito Vergara  
Present name: Jayden Tito Vergara  
Proposed name: Jayden Noel Galvan  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change

of name should not be granted.  
NOTICE OF HEARING  
Date: 7/11/19 Time: 8:30a Dept: A Room: 904  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.

Date: May 16, 2019 Signed: Maurice A. Leiter, Judge of the Superior Court  
Published: 5/23/19, 5/30/19, 6/6/19, 6/13/19 95  
Ramon Perez Ontiveros  
Noemi Rodriguez Contreras  
2601 E. Victoria #207  
Rancho Dominguez, CA 90220  
Case Number: 19CMCP00078  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Compton Superior Court  
200 W Compton Bl  
Compton, CA 90220

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Valerie Noemi Ontiveros, by her father Ramon Perez Ontiveros and her mother Noemi Rodriguez Contreras  
TO ALL INTERESTED PERSONS:  
Petitioner: Valerie Noemi Ontiveros, by her father Ramon Perez Ontiveros and her mother Noemi Rodriguez Contreras  
Present name: Valerie Noemi Ontiveros Rodriguez  
Proposed name: Valerie Noemi Ontiveros  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

NOTICE OF HEARING  
Date: 7/11/19 Time: 8:30a Dept: A Room: 904  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.

Date: May 16, 2019 Signed: Maurice A. Leiter, Judge of the Superior Court  
Published: 5/23/19, 5/30/19, 6/6/19, 6/13/19 96

FICTITIOUS BUSINESS NAME STATEMENT: 2019138851 The following person(s) is/are doing business as: CREDIT RESTORATION AGENCY, 340 S Elm Dr #101, Beverly Hills, CA 90212. NOSRAT ISAAC MOKHTARZADEH, 340 S Elm Dr #101, Beverly Hills, CA 90212. 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: Nosrat Isaac Mokhtarzadeh, Owner. This statement is filed with the County Clerk of Los Angeles County on: 5/17/19. 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: 5/23/19, 5/30/19, 6/6/19, 6/13/19 97

FICTITIOUS BUSINESS NAME STATEMENT: 2019139554 The following person(s) is/are doing business as: LA HOME COLLECTIVE, 12130 Millennium Dr #2-168, Playa Vista, CA 90094. HEREDIA-MACHADO TEAM LLC, 12130 Millennium Dr #2-168, Playa Vista, CA 90094. 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: 3/2019. Signed: L. Katie Machado, Secretary, Heredia-Machado Team LLC. This statement is filed with the County Clerk of Los Angeles County on: 5/17/19. 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: 5/23/19, 5/30/19, 6/6/19, 6/13/19 98

Sandra Arana  
11102 Virginia Ave  
Lynwood, CA 90262  
Case Number: 19CMCP00081  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Compton Superior Court  
200 W Compton Bl  
Compton, CA 90220

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Eric Neil Arana, by his mother Sandra Arana  
TO ALL INTERESTED PERSONS:  
Petitioner: Eric Neil Arana, by his mother Sandra Arana  
Present name: Eric Neil Arana Rios  
Proposed name: Neil Erick Arana

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

NOTICE OF HEARING  
Date: 7/23/19 Time: 8:30a Dept: A Room: 904  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood

Weekly.  
Date: May 21, 2019 Signed: Maurice A. Leiter, Judge of the Superior Court  
Published: 5/23/19, 5/30/19, 6/6/19, 6/13/19 99  
FICTITIOUS BUSINESS NAME STATEMENT: 2019110225. The following person(s) is/are doing business as: LA FLOORS DESIGNS, 12757 W. WASHINGTON BLVD, LOS ANGELES, CA 90066. CAL-FOR INC, 12757 W. WASHINGTON BLVD, LOS ANGELES, CA 90066.

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 ORANTES, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 04/25/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,339

FICTITIOUS BUSINESS NAME STATEMENT: 2019118797. The following person(s) is/are doing business as: JUNTILLA UNLIMITED, 413 N. MAR VISTA AVE, PASADENA, CA 91106. CLAUDIO A. JUNTILLA, 413 N. MAR VISTA AVE, PASADENA, CA 91106. 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: CLAUDIO A. JUNTILLA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/05/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,340

FICTITIOUS BUSINESS NAME STATEMENT: 2019137526. The following person(s) is/are doing business as: NOVAK AND SONS AUDIO COMPANY, 6114 BUFFALO AVE, VAN NUYS, CA 91401. KENNETH ERIC NOVAK, 6114 BUFFALO AVE, VAN NUYS, CA 91401. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: KENNETH ERIC NOVAK, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/16/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,341

FICTITIOUS BUSINESS NAME STATEMENT: 2019139003. The following person(s) is/are doing business as: BRIGHT IDEA HOUSE BUYERS, 1133 9TH ST #110 SANTA MONICA, CA 90403. BRIGHT IDEA INVESTMENTS INC, 1133 9TH ST #110 SANTA MONICA, CA 90403. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2019 Signed: BRIAN READ, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 05/17/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,342

FICTITIOUS BUSINESS NAME STATEMENT: 2019139522. The following person(s) is/are doing business as: INSURECITY INSURANCE, 9420 RESEDA BLVD, #303 NORTHRIDGE, CA 91324. ANDRANIK ANDY PISKOULIAN, 9420 RESEDA BLVD, #303 NORTHRIDGE, CA 91324. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2019 Signed: ANDRANIK ANDY PISKOULIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/17/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,343

FICTITIOUS BUSINESS NAME STATEMENT: 2019109775. The following person(s) is/are doing business as: UNEEK2YOU, UNEEK2YOU BY: SHANINE NICOLE, 758 1/2 W 4TH, SAN PEDRO, CA 90731. SHANINE JACKSON, 758 1/2 W 4TH, SAN PEDRO, CA 90731. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/2019 Signed: SHANINE JACKSON, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/25/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,344

FICTITIOUS BUSINESS NAME STATEMENT: 2019120070. The following person(s) is/are doing business as: GROENEKAMP STUDIOS, GGWFX, 4250 CHASE AVE, LOS ANGELES, CA 90066. WILLIAM GREGORY GROENEKAMP, 4250 CHASE AVE, LOS ANGELES, CA 90066. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2011 Signed: WILLIAM GREGORY GROENEKAMP, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/07/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,345

FICTITIOUS BUSINESS NAME STATEMENT: 2019141009. The following person(s) is/are doing business as: VALLEY READY MIX, 13776 BRANFORD ST, ARLETA, CA 91331. MIGUEL GARCIA, 13776 BRANFORD ST, ARLETA, CA 91331. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2017 Signed: MIGUEL GARCIA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/20/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,346

FICTITIOUS BUSINESS NAME STATEMENT: 2019141007. The following person(s) is/are doing business as: STRATEGIC TERMITE & PEST CONTROL, INC, 7723 FERNICOLA AVE, SUN VALLEY, CA 91352. STRATEGIC TERMITE & PEST CONTROL, INC, 7723 FERNICOLA AVE, SUN VALLEY, CA 91352. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2014 Signed: SERGIO AMAADOR, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 05/20/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,347

FICTITIOUS BUSINESS NAME STATEMENT: 2019141005. The following person(s) is/are doing business as: RODRIGUEZ J COMMUNICATIONS, 985 EAST WINGATE ST, COVINA, CA 91724. JESUS RODRIGUEZ, 985 EAST WINGATE ST, COVINA, CA 91724. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2014 Signed: JESUS RODRIGUEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/20/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,348

FICTITIOUS BUSINESS NAME STATEMENT: 2019141003. The following person(s) is/are doing business as: TRINITY ELITE INSURANCE SERVICES, 1234 W COWLES ST, LONG BEACH, CA 90813. TRINITY INSURANCE GROUP, INC, 1234 W COWLES ST, LONG BEACH, CA 90813. 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: JIMMY AMOUR, CFO. This statement is filed with the County Clerk of Los Angeles County on: 05/20/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,349

FICTITIOUS BUSINESS NAME STATEMENT: 2019141001. The following person(s) is/are doing business as: CALIFORNIA EAGLE INC., JORDAN T. JACKSON, 355 S GRAND AVE, SUITE 2400 LOS ANGELES, CA 90071. NAKAMOTO CORPORATION, 433 N CAMDEN DR, SUITE 400 BEVERLY HILLS, CA 90210. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: RAXAJACK UROJICO, VICE PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 05/20/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,350

FICTITIOUS BUSINESS NAME STATEMENT: 2019120077. The following person(s) is/are doing business as: MONICA'S INSURANCE, 18432 OXNARD ST, #219 TARZANA, CA 91356. RINA LESZCZYNSKI, 5270 CAMPO RD, WOODLAND HILLS, CA 91364. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/2015 Signed: RINA LESZCZYNSKI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/07/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,351

FICTITIOUS BUSINESS NAME STATEMENT: 2019135261. The following person(s) is/are doing business as: ELEGANT AFFAIRS, 42525 10TH ST, W LANCASTER, CA 93534.

**Next stop: more subway.**

**PURPLE LINE EXTENSION TRANSIT PROJECT**  
Section 2 – Beverly Hills Update

**Utility Work**  
Metro contractors will be identifying, relocating and replacing existing water and sewer lines with new lines below Wilshire Bl between Beverly Dr and N Crescent Dr through Summer 2019.

**TRAFFIC ALERT**  
Lane closures and turn restrictions on Wilshire Bl will be required for this work.

**WORK HOURS**  
Monday – Friday, 9am – 4pm and 8pm – 7am  
Weekends from 10am – 6pm as needed

**CONTACT US**

- 213.922.6934
- [purplelineext@metro.net](mailto:purplelineext@metro.net)
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HECTOR IGNACIO ISORDIA. 15142 SIERRA HWY. SANTA CLARITA, CA 91350. 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: HECTOR IGNACIO ISORDIA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/14/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,352

FICTITIOUS BUSINESS NAME STATEMENT: 2019135255. The following person(s) is/are doing business as: FACC FOUNDATION. 5121 VAN NUYS BLVD, SUITE 205 SHERMAN OAKS, CA 91403. FILIPINO AMERICAN CHAMBER OF COMMERCE FOUNDATION, INC. 5121 VAN NUYS BLVD, SUITE 205 SHERMAN OAKS, CA 91403. 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: ELLEN SAMSON, CEO. This statement is filed with the County Clerk of Los Angeles County on: 05/14/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,353

FICTITIOUS BUSINESS NAME STATEMENT: 2019137604. The following person(s) is/are doing business as: CHILD SUPPORT STUDIOS. 1147 N CLARK ST STE 305 WEST HOLLYWOOD, CA 90069. HOLDING DIEZ HOLDINGS, LLC. 1147 N CLARK ST STE 305 WEST HOLLYWOOD, CA 90069. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/2019 Signed: BLAIR GREEN, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 05/16/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,354

FICTITIOUS BUSINESS NAME STATEMENT: 20191116182. The following person(s) is/are doing business as: SUPER HEALTHCARE SERVICES #1. 29009 SMYTH DR. VALENCIA, CA 91355. NAKAMOTO CORPORATION. 28009 SMYTH DR. VALENCIA, CA 91355. 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: RAYAJACK URQUIJO, VICE PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 05/02/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,355

FICTITIOUS BUSINESS NAME STATEMENT: 2019117714. The following person(s) is/are doing business as: BOSS MEDIA INC. 433 N CAMDEN DRIVE SUITE 400 BEVERLY HILLS, CA 90210. NAKAMOTO CORPORATION. 433 N CAMDEN DRIVE SUITE 400 BEVERLY HILLS, CA 90210. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: RAXAJACK URQUIJO, VICE PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 05/03/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,356

FICTITIOUS BUSINESS NAME STATEMENT: 2019140713. The following person(s) is/are doing business as: B&K TECH RX. 6320 VAN NUYS BLVD #301 VAN NUYS, CA 91401. SUPER PILL, INC. 6320 VAN NUYS BLVD #301 VAN NUYS, CA 91401. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2018 Signed: ALICIA ASHKIAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 05/20/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,357

FICTITIOUS BUSINESS NAME STATEMENT: 2019140715. The following person(s) is/are doing business as: SUPERPILL RX. 6320 VAN NUYS BLVD #301 VAN NUYS, CA 91401. SUPER PILL HEALTH INC. 6320 VAN NUYS BLVD #301 VAN NUYS, CA 91401. 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: HRACHIA MARTIROSIAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 05/20/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,358

FICTITIOUS BUSINESS NAME STATEMENT: 2019136315. The following person(s) is/are doing business as: SCA METAL WORKS. 12832 MUSCATINE ST. PACOIMA, CA 91331. SARK CUSTOM AWNINGS & WINDOW COVERINGS, INC. 12832 MUSCATINE ST. PACOIMA, CA 91331. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: ANGELA MEHMETIAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 05/15/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,359

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME  
File No. 2019026564  
Date Filed: 08/25/2018  
Name of Business: TRIANGLE AUTO COLLISION  
10304 GLENDAKS BLVD. PACOIMA, CA 91331.  
Registered Owner: VIKKEN HARANT AGOB.  
10304 GLENDAKS BLVD. PACOIMA, CA 91331.  
Current File #: 2019120074  
Date: 05/07/2019  
Published: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,360

FICTITIOUS BUSINESS NAME STATEMENT: 2019137565. The following person(s) is/are doing business as: CORNER PLACE. 14838 WHITTIER BLVD. WHITTIER, CA 90605. CORNER PLACE, LLC. 14838 WHITTIER BLVD. WHITTIER, CA 90605. 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: 04/2019 Signed: STEPHEN CHANG, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 05/16/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,361

FICTITIOUS BUSINESS NAME STATEMENT: 2019136679. The following person(s) is/are doing business as: CLEANSER CLEAN CO. 1744 BROCKTON AVE. LOS ANGELES, CA 90025. LUNSFORD CLIFTON LAVERTY. 1744 BROCKTON AVE. LOS ANGELES, CA 90025. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/2019 Signed: LUNSFORD CLIFTON LAVERTY, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/15/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,362

FICTITIOUS BUSINESS NAME STATEMENT: 2019137387. The following person(s) is/are doing business as: THE DOOR. 3212 LARISSA DR. LOS ANGELES, CA 90026. KAT PRODUCTIONS INC. 3212 LARISSA DR. 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: N/A Signed: TAJ HOSSEINI SULLIVAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 05/16/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,364

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME  
File No. 2018072891  
Date Filed: 03/23/2018  
Name of Business: CUZCATLAN, CUZCATLAN DESIGNS.  
2115 W VEWING BLVD. LOS ANGELES, CA 90006.  
Registered Owner: HILDA REYES.  
1426 W 36TH PLACE. LOS ANGELES, CA 90018.  
Published: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,363

FICTITIOUS BUSINESS NAME STATEMENT: 2019116206. The following person(s) is/are doing business as: BENDER APPLIANCE REPAIR. 1803 E CHAVEY CHASE DR #2 GLENDALE, CA 91206. MARK MOVSESYAN. 1803 E CHAVEY CHASE DR #2 GLENDALE, CA 91206. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: MARK MOVSESYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/02/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,363

FICTITIOUS BUSINESS NAME STATEMENT: 2019116206. The following person(s) is/are doing business as: BENDER APPLIANCE REPAIR. 1803 E CHAVEY CHASE DR #2 GLENDALE, CA 91206. MARK MOVSESYAN. 1803 E CHAVEY CHASE DR #2 GLENDALE, CA 91206. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: MARK MOVSESYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/02/2019. 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: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,364

Registered Owner: HILDA REYES.  
1426 W 36TH PLACE. LOS ANGELES, CA 90018.  
Current File #: 2019109271.  
Date: 04/24/2019  
Published: 05/23/2019, 05/30/2019, 06/06/2019, 06/13/2019 TBS 3,365

FICTITIOUS BUSINESS NAME STATEMENT: 2019123706  
The following person(s) is/are doing business as: APIC AUTO, 15859 EDNA PLACE #207, IRVINDALE, CA 91706. 10625 TIERRA NAVARRA DR WHITTIER CA 90601 ALLEN EPIC AUTO LLC, 10625 TIERRA NAVARRA DR WHITTIER CA 90601. The business is conducted by a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on 05/14. Signed ANGELICA TAYS. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/10/2019. 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 Code.) Published: 5/23/2019, 5/30/2019, 6/6/2019, 6/13/2019 NIN 45233

FICTITIOUS BUSINESS NAME STATEMENT: 2019123939  
The following person(s) is/are doing business as: SILVER WING LA. 52404 BEACH BLVD, BUENA PARK, CA 90621. DAORS INC., 52404 BEACH BLVD BUENA PARK CA 90621. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ANGELICA TAYS. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/10/2019. 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 Code.) Published: 5/23/2019, 5/30/2019, 6/6/2019, 6/13/2019 NIN 45235

FICTITIOUS BUSINESS NAME STATEMENT: 2019124880  
The following person(s) is/are doing business as: MAJESTIC GEMS, 617 SOUTH OLIVE STREET STE 302, LOS ANGELES, CA 90014. 8013 ALPACA STREET ROSEMEAD CA 91770 SUSAN C CHING, 8013 ALPACA STREET ROSEMEAD CA 91770 SAM CHING, 8013 ALPACA STREET ROSEMEAD CA 91770. The business is conducted by a Married Couple. Registrant has begun to transact business under the fictitious business name or names listed here in on 07/14. Signed SUSAN C CHING. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/12/2019. 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 Code.) Published: 5/23/2019, 5/30/2019, 6/6/2019, 6/13/2019 NIN 45238

FICTITIOUS BUSINESS NAME STATEMENT: 2019124882  
The following person(s) is/are doing business as: TRB, TRC, 912 W 76TH ST, LOS ANGELES, CA 90044. DANIEL RISPER, 912 W 76TH ST LOS ANGELES CA 90044. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed DANIEL RISPER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/13/2019. 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 Code.) Published: 5/23/2019, 5/30/2019, 6/6/2019, 6/13/2019 NIN 45237

FICTITIOUS BUSINESS NAME STATEMENT: 2019126179  
The following person(s) is/are doing business as: A.A PAINTING, 1808 S LA BREA AVE, LOS ANGELES, CA 90019. CARLOS OLIVARES GONZALEZ, 1808 S LA BREA AVE LOS ANGELES CA 90019. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed CARLOS OLIVARES GONZALEZ. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/14/2019. 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 Code.) Published: 5/23/2019, 5/30/2019, 6/6/2019, 6/13/2019 NIN 45240

FICTITIOUS BUSINESS NAME STATEMENT: 2019126327  
The following person(s) is/are doing business as: SHEILA ANN ALEXANDER, SHEILA A ALEXANDER, SHEILA A ALEXANDER EL, 335 EAST ALBERTONI STREET #200-231, CARSON, CA 90746. HASSEH EL BEY TRUSTEE, 335 EAST ALBERTONI STREET #200-231 CARSON CA 90746. The business is conducted by Trust. Registrant has begun to transact business under the fictitious business name or names listed here in on 02/15. Signed HASSEH EL BEY TRUSTEE. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/14/2019. 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 Code.) Published: 5/23/2019, 5/30/2019, 6/6/2019, 6/13/2019 NIN 45241

FICTITIOUS BUSINESS NAME STATEMENT: 2019136393  
The following person(s) is/are doing business as: VICTORIA ROSE, 1441 HUNTINGTON DR, SOUTH PASADENA, CA 91030. VICTORIA KUGLER, 141 HUNTINGTON DR SOUTH PASADENA CA 91030. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed VICTORIA KUGLER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/15/2019. 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 Code.) Published: 5/23/2019, 5/30/2019, 6/6/2019, 6/13/2019 NIN 45242

The following person(s) is/are doing business as: DESIGN'R US FURNITURE, 807 DODD-SWORTH ST, COVINA, CA 91723. INDIRA D. SABA, 807 DODD-SWORTH ST COVINA CA 91723. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed INDIRA D. SABA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/15/2019. 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 Code.) Published: 5/23/2019, 5/30/2019, 6/6/2019, 6/13/2019 NIN 45244

FICTITIOUS BUSINESS NAME STATEMENT: 2019137932  
The following person(s) is/are doing business as: A WAY OF LIFE ORIGINAL, WEST COAST VAPE KINGS, NEXT LEVEL PREMIUM WATER SUPPLY, 437 VIA MIRAMONTE, MONTEBELLO, CA 90640. ERNIE M GUERRERO, 437 VIA MIRAMONTE MONTEBELLO CA 90640. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 01/16. Signed ERNIE M GUERRERO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/16/2019. 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 Code.) Published: 5/23/2019, 5/30/2019, 6/6/2019, 6/13/2019 NIN 45244

FICTITIOUS BUSINESS NAME STATEMENT: 2019141225  
The following person(s) is/are doing business as: LUV-MY FURNITURE, 11220 WRIGHT ROAD, LYNNWOOD, CA 90262. JOHN MICHAEL DESIGNS LLC, 11220 WRIGHT ROAD LYNNWOOD CA 90262. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ANGELICA SERRANO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/20/2019. 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 Code.) Published: 5/30/2019, 6/6/2019, 6/13/2019 NIN 45249

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Oralia Zamudio De Fabiam  
TO ALL INTERESTED PERSONS:  
Petitioner: Oralia De Fabiam  
Present name: Oralia Zamudio De Fabiam  
Proposed name: Ivonne Zamudio De Fabiam  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.  
NOTICE OF HEARING  
Date: 7/9/19 Time: 8:30a Dept: A Room: 904  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood

Weekly.  
Date: May 9, 2019 Signed: Maurice A. Leiter, Judge of the Superior Court  
Published: 5/30/19, 6/6/19, 6/13/19, 6/20/19 100  
FICTITIOUS BUSINESS NAME STATEMENT: 2019139554 The following person(s) is/are doing business as: LA HOME COLLECTIVE. 12130 Millennium Dr #2-168, Playa Vista, CA 90094. HEREDIA-MACHADO TEAM LLC. 12130 Millennium Dr #2-168, Playa Vista, CA 90094. 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: 3/2019. Signed: L. Katie Machado, Secretary, Heredia-Machado Team LLC. This statement is filed with the County Clerk of Los Angeles County on: 5/17/19. 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: 5/30/19, 6/6/19, 6/13/19, 6/20/19 101

Nandi Williams  
2001 Tajauta Ave  
Carson, CA 90746  
Case Number: 19CMCP00082  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Compton Superior Court  
200 W Compton B  
Compton, CA 90220  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Karsyn-K'air Claranise Tate by her mother Nandi Williams  
TO ALL INTERESTED PERSONS:  
Petitioner: Karsyn-K'air Claranise Tate by her mother Nandi Williams  
Present name: Karsyn-K'air Claranise Tate  
Proposed name: Ramona Angelique Morgan  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.  
NOTICE OF HEARING  
Date: 7/23/19 Time: 8:30a Dept: A Room: 904  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood

Weekly.  
Date: May 22, 2019 Signed: Maurice A. Leiter, Judge of the Superior Court  
Published: 5/30/19, 6/6/19, 6/13/19, 6/20/19 102

FICTITIOUS BUSINESS NAME STATEMENT: 2019135729 The following person(s) is/are doing business as: CREATING CHANGE LA. 337 S Beverly Dr #201, Beverly Hills, CA 90212. NATALIE FINEGODD GOLDBERG, 337 S Beverly Dr #201, Beverly Hills, CA 90212. 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: Natalie Finegodd Goldberg, Owner. This statement is filed with the County Clerk of Los Angeles County on: 5/15/19. 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: 5/30/19, 6/6/19, 6/13/19, 6/20/19 103

FICTITIOUS BUSINESS NAME STATEMENT: 2019122957  
The following person(s) is/are doing business as: CHAMP ARCHITECTURE, 453 S SPRING STREET, #1022, LOS ANGELES, CA 90013. CHACOL, INC, 453 S SPRING STREET, #1022 LOS ANGELES CA 90013. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ANGELICA TAYS. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/9/2019. 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 Code.) Published: 5/30/2019, 6/6/2019, 6/13/2019, 6/20/2019 NIN 45230

FICTITIOUS BUSINESS NAME STATEMENT: 2019123377  
The following person(s) is/are doing business as: CALIFORNIA BUSINESS DISTRICT LLC, 2833 EAST 11TH ST, LOS ANGELES, CA 90023. CALIFORNIA BUSINESS DISTRICT LLC, 2833 EAST 11TH ST LOS ANGELES CA 90023. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed NEIL R MANGLANI. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/10/2019. 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 Code.) Published: 5/30/2019, 6/6/2019, 6/13/2019, 6/20/2019 NIN 45245

FICTITIOUS BUSINESS NAME STATEMENT: 2019139278  
The following person(s) is/are doing business as: THEFOURSCAGOODIES, 501 E LIVE OAK AVE UNIT 110, ARCADIA, CA 91006. BHAVINANI M. PATEL., 501 E LIVE OAK AVE UNIT 110 ARCADIA CA 91006. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed BHAVINANI M. PATEL. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/17/2019. 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 Code.) Published: 5/30/2019, 6/6/2019, 6/13/2019, 6/20/2019 NIN 45247

FICTITIOUS BUSINESS NAME STATEMENT: 2019140638  
The following person(s) is/are doing business as: SUBWAY #4947, 3632 ROSEMEAD BLVD, ROSEMEAD, CA 91770. SUBGRUB, INC, 3632 ROSEMEAD BLVD ROSEMEAD CA 91770. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed SACHIN LEKHI. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/17/2019. 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 Code.) Published: 5/30/2019, 6/6/2019, 6/13/2019, 6/20/2019 NIN 45252

FICTITIOUS BUSINESS NAME STATEMENT: 2019144880. The following person(s) is/are doing business as: PREFERRED CHOICE PAINTING, 4405 ENSIGN AVE. TOLLUCA LAKE, CA 91602. MARIO ALEJANDRO LAZO MARTINEZ, 4405 ENSIGN AVE. TOLLUCA LAKE, CA 91602. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2019 Signed: MARIO ALEJANDRO LAZO MARTINEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/23/2019. 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: 06/06/2019, 06/13/2019, 06/20/2019, 06/27/2019 TBS 3,369

FICTITIOUS BUSINESS NAME STATEMENT: 2019144796. The following person(s) is/are doing business as: AHAVAH ILLUMINATED, AHAVAH ILLUMINATED UNLIMITED, A.L.U. 13020 KORNBLAU AVENUE, HAWTHORNE, CA 90250. YOLANDA CROMWELL, 13020 KORNBLAU AVENUE, HAWTHORNE, CA 90250. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2019 Signed: YOLANDA CROMWELL, CEO. This statement is filed with the County Clerk of Los Angeles County on: 05/23/2019. 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: 06/06/2019, 06/13/2019, 06/20/2019, 06/27/2019 TBS 3,370

FICTITIOUS BUSINESS NAME STATEMENT: 201











SOUTH LINE OF SAID TRACT NO. 10837, A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING. PARCEL 3: THAT PORTION OF TRACT NO. 10837, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 193 PAGE 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE MOST SOUTHERLY LINE OF SAID TRACT, DISTANT THEREON NORTH 89°11' 52" EAST 232.54 FEET FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°11' 52" EAST 107.00 FEET TO THE WESTERLY LINE OF THE EASTERLY 25.00 FEET OF SAID TRACT; THENCE ALONG SAID WESTERLY LINE, NORTH 00°48' 08" WEST 308.55 FEET TO THE NORTH LINE OF THE SOUTH 308.55 FEET OF SAID TRACT; THENCE NORTH 72°07' WEST 135.00 FEET; THENCE SOUTH 15°00' 00" WEST 170.00 FEET; THENCE WESTERLY IN A DIRECT LINE TO A POINT IN THE SOUTHWESTERLY LINE OF SAID TRACT, SAID POINT BEING THE NORTHWESTERLY TERMINUS OF THAT CERTAIN CURVE CONCAVE WESTERLY HAVING A RADIUS OF 75.00 FEET, AS SHOWN ON SAID MAP, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 23°30' 00" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°18' 08" AN ARC DISTANCE OF 16.10 FEET TO THE NORTHWESTERLY CORNER OF THE LAND, DESCRIBED IN THE DEED TO EDDIE NAHEM, RECORDED OCTOBER 25, 1977 AS INSTRUMENT NO. 771178260, OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE; ALONG THE NORTHERLY, NORTHEASTERLY AND EASTERLY BOUNDARY OF SAID LAND, NORTH 81°10' 46" EAST 121.63 FEET, SOUTH 66°19' 00" EAST 39.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 42.00 FEET SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 54°13' 00" AN ARC DISTANCE OF 39.74 FEET AND SOUTH 12°06' 00" EAST 130.90 FEET TO THE POINT OF BEGINNING. PARCEL 4: THAT PORTION OF TRACT NO. 10837, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 193 PAGE 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF THE LAND, DESCRIBED IN THE DEED TO MYRON ABRAMS, ET AL., RECORDED SEPTEMBER 25, 1959, AS INSTRUMENT NO. 2303 OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LAND, NORTH 66°30' 00" WEST 44.00 FEET TO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO JAMES T. KIMOTO, ET AL., RECORDED JULY 26, 1962 AS INSTRUMENT NO. 5184, OFFICIAL RECORDS OF SAID COUNTY, SAID MOST WESTERLY CORNER BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LAND TO KIMOTO, NORTH 69°00' 00" EAST 136.00 FEET, NORTH 15°00' 00" EAST, 110.00 FEET AND NORTH 09°28' 59" WEST, THENCE ALONG THE NORTHEASTERLY AND EASTERLY LINE OF SAID LAND TO ABRAMS, NORTH 72°33' 07" WEST TO AN ANGLE POINT THEREIN AND NORTH 03°30' 00" EAST TO THE MOST NORTHERLY CORNER OF SAID LAND TO ABRAMS; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LAND TO ABRAMS, 62.00 FEET TO THE MOST NORTHERLY CORNER OF THE LAND, DESCRIBED IN THE DEED ALLEN M. BARR, RECORDED JULY 26, 1962 AS INSTRUMENT NO. 5183 OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY AND SOUTHEASTERLY LINE OF SAID LAND TO FARR; SOUTH 02°18' 03" EAST 66.96 FEET, SOUTH 08°45' 00" WEST 141.00 FEET AND SOUTH 73°00' 00" WEST, 82.00 FEET TO SAID SOUTHWESTERLY LINE OF THE LAND TO ABRAMS; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 66°30' 00" EAST 51.00 FEET TO THE POINT OF BEGINNING. PARCEL 5: THAT PORTION OF TRACT NO. 10837, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 193 PAGE 13 OF

MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. BEGINNING AT A POINT IN THE WESTERLY LINE OF TRACT NO. 10837, AT THE NORTHERLY TERMINUS OF A CURVE THEREIN HAVING A RADIUS OF 75 FEET AND BEING CONCAVE WESTERLY SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF LAND DESCRIBED IN THE DEED TO MYRON ABRAMS, ET AL., RECORDED SEPTEMBER 25, 1959 AS INSTRUMENT NO. 2303 OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LAND NORTH 66°30' 00" WEST 44.00 FEET TO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO JAMES F. KIMOTO, ET AL., RECORDED JULY 26, 1962 AS INSTRUMENT NO. 5184 OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LAND OF KIMOTO, NORTH 69°00' EAST 136 FEET, NORTH 15°00' 00" EAST 110 FEET; AND NORTH 9°28' 59" WEST 43.39 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LAND OF ABRAMS DISTANT NORTH 72°33' 07" WEST 92 FEET, MORE OR LESS, ALONG SAID NORTHEASTERLY LINE FROM THE MOST EASTERLY CORNER OF SAID LAND OF ABRAMS; THENCE ALONG THE NORTHEASTERLY, SOUTHEASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID LAND SOUTH 72°33' 07" EAST 92 FEET, MORE OR LESS, SOUTH 15°00' 00" WEST 170 FEET, AND SOUTHERLY BOUNDARY LINES OF SAID LAND SOUTH 72°33' 07" EAST 92 FEET, MORE OR LESS, SOUTH 15°00' 00" WEST 170 FEET, AND SOUTH 61°10' 46" WEST 153.52 FEET TO THE POINT OF BEGINNING. Note: For information purposes only, the purported street address of said land as determined from the latest County Assessor's Roll is: 2545 Bowmont Drive, Los Angeles, California The Assessor's Parcel Number, as determined from the latest County Assessor's Roll is: 4388-005-022, 4388-005-016, 4388-005-027, 4388-005-028 and 029 Beneficiary Phone: (323) 692-4026 Beneficiary: HANKEY CAPITAL, LLC, Attn: Eugene Leydiker, 4751 Wilshire Blvd., Suite 110, Los Angeles, CA 90010 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: 2545 Bowmont Drive, Beverly Hills, CA 90210. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 730-2727 or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case 4269-40. 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. 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 the trusts created by said Deed of Trust, to-wit: \$8,999.171.92 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than their full credit bid. 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. SALE LINE PHONE NUMBER: (714) 730-2727 / Web site address: www.servicelinkasap.com DATE: 5/22/19 CHICAGO TITLE COMPANY FORECLOSURE DEPARTMENT 560 E. HOSPITALITY LANE SAN BERNARDINO, CA 92408 (909) 884-0448 Teresa M. Drake, Vice President A-4694931 05/30/2019, 06/06/2019, 06/13/2019

FILE NO. 2019 142577  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1.) ARTISAN RESTAURANT COLLECTION 2.) LOCAL ARTISAN, 950 SOUTH GRAND AVENUE LOS ANGELES CA 90015 county of: LA COUNTY.  
Registered Owner(s): SODEXO AMERICA, LLC, 9801 WASHINGTONIAN BLVD GAITHERSBURG MD 20878 [DE]. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.  
I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ SODEXO AMERICA, LLC BY JOAN RECTOR MCGLOCKTON, SECRETARY FOR SODEXO MANAGEMENT, INC, MEMBER  
This statement was filed with the County Clerk of LOS ANGELES County on MAY 21 2019 expires on MAY 21 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). LA2227584 BEVERLY HILLS WEEKLY 5/29 6/5,12,19 2019

FILE NO. 2019 150465  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: ARIA PROPERTIES, 13428 MAXELLA AVENUE, SUITE #988 MARINA DEL REY CA 90292 county of: LA COUNTY.  
AI #ON: 201605510220  
Registered Owner(s): ARIA REALTY, LLC, 13428 MAXELLA AVENUE, SUITE #988 MARINA DEL REY CA 90292 [CA]. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.  
I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ ARIA REALTY, LLC BY: PANOS PAPAPOULOS, CFO  
This statement was filed with the County Clerk of LOS ANGELES County on MAY 30 2019 expires on MAY 30 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). LD2279700 BEVERLY HILLS WEEKLY 6/6,13,20,27 2019

**NOTICE TO CREDITORS**  
[PROBATE CODE, §§19040(b), 19052]  
Case No.: PRIN1900580  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

IN RE:  
THE AMENDED AND RESTATED SIDNEY KLINE LIVING TRUST DATED MAY 6, 2014, AND ANY AMENDMENTS THERETO  
NOTICE IS HEREBY GIVEN to the creditors and contingent creditors of the above-named decedent that all persons having claims against the decedent are required to file them with the Superior Court, Palm Springs Branch, at 3255 E. Tahquitz Canyon Way, Palm Springs, CA 92262, and mail or deliver a copy to Jeffrey E. Fromberg, Esq. Fromberg Edelstein Fromberg, as the attorney for the successor co-trustees, Carrie Shapiro, Steven Willing and Floyd Coverston, Jr., of the Amended and Restated Sidney Kline Living Trust dated May 6, 2014, at 2825 East Tahquitz Canyon Way, Suite D-1, Palm Springs, CA 92262, within the later of four (4) months after June 6, 2019 (the date of the first publication of notice to creditors), or, if notice is mailed or personally delivered to you, 60 days after the date this notice is mailed or personally delivered to you, or you must petition to file a late claim as provided in Probate Code §19103.  
For your protection, you are encouraged to file your claim by certified mail, with return receipt requested.  
Date: May 1, 2019  
FROMBERG EDELSTEIN & FROMBERG  
By: Jeffrey E. Fromberg, Esq.  
Attorney for Successor Co-Trustees  
Carrie Shapiro, Steven Willing and Floyd Coverston, Jr.  
JEFFREY E. FROMBERG, ESQ.  
SBN: 065862  
Fromberg Edelstein Fromberg  
2825 East Tahquitz Canyon Way  
Suite D-1  
Palm Springs, CA 92262  
Telephone: 760-320-2804  
Facsimile: 760-320-4159  
Attorney for Successor Co-Trustees  
CARRIE SHAPIRO, STEVEN WILLING AND FLOYD COVERSTON, JR.  
6/6, 6/13, 6/20/19  
**CNS-3260908#**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
MAHBOUBEH BANISHAHI  
CASE NO. 18STPB09544**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MAHBOUBEH BANISHAHI.  
A PETITION FOR PROBATE has been filed by ELAHE SAVIS in the Superior Court of California, County of LOS ANGELES.  
THE PETITION FOR PROBATE requests that JEFFREY SIEGEL be appointed as personal representative to administer the estate of the decedent.  
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
A HEARING on the petition will be held in this court as follows: 07/05/19 at 8:30AM in Dept. 9 located at 111 N. HILL ST., LOS ANGELES, CA 90012  
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state



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

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

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

Attorney for Petitioner

SARAH TALEI, ESQ. - SBN 246465  
OLDMAN, COOLEY, SALLUS, BIRNBERG,  
COLEMAN & GOLD, LLP  
16133 VENTURA BLVD., PENTHOUSE  
ENCINO CA 91436  
6/13, 6/20, 6/27/19  
**CNS-3262484#**

Title Order No. 05934836 Trustee Sale No. 82671 Loan No. 399114537 APN: 4356-011-019 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/19/2016. 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 7/9/2019 at 10:30 AM, CALIFORNIA TD SPECIALISTS as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 1/21/2016 as Instrument No. 20160072090 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: NANDINI, INC., A CALIFORNIA CORPORATION, as Trustor JAIN 2012 GIFT TRUST DBA MIRADA GROUP, 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: See Exhibit "A" Attached Hereto And Made A Part Hereof. 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: 1355 BEVERLY ESTATE DRIVE BEVERLY HILLS, 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 \$9,520,039.76 (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 recording. DATE: 6/6/2019 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.# 82671. 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: Teri Snyder 8190 East Kaiser Blvd. Anaheim Hills, CA 92808 TS# 82671 APN # 4356-011-019 LEGAL DESCRIPTION EXHIBIT "A" LOT 5 OF TRACT NO. 16455, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 582, PAGES 46 TO 50 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF LOT 4 OF SAID TRACT NO. 16455, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE WESTERLY BOUNDARY OF SAID LOT 4 SHOWN ON SAID MAP AS HAVING A BEARING OF NORTH 12° 07' 35" WEST AND A LENGTH OF 80.65 FEET; THENCE NORTH 12° 07' 35" WEST ALONG THE NORTHERLY PROLONGATION OF SAID CERTAIN COURSE 45.00 FEET; THENCE SOUTH 47° 02' 53" WEST 54.79 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT DISTANT THEREON SOUTH 82° 20' 27" EAST, 248.60 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT; THENCE SOUTH 82° 20' 27" EAST ALONG SAID SOUTHERLY LINE 50.00 FEET MORE OR LESS TO THE POINT OF BEGINNING. EXCEPT THEREFROM THAT PORTION OF SAID LOT 5 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 5; THENCE SOUTH 12° 17' 15" EAST ALONG THE WESTERLY LINE OF SAID LOT 232.56 FEET; THENCE NORTH 45° 24' 33" EAST 276.48 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 5, DISTANT THEREON 248.60 FEET EASTERLY FROM SAID MOST NORTHERLY CORNER; THENCE NORTH 82° 20' 27" WEST, ALONG SAID NORTHERLY LINE 248.60 FEET TO THE POINT OF BEGINNING.

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105)  
Escrow No. 14127-JP  
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: TAKASHI TAKAHASHI AND YUKA TAKAHASHI, 642 N. ROBERTSON BLVD., WEST HOLLYWOOD, CA 90069  
Doing Business as: YUKA STYLE  
All other business name(s) and address(es)

used by the Seller(s) within three years, as stated by the Seller(s), is/are:

The name(s) and address of the Buyer(s) is/are: SANWEOLSOO YOON, 642 N. ROBERTSON BLVD., WEST HOLLYWOOD, CA 90069  
The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, LEASE, LEASEHOLD IMPROVEMENTS AND COVENANT NOT TO COMPETE and are located at: 642 N. ROBERTSON BLVD., WEST HOLLYWOOD, CA 90069

The bulk sale is intended to be consummated at the office of: ACT ONE ESCROW, INC., 17316 EDWARDS RD, STE B160, CERRITOS, CA 90703 and the anticipated sale date is JULY 1, 2019

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

[If the sale is subject to Sec. 6106.2, the following information must be provided] The name and address of the person with whom claims may be filed is: ACT ONE ESCROW, INC., 17316 EDWARDS RD, STE B160, CERRITOS, CA 90703 and the last date for filing claims shall be JUNE 28, 2019, which is the business day before the sale date specified above.

DATED: 6-2-19  
BUYER: SANWEOLSOO YOON  
LA2285810 BEVERLY HILLS WEEKLY 6/13/2019

FILE NO. 2019 156364

FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: ASHLAND PACIFIC, 6060 CENTER DRIVE FLOOR 10 LOS ANGELES CA 90045 county of: LA COUNTY.  
AI #ON: 201903010710

Registered Owner(s): ASHLAND PACIFIC MANAGEMENT, INC, 6060 CENTER DRIVE FL 10 LOS ANGELES CA 90245 [CA]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: 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/ ASHLAND PACIFIC MANAGEMENT, INC BY: TROY LOREN DODGION, PRESIDENT  
This statement was filed with the County Clerk of LOS ANGELES County on JUN 06 2019 expires on JUN 06 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).  
LA2273145 BEVERLY HILLS WEEKLY 6/13,20,27 7/4 2019

#### ORDINANCE NO. 19-O-2783

#### AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING ARTICLE 21 OF CHAPTER 2 OF TITLE 4 OF THE BEVERLY HILLS MUNICIPAL CODE TO PROHIBIT THE RETAIL SALE OF TOBACCO PRODUCTS AND ELECTRONIC CIGARETTE PARAPHERNALIA, AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, tobacco use causes death and disease and continues to be an urgent public health threat, as evidenced by the fact that 480,000 people die prematurely in the United States from smoking-related diseases every year, making tobacco use the leading cause of preventable death. Tobacco use can cause disease in nearly all organ systems and is responsible for 87 percent of lung cancer deaths, 79 percent of all chronic obstructive pulmonary disease deaths, and 32 percent of coronary heart disease deaths. The World Health Organization estimates that tobacco accounts for the greatest cause of death worldwide ac-

counting for nearly 6 million deaths per year.

WHEREAS, according to the Centers for Disease Control and Prevention, cigarette smoking remains the leading cause of preventable death and disability in the United States, despite a significant decline in the number of people who smoke. Over 16 million Americans have at least one disease caused by smoking.

WHEREAS, according to the Centers for Disease Control and Prevention, secondhand smoke causes stroke, lung cancer, and coronary heart disease in adults; in addition, it increases risks for sudden infant death syndrome, middle-ear disease, respiratory symptoms, and slows lung growth in children.

WHEREAS, tobacco use leads to more than \$300 billion in health care and lost worker productivity costs each year.

WHEREAS, the City Council of Beverly Hills recognizes that the use of tobacco products has devastating health and economic consequences.

WHEREAS, the City Council of Beverly Hills recognizes that young people are particularly susceptible to the addictive properties of tobacco products, and are particularly likely to become lifelong users.

WHEREAS, an estimated 5.6 million youth aged 0 to 17 are projected to die prematurely from a tobacco-related illness if prevalence rates do not change.

WHEREAS, national data show that about 95 percent of adult smokers begin smoking before they turn 21. The ages of 18 to 21 are a critical period when many smokers move from experimental smoking to regular, daily use.

WHEREAS, in an undercover operation conducted in 2018, close to half of the tobacco retailers that are operating in Beverly Hills sold tobacco products to persons under the age of 21 in violation of both State law and Beverly Hills Municipal Code section 4-2-2109.

WHEREAS, despite the City's ban on smoking tobacco products in certain designated areas of the City, in February 2019, the City's Ambassador Program reported 397 incidents of individuals smoking in prohibited areas in violation of local law. The City Council anticipates that reducing access to tobacco products in the City will lead to less people smoking these products and increased compliance with the City's smoking regulations.

WHEREAS, it is the intent of the City Council of the City of Beverly Hills to provide for the public's health, safety, and welfare in part by protecting youth from commencing the inherently dangerous activity of smoking, and protecting the public health and safety of the general public, while balancing business interests of existing City businesses.

WHEREAS, cigar lounges do not permit persons under the age of 21 to enter the premises and only those persons that want to be exposed to second hand smoke patronize these locations. If cigar lounges were not permitted to sell tobacco products, these businesses would be forced to go out of business.

WHEREAS, the Beverly Hills Conference & Visitors Bureau, Rodeo Drive Committee and the Beverly Hills Chamber of Commerce has informed staff that in the summer of 2018, approximately 80% of the City's guests were from cities outside of the United States, and from countries where smoking is still popular. The City Council therefore needs to balance the public health and safety concerns that warrant banning the sale of tobacco products against the reality that such a ban in hotels could deter prominent dignitaries and other international tourists from staying at the City's hotels, and could greatly impact the tourist industry in the City. The City Council finds that the public health will be protected by ensuring that, after a limited period of time, tobacco products will not be made available to the general public and will not be displayed in a manner that is easily accessible to hotel guests.

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

Section 1. Code Amendment. Section 4-2-2101 (PURPOSE) of Article 21 (TOBACCO AND ELECTRONIC CIGARETTE RETAILER PERMITTING REGULATIONS) of Chapter 2 (REGULATORY BUSINESS PERMITS) of Title 4 (REGULATION OF CERTAIN TYPES OF BUSINESSES AND ACTIVITIES) of the Bever-



ly Hills Municipal Code is hereby amended to read as follows:

"The City Council recognizes the inherent danger of tobacco products and that the use of tobacco products has devastating health and economic consequences. The City Council further recognizes that tobacco use is the leading cause of preventable illness and death in the United States, and that tobacco product use is started and established primarily during adolescence.

Allowing tobacco products to be sold in the City increases access to these harmful and dangerous products and does not promote the City's image as a healthy city. To that end, no tobacco products shall be sold in the City except as specifically enumerated below.

For those limited number of tobacco and electronic cigarette retailers that will be permitted to operate in the City, the City Council seeks to encourage responsible tobacco and electronic cigarette retailing and to discourage violations of tobacco and electronic cigarette related laws, especially those that discourage the sale or distribution of electronic cigarettes, tobacco and nicotine products to minors."

**Section 2. Code Amendment.** Section 4-2-2102 (DEFINITIONS) of Article 21 (TOBACCO AND ELECTRONIC CIGARETTE RETAILER PERMITTING REGULATIONS) of Chapter 2 (REGULATORY BUSINESS PERMITS) of Title 4 (REGULATION OF CERTAIN TYPES OF BUSINESSES AND ACTIVITIES) of the Beverly Hills Municipal Code is hereby amended to read as follows, with all other provisions of Section 4-2-2102 remaining unchanged:

"CIGAR LOUNGE: a retail or wholesale tobacco shop that (1) contains an enclosed area in or attached to the retail or wholesale tobacco shop that is dedicated to the use of cigars and pipes, (2) does not sell cigarettes, e-cigarettes, vaping products or flavored tobacco products, and (3) only permits patrons who are 21 years of age or older to enter the premises."

"TOBACCO AND ELECTRONIC CIGARETTE RETAILER (sometimes referred to as RETAILER): Any person or business that operates a store, stand, booth, concession or other place at which the person or business sells, offers for sale, or exchanges or offers to exchange for any form of consideration, tobacco, tobacco products, or tobacco and electronic cigarette paraphernalia."

"TOBACCO PRODUCT: Includes: a) any product containing, made, or derived from tobacco or nicotine that is intended for human consumption, including, but not limited to, cigarettes, cigars, cigarillo, pipe tobacco, snuff, chewing tobacco, and smokeless tobacco; and b) any electronic cigarette. "Tobacco product" does not include a drug, device, or combination product authorized for sale by the United States Food and Drug Administration as a tobacco use cessation product."

**Section 3. Code Amendment.** Section 4-2-2103 (TOBACCO AND ELECTRONIC CIGARETTE RETAILER PERMIT REQUIRED) of Article 21 (TOBACCO AND ELECTRONIC CIGARETTE RETAILER PERMITTING REGULATIONS) of Chapter 2 (REGULATORY BUSINESS PERMITS) of Title 4 (REGULATION OF CERTAIN TYPES OF BUSINESSES AND ACTIVITIES) of the Beverly Hills Municipal Code is hereby amended to read as follows:

"A. It shall be unlawful for any person to sell a tobacco product or tobacco and electronic cigarette paraphernalia in the City without first obtaining a tobacco and electronic cigarette retailer permit.

B. It shall be unlawful for any person to act as a tobacco and electronic cigarette retailer without first obtaining and maintaining a valid tobacco and electronic cigarette retailer permit pursuant to this article for each location at which that activity is to occur.

C. Notwithstanding the provisions of chapter 1, article 1 of this title ("general provisions"), the issuance, suspension, and revocation of a tobacco and electronic cigarette retailer permit, and all related procedures, shall be governed solely by this article.

D. Failure to obtain a tobacco and electronic cigarette retailer permit prior to commencing the sale of tobacco products, or tobacco or electronic cigarette paraphernalia, shall constitute a separate violation of this section for each day such business is carried on without a permit.

E. Beginning May 21, 2019, the City shall not issue any new tobacco and electronic cigarette retailer permits except as set forth in Section 4-2-2115 and 4-2-2116."

**Section 4. Code Amendment.** Section 4-2-2104 (APPLICATION PROCESS) of Article 21 (TOBACCO AND ELECTRONIC CIGARETTE RETAILER PERMITTING REGULATIONS) of Chapter 2 (REGULATORY BUSINESS PERMITS) of Title 4 (REGULATION OF CERTAIN TYPES OF BUSINESSES AND ACTIVITIES) of the Beverly Hills Municipal Code is hereby amended to add a new subsection "D" to read as follows, with all other provisions of Section 4-2-2104 remaining unchanged:

"D. Beginning May 21, 2019, the City shall not accept or process an application for a tobacco and electronic cigarette retailer permit, except in compliance with Sections 4-2-2115 or 4-2-2116."

**Section 5. Code Amendment.** Section 4-2-2106 (ISSUANCE AND RENEWAL OF PERMIT) of Article 21 (TOBACCO AND ELECTRONIC CIGARETTE RETAILER PERMITTING REGULATIONS) of Chapter 2 (REGULATORY BUSINESS PERMITS) of Title 4 (REGULATION OF CERTAIN TYPES OF BUSINESSES AND ACTIVITIES) of the Beverly Hills Municipal Code is hereby amended to read as follows:

"A. Upon receipt of both the application for a tobacco and electronic cigarette retailer permit and the permit fee, the Director of Finance or his or her designee, shall issue a tobacco and electronic cigarette retailer permit to the extent allowed pursuant to Sections 4-2-2115 or 4-2-2116 unless:

1. The application is incomplete or the information presented in the application is inaccurate or false;
2. The application seeks authorization for tobacco and electronic cigarette retailing by a proprietor who has a suspended or revoked tobacco and electronic cigarette retailer permit;
3. The application seeks authorization for tobacco and electronic cigarette retailing that is prohibited pursuant to this article, or that is unlawful pursuant to any other local, State or Federal law;
4. The proprietor has not obtained a valid State tobacco and/or electronic cigarette retailer permit, as applicable, from the California Board of Equalization: If such permits are not issued by the California Board of Equalization for electronic cigarette retailers, then failure to obtain a permit from the California Board of Equalization shall not be grounds for denial of an application to sell electronic cigarettes pursuant to a tobacco and electronic cigarette permit from the City;
5. The City has information that the applicant or his or her agents or employee(s) has violated any local, State or Federal tobacco or electronic cigarette control law at the location for which the permit or renewal of the permit is sought within the preceding thirty (30) day period.

B. A tobacco and electronic cigarette retailer permit shall be valid for one year and must be renewed not later than thirty (30) days prior to the expiration of the permit, but no earlier than sixty (60) days prior to the expiration of the permit. Unless revoked on an earlier date, all permits shall expire one year after the date of issuance, or December 31, 2020, whichever is earliest.

C. A tobacco and electronic cigarette retailer permit that is not timely renewed shall expire at the end of its term. To reinstate a permit that has expired, or to renew a permit not timely renewed, the proprietor must:

1. Submit the permit fee plus a reinstatement fee and the application renewal form; and
2. Submit a signed affidavit affirming that the proprietor has not sold and will not sell any tobacco product or tobacco and electronic cigarette paraphernalia after the permit expiration date and before the permit is renewed.

D. Where the permit is not approved or renewed, the Director of Finance shall notify the applicant of the specific grounds for the denial in writing. The notice of denial shall be served personally or by mail not later than five (5) calendar days after the date of the denial. If by mail, the notice shall be placed in a sealed envelope, with postage paid, addressed to the applicant at the address as it appears on the application. The giving of notice shall be deemed complete at the time of deposit of the notice

in the United States mail without extension of time for any reason. In lieu of mailing, the notice may be served personally by delivering to the person to be served and service shall be deemed complete at the time of such delivery. Personal service to a corporation may be made by delivery of the notice to any person designated pursuant to the Code of Civil Procedure to be served for the corporation with summons and complaint in a civil action."

**Section 6.** Section 4-2-2107 (PERMITS NON-TRANSFERABLE) of Article 21 (TOBACCO AND ELECTRONIC CIGARETTE RETAILER PERMITTING REGULATIONS) of Chapter 2 (REGULATORY BUSINESS PERMITS) of Title 4 (REGULATION OF CERTAIN TYPES OF BUSINESSES AND ACTIVITIES) of the Beverly Hills Municipal Code is hereby amended to read as follows:

"A. A tobacco and electronic cigarette retailer permit is nontransferable and is valid only for the person(s) and location specified in the permit application. If a permittee changes business location, that permittee must obtain a new permit prior to acting as a tobacco and electronic cigarette retailer at the new location. If a business permitted to conduct tobacco and electronic cigarette retailing is sold, the new owner must obtain a permit for that location before acting as a tobacco and electronic cigarette retailer.

B. Notwithstanding subsection A above, a person may apply for a hardship exemption allowing for the transfer of a permit. Applications shall be submitted to the Finance Department on the form supplied by the City and shall contain, at minimum, the following information:

1. Name of applicant;
2. Relationship of applicant to the permittee (if applicable);
3. Explanation of why the transfer request is being requested;
4. Explanation of why the applicant will suffer undue hardship if the transfer request is denied;
5. Any supporting document;
6. Any additional information requested by the Director of Finance.

The Director of Finance shall approve the transfer request if the applicant can demonstrate the applicability of the non-transferability clause would constitute an undue hardship on the applicant. Examples of undue hardship include, but are not limited to, death of a family member whose name was originally listed on the permit application. The Director of Finance shall act upon the application within thirty days of receipt of the transfer request and shall provide notice to the applicant of the decision. If the request is denied, the Director of Finance shall notify the applicant of the specific grounds for the denial in writing. The Director of Finance's decision on the transfer request shall be final. The notice of denial shall be served personally or by mail not later than five (5) calendar days after the date of the denial. If by mail, the notice shall be placed in a sealed envelope, with postage paid, addressed to the applicant at the address as it appears on the application. The giving of notice shall be deemed complete at the time of deposit of the notice in the United States mail without extension of time for any reason. In lieu of mailing, the notice may be served personally by delivering to the person to be served and service shall be deemed complete at the time of such delivery. Personal service to a corporation may be made by delivery of the notice to any person designated pursuant to the Code of Civil Procedure to be served for the corporation with summons and complaint in a civil action."

**Section 7.** Section 4-2-2112 (DENIAL, SUSPENSION AND REVOCATION; APPEALS) of Article 21 (TOBACCO AND ELECTRONIC CIGARETTE RETAILER PERMITTING REGULATIONS) of Chapter 2 (REGULATORY BUSINESS PERMITS) of Title 4 (REGULATION OF CERTAIN TYPES OF BUSINESSES AND ACTIVITIES) of the Beverly Hills Municipal Code is hereby amended to add a new subsection G, with all other provisions of Section 4-2-2112 remaining unchanged.

"G. After December 31, 2020 this Section shall only apply to cigar lounges and hotels."

**Section 8.** Section 4-2-2113 (HEARINGS, GENERALLY) of Article 21 (TOBACCO AND ELECTRONIC CIGARETTE RETAILER PER-

MITTING REGULATIONS) of Chapter 2 (REGULATORY BUSINESS PERMITS) of Title 4 (REGULATION OF CERTAIN TYPES OF BUSINESSES AND ACTIVITIES) of the Beverly Hills Municipal Code is hereby renamed as "HEARINGS REGARDING DENIAL, SUSPENSION OR REVOCATION OF PERMIT."

**Section 9.** Section 4-2-2115 (ENFORCEMENT) of Article 21 (TOBACCO AND ELECTRONIC CIGARETTE RETAILER PERMITTING REGULATIONS) of Chapter 2 (REGULATORY BUSINESS PERMITS) of Title 4 (REGULATION OF CERTAIN TYPES OF BUSINESSES AND ACTIVITIES) of the Beverly Hills Municipal Code is hereby renumbered as Section 4-2-2117.

**Section 10. Code Amendment.** A new Section 4-2-2115 (EXCEPTIONS AND LIMITATIONS) is hereby added to Article 21 (TOBACCO AND ELECTRONIC CIGARETTE RETAILER PERMITTING REGULATIONS) of Chapter 2 (REGULATORY BUSINESS PERMITS) of Title 4 (REGULATION OF CERTAIN TYPES OF BUSINESSES AND ACTIVITIES) of the Beverly Hills Municipal Code to read as follows:

"A. Notwithstanding any section to the contrary, a cigar lounge that is operating in compliance with State law and that holds a valid tobacco and electronic cigarette retailer permit on March 25, 2019 may apply annually to renew an existing tobacco and electronic cigarette retailer permit, and said application shall be approved if all criteria set forth in Section 4-2-2106 is satisfied.

B. Notwithstanding any section to the contrary, hotels may apply annually to renew or obtain a tobacco and electronic cigarette retailer permit, and may sell tobacco and electronic cigarette paraphernalia so long as the following requirements are met:

1. Tobacco products and tobacco and electronic cigarette paraphernalia shall only be sold to hotel guests who can present proof of current hotel occupancy;
2. Any sale of tobacco products and tobacco and electronic cigarette paraphernalia shall be conducted through a hotel "service," such as through concierge services, guest services, room service, and not through a retail location that is open to the public; and
3. The tobacco products and tobacco and electronic cigarette paraphernalia shall not be publicly displayed in the hotel.

C. All other tobacco and electronic cigarette retailers that hold a valid tobacco and electronic cigarette retailer permit on May 21, 2019 shall be permitted to apply annually to obtain a renewal of that permit, and will be permitted to operate as tobacco and electronic cigarette retailers until December 31, 2020.

D. To the extent the City is preempted by State law, a person shall not be prohibited from selling tobacco and electronic cigarette paraphernalia if that paraphernalia will be used for a substance that is not a tobacco product or flavored tobacco product."

**Section 11.** A new Section 4-2-2116 (HARDSHIP EXEMPTION) is hereby added to Article 21 (TOBACCO AND ELECTRONIC CIGARETTE RETAILER PERMITTING REGULATIONS) of Chapter 2 (REGULATORY BUSINESS PERMITS) of Title 4 (REGULATION OF CERTAIN TYPES OF BUSINESSES AND ACTIVITIES) of the Beverly Hills Municipal Code to read as follows:

A. Any permittee, other than cigar lounges and hotels, that wishes to operate a tobacco and electronic cigarette retailer on or after January 1, 2021, may apply for one hardship exemption as provided for in this section.

B. A permittee must submit a complete application for a hardship exemption at least ninety (90) days before the permit is set to expire, but no sooner than six months before the permit is set to expire. Such application shall be made in writing on a form prescribed by the Director of Finance and shall be accompanied by the filing fee established by resolution of the City Council. The permittee shall bear the burden of proof in establishing by a preponderance of the evidence, that the application of Section 4-2-2115 to the permittee's business is unreasonable, and will cause significant hardship to the permittee by not allowing the permittee to recover his or her investment backed expectations. The permittee applying for the exemption shall furthermore be required, in order to meet its burden of proof, to submit the documents set forth in this section.



C. A complete application for a hardship exemption shall include the following:

1. The permittee's name and street address of business;
2. The address to which notice is to be mailed, at the permittee's option, a telephone number and/or email address;
3. The permittee's signature;
4. A declaration, under penalty of perjury, that all the information in the application is true and correct;
5. The term of the requested extension;
6. Documentation relevant to the information requested in subsection (D) of this Section; and
7. The required filing fee.

D. In determining whether to grant a hardship exemption to the permittee, and in determining the appropriate length of time that the permittee will be authorized to continue to operate as a retailer, the hearing officer, or City Council on appeal by the applicant, may consider, among other factors:

1. The percentage of the retail sales over the last three years that have been derived from tobacco products and tobacco and electronic cigarette paraphernalia;
2. The amount of investment in the business;
3. The present actual and depreciated value of any business improvements dedicated to the retail sale of tobacco products and tobacco and electronic cigarette paraphernalia;
4. The applicable Internal Revenue Service depreciation schedule or functional non-confidential equivalent;
5. The remaining useful life of the business improvements that are dedicated to the sale of tobacco products and tobacco and electronic cigarette paraphernalia;
6. The remaining lease term of the business, if any;
7. The ability of the tobacco and electronic cigarette retailer to sell other products;
8. The opportunity for relocation of the business and the cost of relocation; and
9. A business plan demonstrating how long the business will need to sell tobacco products and tobacco and electronic cigarette paraphernalia

to recoup any investment backed expectations, and a plan for phasing out the sale of those products.

E. The hardship exemption hearing shall be conducted by an Administrative Hearing Officer appointed pursuant to Section 1-3-317 of this Code and shall be conducted pursuant to the procedures set forth in Section 4-2-2113. Written notice of the time and place of the hearing shall be given at least ten (10) calendar days prior to the date of the hearing to the permittee by the City either by causing a copy of such notice to be delivered to the permittee personally or by mailing a copy thereof, postage prepaid, addressed to the permittee at the address shown on the hardship exemption application.

F. Within forty-five (45) days after a completed application is filed, the hearing officer shall open the hearing on the hardship exemption. The hearing officer shall receive and consider evidence presented by the permittee, and shall determine whether to grant or deny the hardship exemption, and if granting the hardship exemption, the length of time that the tobacco and electronic cigarette retailer will be permitted to operate. The hearing officer shall make written findings in support of the decision. The decision of the hearing officer shall be final and conclusive, unless a timely and complete appeal is filed by the applicant with the City Clerk pursuant to subsection (G) of this Section.

G. Any decision of the hearing officer may be appealed by the applicant by filing a complete notice of appeal with the City Clerk within fifteen (15) days after notice of the decision was mailed to the applicant. To be deemed complete, the notice of appeal shall be signed by the applicant, shall state the grounds for disagreement with the decision of the hearing officer, and shall be accompanied by the filing fee established by resolution of the City Council.

H. Failure of any person to file a timely appeal in accordance with the provisions of this section shall constitute an irrevocable waiver of the right to an administrative hearing and a final adjudication of the hardship exemption.

I. A retailer may continue to sell tobacco, tobacco products, or tobacco and electronic cigarette paraphernalia while a hardship exemption application is pending before a hearing officer or on appeal to the City Council.

J. Only those matters or issues specifically

raised by the appellant in the appeal notice shall be considered in the hearing of the appeal."

Section 12. CEQA. The City Council hereby finds that the adoption of this Ordinance is not a project pursuant to CEQA Guidelines Section 15378(b)(2) which provides that a project does include general policy and procedure making. The adoption of this Ordinance is also not a project pursuant to CEQA Guidelines Section 15378(b)(5) which provides that a project does not include organizational and administrative action of government which will not result in direct or indirect physical changes in the environment.

In the alternative, the City Council finds that if the adoption of the Ordinance is a project, it is subject to exemption. It can be seen with certainty that there is no possibility the adoption of this Ordinance will have a significant adverse effect on the environment because the Ordinance prohibits the sale of tobacco products. The adoption of this Ordinance is therefore exempt from California Environmental Quality Act review pursuant to CEQA Guidelines Section 15061(b)(3) because the Ordinance is covered by the general rule common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The adoption of this Ordinance is also exempt from CEQA pursuant to CEQA Guidelines Section 15305 which exempts minor alterations in land use limitations. This Class 5 exemption consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. Here, tobacco products and tobacco and electronic cigarette paraphernalia shall not be permitted to be sold by certain tobacco and electronic cigarette retailers after a specified date, and the areas where these retailers operate have an average slope of less than 20%. Additionally, the adoption of the Ordinance will not change land uses because the permitted use is retail and will be after the Ordinance takes effect. Moreover, the adoption of the Ordinance will not result in any changes in density because it is not altering the uses permitted on the land. Staff is directed to file a Notice of Exemption with the Los Angeles County Clerk.

Section 13. City Council review. Staff is hereby directed that within three years of the effective date of the ordinance, a study session item shall be scheduled whereby the City Council

can assess the impacts that the ordinance has had on local businesses and tourism.

Section 14. 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 15. 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 16. 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: June 4, 2019  
Effective: July 5, 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:  
GEORGE CHAVEZ  
City Manager

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

#### ORDINANCE NO. 19-O-2784

#### AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BEVERLY HILLS AND 8600 WILSHIRE BOULEVARD, LLC FOR CONSTRUCTION OF A MIXED-USE PROJECT AT 8600 WILSHIRE BOULEVARD

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

Section 1. The City of Beverly Hills, on or about November 13, 2007, adopted Ordinance No. 07-O-2533 approving a development agreement for a mixed-use project with up to 26 condominium units to be located at 8600 Wilshire Boulevard. The project included requests for a General Plan Amendment, Zone Text and Map Amendments, and a Planned Development Permit, along with the development agreement for the subject property.

Section 2. 8600 Wilshire Boulevard, LLC ("Developer"), the current owner of the property, proposes to amend the previously approved development agreement entered into between Developer's predecessor in interest Wilshire Colonial Partners LLC on February 4, 2008, and modified on February 4, 2013 (herein, the "Development Agreement"), in connection with the construction of a project consisting of a mixed-use building with 16 market rate residential units and two moderate income affordable units as well as ground-floor commercial space located at 8600 Wilshire Boulevard (the "Project"). The Development Agreement amendment would require the two designated affordable housing units will be rental units rather than for-sale condominium units (the "Amendment"). The Amendment is attached hereto as Exhibit 1, and incorporated herein by reference.

Section 3. The City Council finds that the Project has been environmentally reviewed pursuant to the provisions of the California Envi-

ronmental Quality Act (Public Resources Code Sections 21000, et seq. (CEQA)), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq. (hereafter the "Guidelines")), and the environmental regulations of the City. A Final Environmental Impact Report (FEIR) was certified by the City Council when the project was originally approved by the City in 2007. The Amendment would modify the project so that the designated affordable units will be rental units, rather than for-sale condominium units. This minor revision does not substantially change the scope of the project that was reviewed in 2007. The City Council hereby finds that the Amendment is within the project scope that was evaluated in the 2007 EIR and none of the conditions identified in CEQA Guidelines §15162 that require preparation of a supplement to the 2007 FEIR have occurred. Further, the Amendment is exempt from the provisions of CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines because the Amendment involves no physical changes to the approved structure that is currently under construction. Therefore, the City Council finds that the Project is exempt from further review under CEQA.

Section 4. On March 28, 2019, the Planning Commission conducted a duly noticed public hearing to consider the Amendment. Notices of the time, place and purpose of the public hearings were duly provided in accordance with California Government Code Sections 65867, 65090 and 65091.

Section 5. On March 28, 2019, the Planning Commission adopted Resolution No. 1875 recommending approval of the Amendment.

Section 6. On May 21, 2019, the City Council conducted a duly noticed public hearing to consider the Amendment. Notices of the time, place and purpose of the public hearing were duly provided in accordance with California Government Code Sections 65867, 65090 and 65091.

Section 7. The City Council finds that the proposed Amendment furthers several General Plan goals and policies. Specifically, Goal H2 "Housing Supply and Diversity" states, "Provide a variety of housing types and adequate affordable housing supply to meet the existing and future needs of the community." By ensuring that the two designated affordable units are operated as rental units, the proposed Amendment would provide greater certainty of their availability as affordable housing stock into the future. In addition, Housing Policy H2.1 "Affordable Housing Incentives" states, "Offer incentives, including density bonuses, where feasible, to offset or reduce the costs of developing affordable housing. Proactively seek out new approaches in the provision of affordable housing." The City and the developer entered into the Development Agreement as a way to create new affordable housing as a part of a 26-unit approved development project and the two designated affordable units were identified as a public benefit resulting from the project. During the building plan check process, the developer reduced the unit count and ultimately obtained building permits to construct 18 total units, including the two affordable units. Amending the language in the Development Agreement would improve the ability of the City to provide these units to eligible households in alignment with the goals and policies in the Housing Element.

Section 8. The City Council hereby approves the Amendment of the Development Agreement, attached hereto as Exhibit 1, and authorizes the City Manager to execute the Amendment on behalf of the City.

Section 9. No later than ten (10) days after the effective date of this Ordinance, the City Clerk shall record with the County Recorder a copy of the Amendment and the notice shall describe the land to which such contract applies.

Section 10. If the Amendment is subsequently invalidated via initiative, referendum, or a final decision of a court of competent jurisdiction, the

Development Agreement without this Amendment shall again become effective provided that it has not expired pursuant to its terms.

Section 11. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage, in accordance with Section 36933 of the Government Code; shall certify to the adoption of this Ordinance and shall cause this ordinance and this certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 12. 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: June 4, 2019  
Effective: July 5, 2019

JOHN A. MIRISCH  
Mayor of the City of Beverly Hills, California

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

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
GEORGE CHAVEZ  
City Manager

SUSAN HEALY KEENE, AICP  
Director of Community Development

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

EXHIBIT 1

DEVELOPMENT AGREEMENT AMENDMENT



REQUESTED BY AND WHEN RECORDED MAIL TO: City of Beverly Hills, Attn: City Attorney's Office, 455 N. Rexford Drive, Beverly Hills, California 90210

Exhibit A to Modification of 8609 Wilshire Development Agreement

Property Description: Real property in the City of Beverly Hills, County of Los Angeles, State of California, described as follows: PARCEL A: Lots 686, 687, and 688 of Tract No. 4008, in the City of Beverly Hills, as per map recorded in Book 54 Pages 98 and 99 of Maps, in the Office of the County Recorder of said County.

AMENDMENT OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BEVERLY HILLS AND 8600 WILSHIRE BOULEVARD, LLC (A SUCCESSOR IN INTEREST) RELATING TO THE PROPERTY AT 8600 WILSHIRE BOULEVARD, BEVERLY HILLS, CALIFORNIA

Amendment of the Development Agreement Related to Rental of Affordable Housing Units

Exhibit B

Amended Exhibit C - Affordable Housing Agreement

1582624

AMENDMENT TO DEVELOPMENT AGREEMENT

This Amendment to the Development Agreement (the "Amendment") is entered into as of this day of February, 2019, by and between the CITY OF BEVERLY HILLS, a municipal corporation (the "City"), and 8600 Wilshire Boulevard, LLC, a Delaware limited liability company (the "Developer").

RECITALS

A. Pursuant to California Government Code Sections 45661-45669.5, the City and the Developer's predecessor in interest, Wilshire Colonial Partners, LLC, entered into a Development Agreement (the "Agreement"), effective February 2, 2008, to provide greater certainty and predictability in relation to the City and the Wilshire Colonial Partners, LLC, with respect to a development project on the property located at 8600 Wilshire Boulevard, Beverly Hills, California, as more fully described in Exhibit A, attached hereto, and incorporated herein by reference.

B. On February 2, 2013, the term of the Agreement from a term of five (5) years was modified to be the same term as the related vesting tentative tract map remains valid in response to changes to state law (the "Modification").

C. After recodification of the Agreement and Modification, 8600 Wilshire Boulevard, LLC acquired the rights in the property that is the subject of the Agreement, and, as a successor in interest, has the rights afforded the Developer under the Agreement.

D. The Parties desire to amend the Agreement such that the affordable housing units in the Project will be rental rather than for sale (the "Amendment").

E. The City considered the information in the previously adopted CEQA documentation for the project, and concluded that the previously adopted findings required by CEQA remain applicable to the Agreement as proposed to be amended.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the coveage and legal sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

1. This Amendment shall become effective on the date on which the Ordinance approving the Amendment becomes effective.

2. Section 1(b) of the Agreement is amended to delete the defined term "Affordable Housing Cost" and instead state "Reserved".

3. Section 1(c) of the Agreement is amended to replace the defined term of "Affordable Sales Price" with a new defined term as follows: "Affordable Rent" means a housing unit which is calculated pursuant to California Health and Safety Code Section 50054(b), as amended from time to time.

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DRAFT

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO: City of Beverly Hills, Beverly Hills City Hall, 455 North Rexford Drive, Beverly Hills, California 90210, Attn: City Clerk

This document is exempt from the payment of a recording fee pursuant to Government Code Section 27383 and 6103.

AFFORDABLE HOUSING AGREEMENT (TWO DWELLING UNITS, RENTAL RESTRICTIONS)

This AFFORDABLE HOUSING AGREEMENT (the "Agreement") is dated as of February 2, 2019, and is entered into by and between the CITY OF BEVERLY HILLS, a California municipal corporation ("City"), and PALISADES CAPITAL PARTNERS, a Delaware limited liability company ("Developer").

RECITALS

A. Developer is the owner of certain real property located in the City of Beverly Hills, County of Los Angeles, State of California, commonly known as 8600 Wilshire Boulevard (the "Property"), and legally described in Exhibit A, and depicted on Exhibit B, and

B. The City and Developer's predecessor-in-interest (Wilshire Colonial Partners, LLC) entered into a recorded Development Agreement effective as of January 28, 2008, which was amended by an amendment dated February 4, 2013 and amended again by an amendment dated February 2, 2019 (the "Development Agreement").

C. Pursuant to the Development Agreement, the City and Developer agreed that two of the 23 condominium units ("Designated Units") will never be sold, but will be transferred to and owned by the homeowner's association for the Project ("HOA") and known as an Affordable Rent (hereinafter defined) Moderate Income Household (hereinafter defined).

D. Consistent with the regulations applicable to the Project, the developer opted to construct a project with total of 18 residential units, inclusive of the required affordable dwelling units.

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find, and the regulations adopted by the California Department of Housing and Community Development pursuant to Section 50052.5, as such regulations may be amended from time to time.

4. Section 1(f) of the Agreement is amended to revise the definition of "Designated Units" to read as follows: "Designated Units" shall mean a dwelling unit that will be offered for rent exclusively to a Qualified Rentee at an Affordable Rent pursuant to the Affordable Housing Agreement."

5. Section 1(g) of the Agreement is amended to delete the defined term "Housing Cost" and instead state "Reserved".

6. Section 1(h) of the Agreement is amended to replace the definition of "Qualified Purchaser" with the following definition: "Qualified Rentee" means an individual whose household is a Moderate Income Household."

7. Section 1(i)(4) of the Agreement is amended to read as follows:

"Affordable Housing. Developer shall address affordable housing needs by constructing two (2) Designated Units within the portion of the Project located in the C-2 underlying zone, and within the 32,270 square foot otherwise approved for residential units in the C-2 Zone. Tenure of the Designated Units shall be limited to Moderate Income Households in a piece that does not exceed the Affordable Rent in accordance with the Affordable Housing Agreement. Prior to issuance of any building permit for the Project, Developer shall execute, acknowledge and deliver to the City the Affordable Housing Agreement, in the form attached hereto as Exhibit B. This restriction shall run with the land in perpetuity or for the longer period of time permissible under law. Prior to the sale of any residential unit within the project, Developer and City shall cause to be recorded the Affordable Housing Agreement, in full and content approved by the City Attorney, implementing and consistent with this Section 3(i). The regulatory agreement shall be recorded on title of the two Designated Units.

Developer hereby covenants, represents and warrants that Developer will obtain and deliver to the City a reasonable satisfaction of any lien that is prior or superior to the Affordable Housing Agreement and will cause said (household(s) or individual(s) to subordinate its lien to the Affordable Housing Agreement prior to issuance of any building permit for the Project and at the time of recordation of the Affordable Housing Agreement. Developer shall cause a title company reasonably acceptable to the City to issue a CLTA policy of title insurance (at no cost to the City) insuring that the Affordable Housing Agreement is superior to all liens, and conflicting encumbrances, with a policy amount equal to the fair market value of the two Designated Units as determined in good faith by the City.

8. Exhibit C (Affordable Housing Agreement) of the Agreement is hereby amended to read as set forth in Exhibit B, attached hereto, and incorporated herein.

9. No Other Changes. Except as expressly amended by this Amendment, the Agreement shall remain in full force and effect as written.

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D. The Development Agreement further requires the Developer to enter into this Agreement with the City to regulate the Designated Units to ensure that they remain restricted to rental by the HOA as an Affordable Rent to Moderate Income Households in perpetuity or for as long as the law allows.

F. City has adopted Affordable Housing Program Guidelines that, as may be amended from time to time, also apply to the Designated Units (the "By-Products") to the extent described herein.

NOW, THEREFORE, in consideration of the Development Agreement and the mutual covenants and provisions contained herein, the parties agree as follows:

AGREEMENT

1. Recitals. The Recitals set forth above are true and accurate, and incorporated herein.

2. Definitions. All defined terms, as indicated by initial capitalization, shall have the meanings set forth in the Development Agreement, except as expressly indicated otherwise. In addition, the terms listed below shall have the meanings thereafter specified:

(a) Affordable Rent means a housing cost which is calculated pursuant to California Health and Safety Code Section 50054(b), as amended from time to time, and the regulations adopted by the California Department of Housing and Community Development pursuant to Section 50052(b), as such regulations may be amended from time to time.

(b) Moderate Income Household means households whose income is between eight percent (8%) and one hundred percent (100%) of the area median income, adjusted for family size, as determined by regulations adopted by the California Department of Housing and Community Development pursuant to Health and Safety Code Sections 50052.5 and 50052.5, and such statutes and regulations may be amended from time to time.

(c) Qualified Rentee means an individual whose household is a Moderate Income Household.

(d) Designated Units" means two of the dwelling units to be constructed on the Property as authorized by the Development Agreement, specifically, the units designated as Exhibit "B", which are studio units of at least 750 square feet.

(e) "Property" shall have the meaning defined in Recital "A."

3. Provision of Affordable Units. (a) Developer hereby agrees to provide the two Designated Units at the locations set forth in Exhibit "B" and shall convey them to the HOA, which shall not convey or sell them, but shall rent them exclusively to Moderate Income Households at an

Affordable Rent. The location of the Designated Units shall not be changed without the prior written approval of the Director of Community Development. The Designated Units shall be equal to the Project's residential development's base plan in terms of design, appearance, and interior and exterior amenities. The materials and finished quality of the Designated Units shall be comparable to that of the remaining units and shall be subject to prior review and approval by the Director of Community Development of the City. Completion of the construction of the Designated Units shall occur concurrently with the remainder of the Project.

(b) The Designated Units are reserved for Moderate Income Households at an Affordable Rent. The income limits, and therefore the maximum Affordable Rent, are adjusted annually.

(c) The maximum number of persons that may occupy a Designated Unit shall not exceed three (3) persons.

(d) The Designated Units may not be sublet, and each residential agreement between the HOA and the tenants shall so provide.

4. Ineligible Renters of Designated Unit. (a) The following individuals, by virtue of their position or relationship, are ineligible to rent a Designated Unit:

- (i) All employees and officials of the City or its agencies, authorities, or commission who have, by virtue of their position, policy-making authority or influence over the implementation of the City's housing program or the City's zoning and land use decisions, as well as the immediate relatives of such employees or officials, including spouse, children, parents, grandparents, brother, sister, father-in-law, mother-in-law, son-in-law, daughter-in-law, aunt, uncle, niece, nephew, sister-in-law, and brother-in-law.
(ii) The member of Developer and their owners, officers and employees, and their immediate families, including spouse, children, parents, grandparents, brother, sister, father-in-law, mother-in-law, son-in-law, aunt, uncle, niece, nephew, sister-in-law, and brother-in-law.
(iii) HOA board members and their relatives.

5. City Guidelines. The HOA shall comply with Section 3.6 (Procedures for Rental of Affordable Units) of the City Guidelines, as may be amended from time to time, in connection with the rental of a Designated Unit. If there is a conflict between the provisions of the Agreement and the City Guidelines, the provisions of the Guidelines shall govern.

6. Covenants Running with the Land. It is the express intent that the Designated Units be offered for lease/rental at an Affordable Rent to Moderate Income Households in perpetuity or the longest period allowed by law. This covenant and the restrictions set forth herein regarding the Designated Units shall be deemed covenants running with the land and shall pass to and be binding upon all parties having any interest in the Designated

10. Recording of Amendment. No later than ten (10) days after the Effective Date of this Amendment, the City Clerk shall record an executed original of this Amendment in the Official Records of the County of Los Angeles. Failure to record the Amendment within this time period shall not effect the validity of the Amendment.

IN WITNESS WHEREOF, the Developer and City have executed this Amendment as of the date first hereinabove written.

CITY OF BEVERLY HILLS

GEORGE CHAVEZ, City Manager, City of Beverly Hills, California

Approved as to Form

LAURENCE S. WIENER, City Attorney

8600 Wilshire Boulevard, LLC a Delaware limited liability company

By: PALISADES CAPITAL PARTNERS, LLC a California limited liability company

Its: Manager

By: Name: Title:

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Units, as the case may be. Each and every contract, deed, lease or other instrument covering, conveying or otherwise transferring a Designated Unit or any interest therein, as the case may be, ("Contract") shall conclusively be held to have been executed, delivered and accepted subject to these covenants and restrictions regardless of whether the other party or parties to such Contract have actual knowledge of this Agreement.

The Developer and the City hereby declare their understanding and intent that (a) the covenants and restrictions contained in this Agreement shall be construed as covenants running with the land pursuant to California Civil Code Section 1468 and not as conditions which might result in forfeiture of title by Developer; (b) the burden of the covenants and restrictions set forth in this contract shall concern the Designated Units to that the Developers' (and HOA's) legal interest in the Designated Unit and all improvements thereon may be rendered less valuable thereby; and (c) the benefit of the covenants and restrictions set forth in this Agreement shall and concern the land by enhancing and increasing the enjoyment and use of the Designated Units by Qualified Renters, the intended beneficiaries of such covenants and restrictions.

All covenants and restrictions contained herein without regard to technical classification or designation shall be binding upon Developer and its successors-in-interest for the benefit of the City and Qualified Renters and such covenants and restrictions shall run in favor of such parties for the entire period during which such covenants and restrictions shall be in force and effect, without regard to whether the City is an owner of any land or interest therein to which such covenants and restrictions relate.

7. Utilization of Designated Units. All Designated Units required by this Agreement shall be rented and fully utilized in accordance with this Agreement; no Designated Unit shall be withdrawn from the market or otherwise held vacant (or an unreasonable period of time).

8. Maintenance of Units. Developer shall execute and record the Declaration of Covenants, Conditions and Restrictions and Reservation of Interests for the Property in form approved by the City Attorney, which shall provide that Developer and its successors and successors-in-interest, including that not limited to the HOA, shall provide the Designated Units with the same levels of services and maintenance as is provided to the other dwelling units on the Property and that there shall be no discrimination in benefits and services to the Designated Units.

9. Federal and State Laws. Nothing contained herein with regard to the Designated Units shall require Developer or City to do anything contrary to or in violation of anything required by Federal and State laws and regulations promulgated thereunder applicable in the construction, management, maintenance and sale of the Designated Units.

10. Prohibition Against Discrimination. Developer shall not discriminate against any tenant or potential tenant on the basis of race, color, creed, religion, ancestry, national origin, age, pregnancy, marital status, family composition, sexual orientation, or the potential or actual occupancy of minor children. Developer further agrees to take affirmative action to ensure that no such person is discriminated against for any of the above-mentioned reasons.

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A state, public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California County of Los Angeles

On before me, Notary Public, personally

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

A state, public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California County of Los Angeles

On before me, Notary Public, personally

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

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11. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of City and Developer and their respective successors, successors-in-interest and assigns.

12. Attorney's Fees. In any action brought to declare the righting granted herein or to enforce or to interpret any of the terms of this Agreement, the prevailing party shall be entitled to an award of reasonable attorneys' fees in an amount determined by the court.

13. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to the specific subject matter hereof. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, oral or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that any other agreement, statement or promise not contained in this Agreement shall be void or binding. This Agreement may be amended only by written instrument signed by both City and Developer that is acknowledged and recorded.

14. Non-Waiver. Failure to exercise any right City may have or be entitled to, in the event of default hereunder shall not constitute a waiver of such right or any other right in the event of a subsequent default.

15. Indemnification. Developer and its successors, including the HOA, shall defend, indemnify and hold harmless the City of Beverly Hills, and their elected officials, officers, agents, employees, representatives, and volunteers from and against all losses, liabilities, claims and judgments relating in any manner to this Agreement.

16. Default. Failure or delay by either party to perform any term or provision of this Agreement, which is not cured within thirty (30) days after delivery of written notice from the other party, constitutes a default under this Agreement. Upon delivery of such a notice, the party who so fails or delays must immediately commence to cure, correct or remedy such failure or delay, and shall complete such cure, correction or remedy with the diligence within such thirty (30) day period. Except as required to protect against further damages, the injured party may not initiate proceedings against the party in default until 30 days after giving such notice. Failure to delay in giving such notice shall not constitute a waiver of any default, nor shall it change the time of default.

17. Remedies regarding Designated Units. (a) Any person or entity who sells or rents a Designated Unit in violation of the provisions of this Agreement shall be required to forfeit to City all monetary amounts so obtained, and the same shall constitute liquidated damages. The parties agree that the actual damages to City would be difficult and impractical to determine.

(b) City may initiate any appropriate legal action or proceedings necessary to ensure compliance with this Agreement, including but not limited to: (i) actions to resolve, deny or suspend the Project Approvals, building permits, and/or certificate of occupancy; and (ii) actions for injunctive relief or the damages described in Section 17(a).

23. Time of Essence. Time is of the essence of every provision herein in which time is a factor.

CITY: CITY OF BEVERLY HILLS, a municipal corporation

JOHN A. MIRSICI, Mayor of the City of Beverly Hills, California

ATTEST:

LOURDES SY-RODRIGUEZ, Assistant City Clerk

APPROVED AS TO FORM: APPROVED AS TO CONTENT:

LAURENCE S. WIENER, City Attorney; MAHMOUD AUZURI, City Manager

SUSAN HEALY KEENE AICH, Director of Community Development

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

(Attached)

EXHIBIT "B"

DIAGRAM MAP DEPICTING LOCATION OF DESIGNATED UNITS

(Attached)

By: Print Name:

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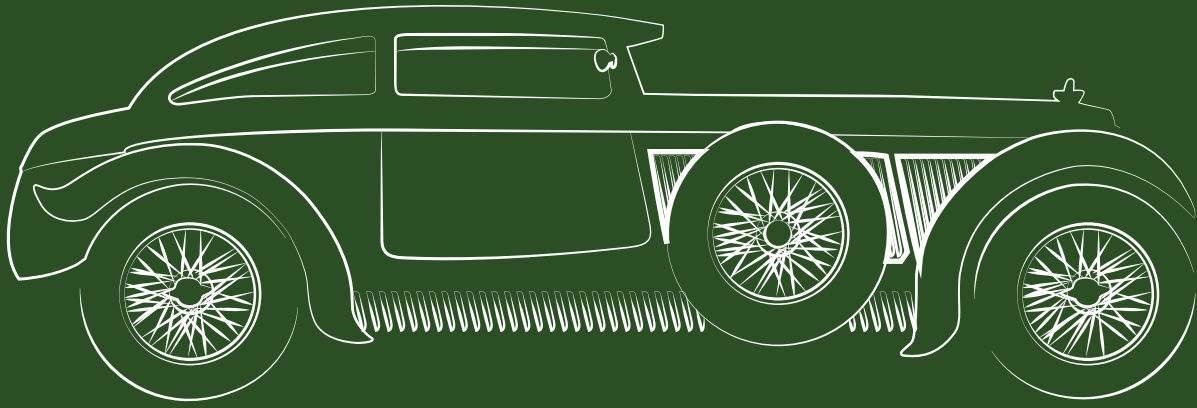
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