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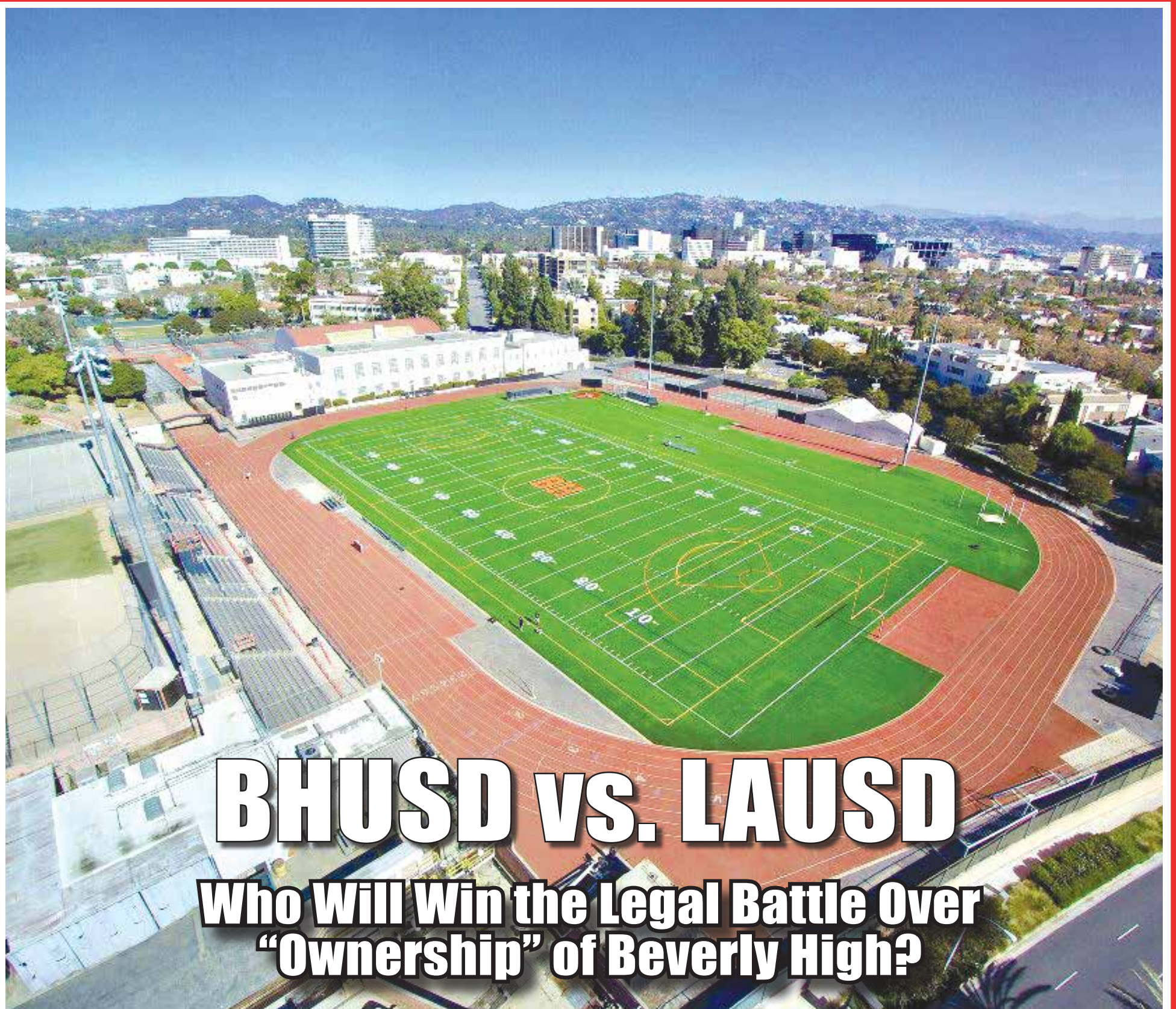
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Beverly Hills Weekly

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Issue 1103 • November 19 - November 25, 2020



BHUSD vs. LAUSD

Who Will Win the Legal Battle Over "Ownership" of Beverly High?

cover story • page 7



COVID-19 RENT SUBSIDY PROGRAM

On September 15, 2020, Beverly Hills City Council approved a Rent Subsidy program for tenants financially impacted by COVID-19.

APPLICATION PERIOD: NOVEMBER 16, 2020 THROUGH DECEMBER 7, 2020

Please call 310-285-1031 or email bhrent@beverlyhills.org

TENANT ELIGIBILITY REQUIREMENTS:

- Resident in multi-family building in unit subject to Rent Stabilization
- Have NOT received funds from other rent subsidy programs
- Monthly rent is \$4,000 or less
- Low-income ($\leq 80\%$ of Area Median Income)
- Tenant does not have a history of being disruptive

HOUSING PROVIDER REQUIREMENTS:

- Good standing (all units registered, no code violations)
- Property is not in default, is not for sale, and will continue to provide housing

PRIORITY GIVEN TO:

- Senior tenants (65+ years old)
- Households with children enrolled in the Beverly Hills School District

DOCUMENTS REQUIRED FOR APPLICATION:

- Proof of Beverly Hills Residency (e.g. utility bill, past rent payments, etc.)
- Most recent lease agreement
- Proof of financial impact from COVID-19
- Proof of income
- If tenant receives government assistance (e.g. PPP, EDD), proof that a portion of rent was paid
- If applicable:
 - Proof of enrollment in Beverly Hills School District
 - Proof age is 65 or older

FOR MORE INFORMATION ABOUT THE PROGRAM:

www.beverlyhills.org/bhrent | Email: bhrent@beverlyhills.org | Tel. 310-285-1031



WHAT'S ON YOUR MIND?

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

You can fax us at:
310.887.0789

email us at:
editor@bhweekly.com

letters & email

“Mixed-Use Ordinance Gets a Verdict” [Issue #1102]

While all of our attention has been focused on a national election and the chaos that has followed, our City Council has quietly voted in a zoning law that will transform the cityscape of Beverly Hills. The driver of this change – a mixed-use ordinance – was introduced at a study session and read and passed at the council's November 17th meeting. All with little to no feedback from our city's residents.

It is because of the sweeping changes that seem now almost inevitable that I ask, why the rush? And why has the passage of this law been effectuated with such stealth?

What's more, for those who oppose, the only recourse is to circulate a referendum petition that will place the matter on the ballot for our residents to decide. However, going door-to-door to educate residents and collect signatures is nearly impossible during a pandemic. Basically, we would have to risk our health and lives to do so, as well as the health and lives of other residents.

letters cont. on page 3



SNAPSHOT



BIKING IN BEVERLY HILLS

NORTH CAMDEN DRIVE AND BRIGHTON WAY

The City of Beverly Hills has installed a temporary project at the intersection of North Camden Drive and Brighton Way which is meant to make the street more bike and pedestrian friendly. As part of the city's Pedestrian and Bicycle Awareness and Education Campaign, the project includes curb extensions designed to look like the Beverly Hills Hotel's wallpaper and planters.

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OUR DATA SPEAKS VOLUMES



letters cont. from page 2

We are hamstrung, which is well understood by the councilmembers.

Our excellent Councilmember John Mirisch, who opposed the mixed-use ordinance, has brought up before the council, on several occasions, the health and safety of residents who plan to gather referendum signatures. He asked that the matter be discussed or placed on the agenda. But the mayor and remaining councilmembers have refused to either discuss the matter or agendize it.

Our city attorney, Larry Wiener, has acknowledged that the council could create a new process in which the council could establish ground rules that would allow residents more time to gather signatures. Since the 30-day period to gather the signatures of 10% of registered voters starts ticking upon the second reading of the ordinance, the city could easily have set the second reading of the ordinance a month or more later so residents would have had more time to arrange by telephone and e-mailing to pick up signatures.

The bottom line is that the pandemic has made our window of opportunity to raise objections and bring them to the attention of city residents, very narrow. We firmly believe that under the circumstances, the council should afford us more time to circulate a referendum. If not, the council is unfairly preventing us from exercising our democratic rights.

After all, what's the rush?

Deborah Blum
Beverly Hills

briefs

BHUSD Allows Small Groups of Students on Campus After Reaching Agreement with Faculty Union

Small cohorts of students will now be permitted to attend campus, after the BHUSD Board of Education and the Beverly Hills Education Association – the union representing faculty and staff – reached a contract agreement.

The BHEA's Memorandum of Understanding for the 2020-2021 academic year was first approved August 1. The board unanimously approved an addendum to the MOU last Tuesday, which will allow a small number of high-need students to return to campus for specialized support and services.

Other than allowing cohorts on campus, the MOU includes that the BHUSD must notify the Los Angeles County Department of Public Health about any planned campus reopening at least five business days beforehand.

Classrooms must also be staffed by credentialed volunteers. If no credentialed volunteers are available, the assigned teacher will be the in-person instructor unless they are exempted. If that is the case, then those teachers may be assigned to other tasks such as providing online in-

struction.

The district will restructure its school programs in order to ensure that only small groups of students are on campus at a single time. The district will provide its members additional training and resources to help manage students who wear diapers or pull-ups.

According to the MOU, high-need students will follow their current programs and schedules when they are on campus. If they cannot go home for their non-special education classes, then they will take those classes in their special education classroom or its adjacent room.

Some of the MOU's COVID-19 precautionary measures include that the BHUSD will allow instructors to use outdoor learning spaces and provide a variety of indoor learning spaces. The district will also follow the LA County public health order and the required safety protocols – for instance, physical barriers will be installed where six-foot social distancing cannot take place.

Council Updates Medical-Use Regulations in Beverly Hills

The City Council approved an urgency ordinance amending the regulations surrounding medical-use buildings in Beverly Hills Tuesday.

According to the council's agenda report, Beverly Hills has limited the number of medical-use buildings in commercial areas through ordinances since 1989. These were generally due to concerns about a potential overconcentration of medical-use buildings, what impact they could have on traffic and parking, what impact they could have on the city's revenue and limiting office spaces for other uses.

The former medical-use regulations included the following, according to the agenda report:

- There must be one parking space for every 200 square feet of medical-use.
- Building owners had to "register" their medical buildings in 2011. Medical offices that did not register are now considered legally nonconforming.
- A registered medical building may add up to 6,000 square feet of medical uses through a by-right building permit process.
- Any building located in most commercial zones can request to apply the "medical-use overlay zone" to a property. This requires Planning Commission and City Council approval. They must find that the proposed medical-use would not have any negative impacts and would provide public benefits.

Councilmembers revisited the subject of medical-use September 15, where they discussed how these regulations have made it difficult for tenants to establish new medical-use buildings. According to the agenda report, only one medical-use overlay zone has been approved since 2011.

The council gave the following suggestions at the September meeting, according to the agenda report.

- Create an urgency ordinance to be enacted for a one-year period.
- Consider reducing the parking requirement for medical-uses.

- Explore allowing new medical-uses to occupy spaces that were not previously occupied by medical-uses during the one-year period.

- Limit the provisions of the urgency ordinance to apply to certain types of medical-uses, such as primary care physicians, and exclude others such as surgery centers.

- Consider limiting the total amount of medical square footage added through the urgency ordinance either through an individual or aggregate limit.

- Prohibit medical-uses located on the ground floor of buildings.

- Consider methods to track the medical-uses permitted during the temporary period when the urgency ordinance is effective.

Councilmembers approved the ordinance with a 4-1 vote, with Councilmember John Mirisch dissenting.

According to the agenda report, the recommended changes to medical-use regulations include reducing the parking requirement to one space every 350 square feet of development and allowing medical-use if a certain criteria has been met. The criteria includes being located in certain commercial zones in Beverly Hills and not being on the ground floor.

Beverly Hills Extends Ban on Shared Mobility Devices

The City of Beverly Hills extended its ban on shared mobility devices – such as Bird, Lime and Lyft scooters – Tuesday night.

Shared mobility devices have not been allowed to be used, placed, parked or offered in Beverly Hills since July 24, 2018. The City Council approved the urgency ordinance prohibiting the devices to address their associated safety hazards, such as electric scooters being driven on sidewalks or being parked in people's paths.

According to the council's agenda report, the city's former ban on shared mobility devices would have expired January 10, 2021 if it was not extended.

City staff recommended continuing the ban due its potential to disrupt the city's "OpenBH" program, which allows restaurants to serve customers on sidewalks. The staff report also stated that additional staff the city does not have would be needed to monitor and enforce the use of the devices.

The ordinance will go into effect in 30 days, according to the agenda report.

Bregy Updates on School Reopening, BHUSD Applies for K-2nd Grade Waiver

Superintendent Michael Bregy shared updates on the BHUSD's eventual reopening last Tuesday, which included that it applied for a waiver that may allow kindergarten to 2nd grade students to return to campus if approved.

School districts can apply to the Los Angeles County Public Health Department for K-2nd grade waivers. If approved, small cohorts of K-2nd grade students can return to campus for in-person instruction.

The department is prioritizing low-income school districts for the waiver. According to Bregy, it had previously stated it was only approving up to 30 waivers weekly but has now raised that number to

50.

BHUSD Board of Education members unanimously supported applying for the waiver in late October. Bregy said that the district has since applied for it, which involved getting approval from parent groups and the Beverly Hills Education Association – the union representing BHUSD faculty and staff.

"I have received information from the county that they have received our application," Bregy said.

At the board's October 27 meeting, Bregy had said that he doesn't expect it to be approved for some time. Las Virgenes Unified School District reopened for K-2nd grade November 9, after its waiver was approved.

Without a waiver, Californian school districts must follow the State of California's color-coded, four-tiered system to determine when they can reopen. The tier system monitors the number of COVID-19 cases recorded daily and the percentage of positive cases in each county.

Counties that have more than seven daily cases and more than 8% positive tests are placed in the purple tier, which means that it is classified as "widespread" and has the highest risk level. According to Bregy, the tiers are updated each Tuesday and LA County remains in purple.

If a county moves to the red tier and stays there for a certain number of consecutive days, its school districts can reopen.

Bregy said that even if LA County is placed in the red tier next Tuesday, the district would only be allowed to reopen during its winter break. He said it's looking like the BHUSD will be phasing-in student cohorts in January at the earliest, if the metrics stay the same.

"In the best case scenario, if we were assessed next week to be 7 or below [cases] and you start that 28-day countdown – that would put us right at December 16, which is right on the heels of our winter break," Bregy said.

City of Beverly Hills May Install Citywide Sirens for Announcements

The City Council had planned to discuss the potential installation of sirens throughout the city for emergencies Tuesday, but pushed the item to its subsequent meeting due to lack of time.

According to the council's agenda report, a "citywide outdoor warning siren" is a priority project to notify people about emergencies, such as natural or manmade disasters. The sirens that would be used are designed for the outdoors and it is unclear whether they would be heard indoors.

Several cities throughout the United States have a siren system in place, including Hawaii, Alaska and California for tsunami warnings. According to the agenda report, the City of Malibu has been researching the use of sirens mainly for wildfire emergencies.

Beverly Hills already has an emergency alert system, but the agenda report states that a siren system would be added to ensure accessible and effective communication to all residents.

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The city entered an agreement with Mission Critical Partners to develop a preliminary siren system January 6. According to MCP, Beverly Hills may need to install around 12 sirens but the final number and

their locations will be determined in its final plans.

City staff had asked the council to decide if the city should move forward with its agreement with MCP for siren installation.

Consulting Firm to Provide Litigation Services for BHUSD's Eminent Domain Case with Metro

Consulting firm WZI, Inc. will provide its services to the BHUSD for the district's

eminent domain case with Metro, according to a BHUSD Board of Education meeting last Tuesday.

The board unanimously approved an agreement with WZI, Inc. for \$100,000,



CITY OF BEVERLY HILLS NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) AND NOTICE OF PUBLIC SCOPING MEETING

DATE: Wednesday, December 2, 2020
TIME: 6:30 p.m. to 8:00 p.m.
LOCATION: **VIRTUAL MEETING ON-LINE LOCATION:**
<https://www.gotomeet.me/CBHCD/events>
Alternatively, phone access is available at 1-866-899-4679
Phone Access Code: 954-861-509
PROJECT: Cheval Blanc Beverly Hills Specific Plan Project

The City of Beverly Hills is preparing a Draft Environmental Impact Report (Draft EIR) for the proposed Cheval Blanc Beverly Hills Specific Plan (herein referred to as "Project"). The public is invited to attend a preliminary "scoping meeting" on **Wednesday, December 2, 2020 at 6:30 p.m.** to comment on environmental issues that should be addressed in the Draft EIR. Due to the on-going public health issues associated with holding in-person gatherings during the Covid-19 pandemic, the scoping meeting will be held virtually. Access to the meeting is available through: (i) the video conferencing link, and (ii) the phone access information identified at the top of this notice.



Project Location: The Project Site (456 and 468 North Rodeo Drive, 449, 451 and 453 North Beverly Drive and 461 through 465 North Beverly Drive) is located in the City of Beverly Hills and generally is located at on the southeast corner of Rodeo Drive and South Santa Monica Boulevard. The Project site is bounded on the north by South Santa Monica Boulevard, on the east by North Beverly Drive and on the west by North Rodeo Drive. The Project site is

approximately 1.28 acres (55,608 square feet [SF]) in size and includes Assessor Parcel Numbers 4343-016-001, -002, -019, and -023, as well as a portion of the existing north-south alley located between North Rodeo Drive and North Beverly Drive. The Project Site is regionally accessible from Interstate 405 (the San Diego Freeway) and Santa Monica Boulevard, and locally accessible from North Santa Monica Boulevard. The Project Site is currently developed with two retail commercial structures on North Rodeo Drive (The former "Brooks Brothers" and the "Celine" retail locations) and developed with a retail building and an institutional building (the former "Paley Center") on North Beverly Boulevard.

Project Description: The Cheval Blanc Beverly Hills Specific Plan Project is a proposal for a single multiple-use building, up to 220,950 square-feet in floor area (a floor area ratio (FAR) of approximately 4.2 to 1 overall and a FAR of approximately 3.9 to 1 above ground), based on the proposed development standards set forth in the Specific Plan. The single building is proposed to include a luxury hotel with restaurant and ancillary services, private club, and retail uses at street level with frontage on North Rodeo Drive. The submitted conceptual plans for the Project identify the following features:

- The new building is proposed to vary in height across the Project site. The portion of the building fronting North Rodeo Drive is proposed to be 4-stories, 51-feet in height. The structure would step up in height to a maximum of 9-stories, 115-feet in height on North Beverly Drive.
- The proposed 187,058 square-foot (per conceptual plans) luxury hotel would contain up to 115 hotel rooms.
- The proposed private club would be physically contained within the hotel portion of the building. The club would provide facilities for social and recreational purposes for up to 500 individual members. Club amenities include meeting rooms, a screening room, and a club specific restaurant use.
- Appurtenant uses in connection with the hotel and club include: Restaurant uses,

including a ground floor restaurant open to the public; a wellness center, including fitness and exercise equipment and services; a spa, including day spa, cosmetic spa, and beauty and barber services; and pools, decks, balconies, and outdoor dining facilities, which are proposed to be located on the building's rooftop areas.

- The new building is proposed to include a motor court with access from South Santa Monica Boulevard. The motor court will be valet operated and used for vehicle drop-off and pick-up for hotel, club, spa, retail, and restaurant users of the building.
- 24,980 square-feet of ground floor accessible retail space is proposed with frontage on North Rodeo Drive. The total linear length of the retail frontage is approximately 150 feet. The conceptual plan includes a new, approximately 20' by 35' pedestrian plaza on the southeast corner of the intersection of North Rodeo Drive and South Santa Monica Boulevard.
- 178 vehicle parking spaces are proposed to be located on three subterranean levels.

Construction is anticipated to commence in 2022 and take approximately 38 months to complete.

Initial Study: Based on the conclusions of the Initial Study prepared for the Cheval Blanc Beverly Hills Specific Plan Project, the following areas of potentially significant environmental impact are anticipated to require analysis in the Draft EIR:

- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

Potential cumulative impacts and potential for growth inducement will also be addressed; alternatives, including the No Project Alternative, will be evaluated.

Purpose of the Scoping Meeting: The purpose of the scoping meeting is to present the Cheval Blanc Beverly Hills Specific Plan Project in a public setting and provide an opportunity for a full airing of the environmental issues that are important to the community. The meeting will include a presentation of the proposal and a description of the environmental issues to be analyzed in the Draft EIR. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to present views concerning what environmental issues should be included in the Draft EIR. The oral and written comments regarding potential environmental effects of the Project made during the scoping meeting will be addressed as appropriate in the Draft EIR.

Required 30-Day Comment Period: The City invites all interested members of the public to attend the public scoping meeting. The City also invites written comments on issues related to potential environmental impacts during a 35-day comment period, which starts on **Friday, November 13, 2020** and will conclude on **Friday, December 18, 2020**. Written comments should be addressed to:

Masa Alkire, AICP, Principal Planner
City of Beverly Hills Community Development Department
455 North Rexford Drive
Beverly Hills, California 90210
Fax: (310) 858-5966
Email: malkire@beverlyhills.org

After the Draft EIR has been prepared, it will be released for public review and comment. The Planning Commission will then hold a public hearing on the Draft EIR and on the Project. Separate notices of the availability of the Draft EIR and of the hearings on the Project will be released at later dates.

The case file on this Project, which includes the plans and applications, is on file at the Planning Division, 455 North Rexford Drive, Beverly Hills, California 90210. Copies of the Initial Study are also available in the Planning Division at City Hall and online at www.beverlyhills.org/environmental. If there are any questions regarding this notice, or if you would like to review the case file (plans and applications) or receive copies of available documents, please contact **Masa Alkire, AICP, Principal Planner at (310) 285-1135 or via email at malkire@beverlyhills.org**.

Masa Alkire, AICP
Principal Planner

The meeting is accessible at <https://www.gotomeet.me/CBHCD/events> and oral comment may be provided during the meeting. Members of the public may attend this meeting telephonically at 1-866-899-4679 (access code 954-861-509) to listen to and to provide oral public comment. Written public comment can be offered electronically prior to and during the meeting by emailing malkire@beverlyhills.org. If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (ADA), please contact (310) 285-1126 prior to the meeting for assistance.

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which will be taken from the district's general fund. WZI, Inc. has worked with the BHUSD before regarding the capping of oil wells beneath Beverly High's campus. Mary Jane Wilson is the President and Chief Executive Officer of WZI Inc.

According to the board's agenda, the group has the "expertise and history with the district" to work on the case and will focus on oil and gas issues.

Board member Mel Spitz questioned why the agreement with WZI, Inc. is limited to oil and gas. He said its explanation is unclear.

"I'd really like to know a little more about that," Spitz asked. "What they will be doing and why they're services would be limited to those issues?"

BHUSD Project Manager Don Blake, who has been overseeing the district's oil-well capping, typically answers the board's questions regarding oil-wells and Metro. He was unable to attend last Tuesday's meeting due to an emergency, according to Board President Isabel Hacker.

Hacker suggested that the board table the item, unless it was time-sensitive. She said she had not heard from district staff that there was a timeline on approving the agreement.

"I think [Spitz's] question is a good one and I would support tabling it if it's not an immediate need to have this approved tonight," Hacker said.

Board member Tristen Walker-Shuman said she was not in favor of tabling it.

"I think we had quite a bit of time to ask questions about this, even in our closed session, and I believe that this is a time-sensitive matter," Walker-Shuman said.

Board member Noah Margo said that WZI, Inc. is already under contract with the district for its oil wells. He asked why this contract was separated from the others.

"Is that because of the funding source, is that the main reason?" Margo said.

Assistant Superintendent of Business Services Wade Roach said eminent do-

main expenses cannot be taken out of the district's bond funds and must be taken from the general fund.

"We are hiring WZI in this case because of their subject matter expertise, that's the reason it's limited to the oil and gas subject matter – because that's where we need their expertise in dealing with MTA," Roach said.

Spitz said he still had questions regarding the agreement.

"I guess I'm wondering what it is that they are going to be doing in regard to the oil and gas issues," Spitz said.

He said that he was fine approving the agreement, but would like the board to get an explanation about what WZI, Inc. will be doing later.

Mirisch Sends Letter to Newsom, Requests Safety Precautions for Referendums

Councilmember John Mirisch sent a letter to Gov. Gavin Newsom Tuesday, requesting him to draft an executive order to create COVID-19 health and safety precautions for the State of California's ballot initiative and referendum process.

Mirisch said ballot initiatives and referendums would normally require a certain number of signatures to be gathered in person during an allotted period of time. But due to public safety concerns associated with the pandemic, he said Newsom should consider an executive order.



Gavin Newsom

According to Mirisch, the order should allow electronic signatures and extend the required period of time to gather signatures.

His letter to Newsom comes about one week after the Beverly Hills City Council approved a mixed-use ordinance with

a 4-1 vote, which established a mixed-use overlay zone in certain commercial areas of the city. Prior to the ordinance, mixed-use development was only approved on a case-by-case basis.

Mirisch had been the dissenting vote opposed to the ordinance. During the council's November 10 meeting, he said many residents have expressed interest in attempting a referendum regarding the ordinance and the council must create a COVID-19-safe way for them to do so.

He said the council passed an ordinance banning trick-or-treating this past Halloween to avoid unnecessary exposure to COVID-19 in his letter to Newsom.

"If residents are banned from going door-to-door to get Halloween treats, it makes no sense not to make alternate accommodations for them when it comes to exercising their democratic rights of referendum and initiative," Mirisch wrote. "Not making accommodations would de facto force them to expose themselves and others to COVID-19 in the pursuit of democracy."

BHUSD Creates 7-11 Committee, Announces Members

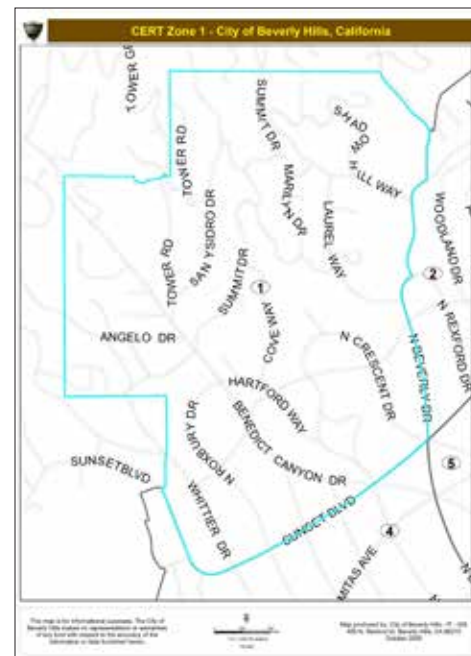
The BHUSD has created a 7-11 Committee to review the district's demographic and real property information and make recommendations to the Board of Education about its real property assets.

It announced the following members last Tuesday: Matthew Neman, Peter Ostroff, Jonathan Swerdlow, Richard Schreiber, Ronit Stone and Colleen Knerr. The alternate members are Carrie Salter Ucer and Nooshin Meshkaty.

Assistant Superintendent of Business Services Wade Roach will be the administration representative and a member.

Just in Case BH to Hold Zoom Meeting for Zone 1 Residents

The City of Beverly Hills will hold its first 'Just in Case BH' community Zoom meeting on November 18 at 1:30 pm. The



Zone 1 of Beverly Hills

meeting is for residents in Zone 1, which is located in the region north of Sunset Boulevard between North Beverly Drive and Whittier Drive.

The city recently launched 'Just in Case BH,' a city-led, neighborhood-based emergency preparedness and action program. The program brings together Beverly Hills residents, businesses, fire, police and other city agencies to coordinate seamlessly before, and in real-time when disaster strikes.

One of the major aspects of the program is the division of the city into geographic zones, with each zone designed to be able to support itself during times of emergency or disaster. Over the next several weeks, residents and businesses in each zone will be invited to participate in a Zoom meeting to learn about the program and how they can participate.

Zone 1 residents can join the meeting at <https://zoom.us/j/96031680887?pwd=WGNZQ1V6eWNpWXU4K0FHdGZ0OU9HZz09>.

To view the city map divided by zones and for more info, visit www.JustinCase-BH.org.

--Briefs Compiled by Ani Gasparyan

detention&arrestsummary

Beverly Hills Weekly received the information that appears below from the Beverly Hills Police Department. This information is released each week to the public. We assume no responsibility for errors or omissions in the Detention and Arrest Summary.

MCGEE, DEMAJ, 46, arrested on 09/16/2020 for outside felony warrant.

BANKS, EVIDENCE IKECHUKWU, 23, arrested on 09/17/2020 for getting credit using other's ID.

OGUNSUYI, OMOSA DARREN, 25, arrested on 09/17/2020 for getting credit using other's ID.

HARRIS, TYRIQUE MICHAEL, 27, arrested on 09/17/2020 for criminal conspiracy and getting credit using other's ID.

FOWLER, KEYSHAWN JORDAN, 24, arrested on 09/17/2020 for criminal conspiracy and getting credit using other's ID.

RODERICK, HASAN, 27, arrested on 09/17/2020 for criminal conspiracy and getting credit using other's ID.

TORRES, DANIA, 24, arrested on 09/17/2020 for criminal conspiracy and getting credit using other's ID.

JENKINS, LANIESHA DANE, 37, arrested on 09/17/2020 for criminal conspiracy, getting credit using other's ID and other misdemeanor not listed charge – see narrative.

BOOKER, BRIAN EVERETT, 30, arrested on 09/17/2020 for criminal conspiracy, getting credit using other's ID and other misdemeanor not listed charge – see narrative.

KNIGHTON, JOHN ARTHUR, 35, arrested on 09/17/2020 for criminal conspiracy, getting credit using other's ID, other misdemeanor not listed charge – see narrative.

JAMES DEYVON J, 25, arrested on 09/17/2020 for criminal conspiracy, ex felon with a firearm, getting credit using other's ID and other misdemeanor not listed charge – see narrative.

MARTIN, DAMON ALFRED, 36, arrested on 09/17/2020 for criminal conspiracy, ex felon with a firearm, getting credit using other's ID and other misdemeanor not listed charge – see narrative.

FULTZ, TRAVARIUS RENARD, 29, arrested on 09/17/2020 for criminal conspiracy, ex felon with a firearm, getting credit using other's ID and other misdemeanor not listed charge – see narrative.

BOSHANT, ALESSANDRO FABRICE, 29, arrested on 09/17/2020 for outside misdemeanor warrant.

WRIGHT, MARCUS, 51, arrested on 09/17/2020 for burglary – shoplift.

BEAVERS, JAMES DONTRELL, 34, arrested on 09/17/2020 for driving while license suspended, parole violation – remain

under legal custody to return to prison and getting credit using other's ID.

PISTRE, OUMAR, 20, arrested on 09/18/2020 for driving while license suspended for reckless, reckless driving, counterfeit or forge seal or handwriting and getting credit using other's ID.

KIF, YUSUF, 35, arrested on 09/18/2020 for theft of veh parts and possession of burglary tools.

JONES, TRAYBEON DIJON, 25, arrested on 09/18/2020 for criminal conspiracy and getting credit using other's ID.

TATE, DARIC LAMAR, 23, arrested on 09/18/2020 for criminal conspiracy and getting credit using other's ID.

WOFFORD, JAQUANIS SEQUAN, 22, arrested on 09/18/2020 for criminal conspiracy and getting credit using other's ID.

JACKSON, DEMARIO ANTWON, 22, arrested on 09/18/2020 for criminal con-

arrests cont. on page 7

Q&A Dan Stepenosky and Kearston Stepenosky

Father and Daughter Participate in COVID-19 Vaccine Trial

Former Beverly High principal and Los Virgenes Unified School District Superintendent Dan Stepenosky has been participating in the Pfizer COVID-19 vaccine trial. His daughter, Calabasas High junior Kearston Stepenosky, has also recently joined him.

Why did you first get involved with the COVID-19 vaccine trial?

Dan Stepenosky: [I] just wanted to be part of the solution. Good friends of ours are the Director of Medicine for Kaiser. I just said “Is Kaiser doing a trial?” and he said “Yeah.” I said “Are they looking for volunteers?” and he said “Yes” [so] I said “Sign me up.”

There was a website, you had to submit an application [and] answer some questions. I did two phone screenings, then they invited me for a visit for the physical and they do blood work and that kind of thing. Then they approved me, which I was kind of surprised [about] because I’m a cancer survivor.

I got my first [trial vaccine] shot on August 31, second shot September 22. Then about a month ago they called and said “Hey, we’re looking for 16



Dan, Sean, Sharon and Kearston Stepenosky

and 17 year olds.” So I didn’t tell [my 16 year old daughter] Kearston for a week and I hid the information from her. And [then I] finally told her about it, she badgered us for 10 straight days and wanted to be a part of it. She was very persistent – she’s a tough negotiator.

Kearston Stepenosky: I’m really passionate about pursuing a career in medicine, so I thought just from that angle this would be a really interesting experience. I also thought it was a good way to participate in a small way that I can. Watching my dad go through it definitely motivated me as well. It sounded like a very fascinating and inspiring thing to be a part of, so that was really the reason that I went into it.

Can you elaborate on what the screening process for the trial entailed?

DS: It was two phone interviews asking about medical history and then also about activities, like do you leave the home? They obviously don’t want people in the vaccine trial who stay home because then the vaccine will be 100% effective, because you’re never exposed to anything. They want people who travel, who go to the office. I did. I never

stayed home to work. I’ve always been coming to the office, I go to the market and those kinds of things.

And then we did the in-person physical. I think to take a look at the blood work, assessing level of health, any other comorbidities, any other complicating factors [such as] diabetes, all kinds of stuff. The fact that I had not had chemotherapy, my immune system is fine. There were no issues there from their perspective, so they enrolled me.

The challenge for the minors is a lot of them don’t get out. The schools are closed. So the challenge is to find 16-17 year olds who do get outside. They don’t have an office to go to, for example. With Kearston, though, she’s on a sports team and sports teams have been meeting and conditioning together. So she does get together with some of her high school classmates and is somewhat exposed.

What has your involvement in the vaccine trial been like?

KS: I actually just received my second in the two-step vaccine. So you get your first one and then three weeks later, you get your second one. So I

had my first one three weeks ago and my second one yesterday.

Essentially, all I have to do afterwards is continue doing everything I would normally do – going out, practicing and all of that. But I do have to go in again in about four weeks to get some blood work done. I believe it’s a two-year long process and we will continue to go back to Pfizer to get checked up every one in a while for the next two years.

DS: It’s a 26 month trial. You go for six visits over 26 months. The first two visits are [the] physical and the first shot. Bloodwork at both of them and the second shot. I finished my third visit – so first shot, second shot, then one month out, then six months out, then 12 months out I think.

After the two shots, every visit is just a check-in and they draw blood to monitor your energy level. Every week we have an app to check-in on and report if you have any coronavirus symptoms. If you do, you’ll get a call from one of their doctors. They’ve given us a self-swabbing kit. If we become symptomatic, we swab ourselves, call them and they have a UPS truck come out and pick it up real

quickly. Very detailed, very rigorous. I’m very impressed with the protocols they have in place.

Being a part of a vaccine trial obviously comes with some personal risk. Dan, did you have any reservations about allowing your daughter to participate?

DS: I had a lot of reservations, that’s why we hid the information from her for a while. She’s a good negotiator and she was passionate about it. Her heart was in the right place and people need to step up. We need people to volunteer to be part of this, to come out of this, to solve it, to get to a successful and safe vaccine for everybody.

And we trust science. We trust the scientists. We trust the medical profession. We know a lot of people at Kaiser, so we asked them a lot of questions and felt comfortable about it all. But yeah, there were plenty of times where I’m like, “Is this a good idea, like really, a 16 year old?”

You’re Superintendent of the Las Virgenes School District, which has recently opened for Transitional Kindergarten to 2nd grade students to return to campus in small cohorts. How is that going?

DS: It’s going very well. We are open for TK through 2nd grade, up to 2,000 students and nine of our campuses. The protocols in place are really solid, they’re very extensive. I’ve been in touch with

[BHUSD Superintendent] Dr. Michael Bregy and offered if he wants to come up or bring his team. They’re welcome to come and visit our campuses.

It’s challenging right now because cases are rising in LA and across the country. We’re heading towards Thanksgiving. So people are on edge, people are anxious. But the reason you have the protocols is for people who are infectious but not symptomatic, you don’t know. We spent about \$1.6 million getting ready and we’ve got the infrared thermal scanners, we’ve got the touchless thermometers, face shields for all of our staff [and] masks.

We’ve got no more than 12 students in the classroom, all distanced, all separated. We’ve got two sessions, an a.m. cohort and a p.m. cohort [with] 90 minutes in between for cleaning every classroom. Kids go home for lunch. Lunch is a whole challenge in how you keep kids distanced during [it], so we just said we’re not going to deal with it, they’re going to go home and have lunch with their families.

Families and kids are over the moon excited. Lots of tears, lots of joy. No hugging, unfortunately. Maybe after the pandemic, we’ll get back to some hugs. But it’s been great. I mean, the Kindergarten, 1st and 2nd graders are our least inde-

pendent learners. Kearston is a junior in high school, so they can access this, they can manage their learning better. But a kindergartner, they’re staring at a screen.

Kindergartners want to run around, they want to play, they want to move, they want to use their bodies. I thought it was critical to get K-2nd grades back. [We’re] adding 3rd grade on December 7. We just sent out that information recently.

There have been mixed reactions to how school districts should handle COVID-19, from people pushing for complete reopenings to those in favor of remote learning. What do you think the best solution is?

DS: Schools are very structured places. You have little children – five year olds need structure [and] 18 year olds need structure. So the good news is because we’re so structured and schools, teachers, staff and students are rule-followers, implementing reverse protocols is very doable.

It’s not a food processing plant. It’s not a garment industry sort of situation. We can give some space to spread out and distance. I think there’s a chance when we come out of this, and God-willing

it’s soon, that we’ll look back and think that we could’ve and should’ve opened schools – especially elementary schools – the soonest.

Colleges are a whole different animal. Colleges are a bad idea. It’s just the nature of college, you go there to have a social

experience. Learning is a big part of it, but the social piece is a big part of it. You can go meet with friends, you have coffee or go to a bar. Five year olds, six year olds, seven year olds – they’re in bed at 8 p.m. They’re not going to a bar, they’re not going to a restaurant. Right now, they’re not even playing in any kind of sports. So it’s very easy to isolate and cohort.

What have been the biggest challenges of dealing with COVID-19 as a high school student?

KS: It’s definitely been different. It’s been interesting trying to navigate what’s going to happen with the SATs and everything. I’m sure everyone is experiencing [this]. Obviously, taking AP tests online last year was really strange.

But other than that, I think that basketball right now is the most challenging thing for me just because it’s such a difficult sport to play non-contact and so far apart. It’s the kind of sport where you’re quite literally paired up with another person from the other team the whole game, fumbling against each other and all of that. It’s a hard one to socially distance and I miss it a lot.

I miss being in class with my teachers

q&a cont. on page 7

coverstory

BHUSD VS. LAUSD

Who Will Win the Legal Battle Over “Ownership” of Beverly High?

By Ani Gasparyan

The BHUSD has filed a quiet title action against the Los Angeles Unified School District, after the latter claimed to own a majority of Beverly High’s campus.

Beverly High was a part of the Los Angeles City High School District – LAUSD’s preceding district – until residents voted to transfer control to the Beverly Hills High School District – the BHUSD’s preceding district – in 1934. But the title to Beverly High property was never transferred.

Metro discovered the title’s absence after it filed an eminent domain action to gain ownership of Beverly High’s campus, in order to build its Purple Line extension beneath it. It informed the BHUSD that LAUSD may have a claim over a portion of Beverly High known as parcel three, which comprises the front of campus.

The BHUSD later notified the LAUSD and requested it to help clear up the am-

biguities surrounding who owns parcel three by quiet claiming its interest in the property. But the LAUSD is now claiming ownership of the property, which could allow it to obtain a portion of Metro’s owed eminent domain money to the BHUSD.

“BHUSD has poured hundreds of millions of dollars into renovating and upgrading the facilities and abandoning old oil wells, but LAUSD only seeks the eminent domain money and takes no responsibility for the state funds, Measure E, or Measure BH money that has been put into the campus that LAUSD now claims,” the district said in a press release.

According to the press release, Pillsbury, Winthrop, Shaw and Pittman – the LAUSD’s counsel – said the LAUSD may be inclined to pay for the costs spent on Beverly High if it is given complete ownership and control of the high school.

LAUSD Chief Communications Officer Shannon Haber said the BHUSD’s

attempts to portray LAUSD as a villain are disingenuous and false.

“To be clear, Los Angeles Unified is a defendant in both the eminent domain case filed by Los Angeles County Metropolitan Transit Authority and now the quiet-title action filed by BHUSD,” Haber said. “In fact, title documents show that Los Angeles Unified owns a portion of the Beverly Hills High School property.”

She added that LAUSD is a public school district like BHUSD and cannot convey title because an attorney demands it.

According to the quiet title action, the BHUSD has requested that it obtain the title to parcel three, that LAUSD does not have any title or interest in parcel three and payment for its attorney and litigation expenses.

Attorney Ronald Richards, who does not represent the BHUSD, said the city could make a strong adverse possession case. An adverse possession claim essentially allows a group or person to gain legal ownership of a property, despite not having its legal title, due to continuous

occupation or possession of it.

“It’s not a frivolous position, it’s just a very mean-spirited position for a public entity to try to basically steal land from another public entity,” Richards said.

Richards said the LAUSD’s argument is disingenuous.

“I think they’re going to lose or they’re going to try to extract some form of the eminent domain payment,” Richards said. “It’s legal blackmail at its best.”

BHUSD Board of Education President Isabel Hacker said it’s disappointing that after 85 years, LAUSD would say that much of Beverly Hills High



“It’s legal blackmail at its best”

—Ronald Richards

School is theirs.

“Their attorney’s position is not supported by LAUSD’s April 12, 1934 board meeting minutes where LAUSD approved the creation of Beverly Hills Unified School District and transfer of the high school, the election of July 2, 1934 where the voters elected to create Beverly Hills Unified School District and a final determination by the State Superintendent of Schools on July 1, 1935,” Hacker said.

arrests cont. from page 5

spiracy and getting credit using other’s ID.

MORALES ARIAS, EDWARD EM-MANUEL, 20, arrested on 09/18/2020 for criminal conspiracy and getting credit using other’s ID.

BONILLA, TIFFANY, 28, arrested on 09/18/2020 for robbery.

CLAYTON, WILLIAM ALFRED, 32, arrested on 09/18/2020 for burglary – commercial and amount of defacement, damage or destruction is \$400 or more.

SEMBRE, NAYAMONET MUNCHO, 20, arrested on 09/18/2020 for getting credit using other’s ID.

GOZO, ELIJAH N, 23, arrested on

09/19/2020 for possession of hashish/marijuana, forgery of state, corporate or official seal and getting credit using other’s ID.

MCGEE, DEON DENZEL, 28, arrested on 09/19/2020 for petty theft.

FREEMAN, QUENTIN AMIR, 24, arrested on 09/19/2020 for driving while license suspended.

CAINES, DASHAWN JOSHUA, 19, arrested on 09/19/2020 for getting credit using other’s ID.

LOPEZ, CAMERON MIGUEL, 20, arrested on 09/19/2020 for getting credit using other’s ID.

WILSON, KAZ MOORE, 18, arrested on 09/19/2020 for possession of burglary

tools and getting credit using other’s ID.

TAYLOR, SHARON, 54, arrested on 09/19/2020 for theft or driving of vehicle.

AGUILAR, FERNANDO, 38, arrested on 09/19/2020 for possession of drug paraphernalia and outside felony warrant.

EDMUNDS, JAMES MICHAEL, 61, arrested on 09/19/2020 for outside felony warrant.

ALLUNGUA, MICHAEL GAEL, 18, arrested on 09/19/2020 for resisting or obstructing public officer.

ELINDARI, SAWSAN, 35, arrested on 09/19/2020 for battery w/serious injury inflicted on anyone and public intoxication.

ZORMAGEN, ELIRAN, 41, arrested on

09/20/2020 for threats to commit crimes resulting in death or great bodily injury and outside misdemeanor warrant.

SMITH, MARSHALL LOVELL, 50, arrested on 09/20/2020 for possess shopping/laundry cart and outside misdemeanor warrant.

FRANKLIN, RONESHA DIANE, 26, arrested on 09/20/2020 for battery-use of force or violence upon another.

ETO, CHINEDUM OKECHUKWU, 29, arrested on 09/20/2020 for resisting, delaying or obstructing any public officer, peace officer or emergency medical technician, criminal conspiracy, getting credit using other’s ID and resisting or threatening of officer.

q&a cont. from page 6

and everything as much as everyone else. But it’s definitely what needs to happen, so just trying to make it all function as smoothly as possible.

You’ve been attending campus for conditioning. Explain how that’s been happening during the pandemic.

KS: We’re just doing outdoor basketball practices right now and conditioning. We can’t be in our weight room obviously, so it’s a lot of band exercises outside. We’re doing a health screening before each practice, wearing a mask the whole time and we can’t pass the ball to one another right now. We can do so with one other person, but as a team nothing like that and we split up into groups. It’s

definitely a very different experience than we’re used to and it doesn’t exactly feel like a team contact sport the same way. But we’re trying our best.

What are your post-pandemic and post-high school plans?

KS: I do definitely intend to pursue medicine. A very close family friend of ours is Kirk Tamaddon, he’s a surgeon who really inspires me and I’ve had the opportunity to observe some robotic procedures that he performs. I think robotic surgery is my passion at this point. So I hope to go into medical school after college – definitely on the East Coast – and hopefully find a career in robotic surgery.

Dan, you’re a former Beverly High principal. Tell us about your time in

Beverly Hills.

DS: [I] loved it. Started teaching there in 1995 and I think I was there for 12 or so years, 1995 to 2006. [I] taught astronomy [and] AP physics. I had a blast, worked with Ben Bushman – the principal at the time. [Worked with] Superintendent Sol Levine. Just had a great staff, still keep in touch with so many people and nothing but the fondest of amazing memories. Great school, great high school. Third place only to Calabasas [High] and Agoura High, it’s right there.

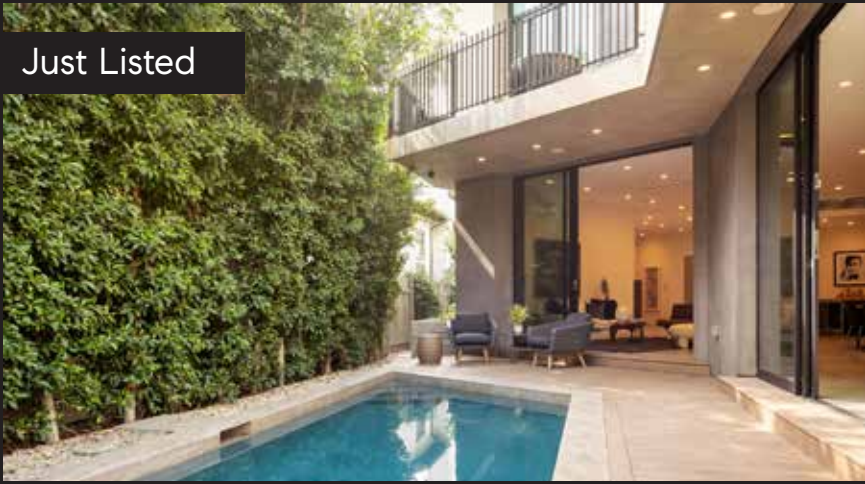
Other than releasing a COVID-19 vaccine to the public, what do you both think needs to be done to address the Pandemic?

DS: Some federal guidelines for all of us would be huge. Obviously, funding.

The state’s been pretty helpful but really – people following health guidelines and then getting the vaccine. Getting flu shots [too] – only 50% of people get flu shots, which is insane, so we all need to get our flu shots this year.

I know there’s some vaccine hesitancy but with this global pandemic, unfortunately, this is not the time to be hesitant. That’s part of the reason why we wanted to come forward and share our story, to help hopefully increase people’s comfort level. Because we do trust science and they’ve worked hard. It’s been very quick and it’s insanely quick for a vaccine. But all the protocols and safety measures that I’ve seen have been impressive. They’re taking it seriously, they’re following the science and we’re getting there.

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maining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Andre Mike Berto, a Married Man, as his sole and separate property Duly Appointed Trustee: Imperial Processing Recorded 5/22/2019 as Instrument No. 20190466406 in book, page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 11/24/2020 at 10:30 AM Place of Sale: Outside by the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$506,027.66 Street Address or other common designation of real property: 1085 Carolyn Way Beverly Hills, CA 90210 A.P.N.: 4348-006-012 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. 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 2020-00111. 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. FOR TRUSTEE'S SALES INFORMATION, PLEASE CALL (844)477-7869 OR VISIT WEBSITE: www.stoxposting.com Date: 10/21/2020 Imperial Processing, Substituted Trustee 11111 Santa Monica Blvd, Suite 1700 Los Angeles, California 90025 (424)488-3144 Dmitry Merrit, Processor

FILE NO. 2020 159494

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: RUBY'S LIQUOR, 5442 E DEL AMO BLVD LONG BEACH CA 90808 county of: LA COUNTY.

Registered Owner(s): RAKAN ABDULNOUR, 5442 E DEL AMO BLVD LONG BEACH CA 90808. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

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

This statement was filed with the County Clerk of LOS ANGELES County on OCT 09 2020 expires on OCT 09 2025.

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). 38125 BEVERLY HILLS WEEKLY 10/29 11/5,12,19 2020

FILE NO. 2020 168507

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: REFILE
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: THE OLIVE GARDEN ITALIAN RESTAURANT, 17585 CASTLETON ROWLAND HEIGHTS CA 91748-1702 county of: LA COUNTY.

AI #ON: 201531710057
Registered Owner(s): N AND D RESTAURANTS, LLC, 1000 DARDEN CENTER DRIVE ORLANDO FL 32837 [FL]. 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: 11/2015. 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/ N AND D RESTAURANTS, LLC BY ANGE-LA M. SIMMONS

This statement was filed with the County Clerk of LOS ANGELES County on OCT 21 2020 expires on OCT 21 2025.

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). ORD-51283 BEVERLY HILLS WEEKLY 10/29, 11/5,12,19 2020

FILE NO. 2020-168505

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: REFILE
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: SEASONS 52, 1501 OCEAN AVENUE SANTA MONICA CA 90401 county of: LA COUNTY.

AI #ON:
Registered Owner(s): SEASONS 52 HOLDINGS, LLC, 1000 DARDEN CENTER DR ORLANDO FL 32837 [FL]. 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: 11/2015. 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/ SEASONS 52 HOLDINGS, LLC, BY LINDSAY KOREN, PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on OCT 21 2020 expires on OCT 21 2025.

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). ORD-51301 BEVERLY HILLS WEEKLY 10/29, 11/5,12,19 2020

FILE NO. 2020 167801

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: JOES COIN LAUNDRY, 8301-8313 COMPTON AVENUE LOS ANGELES CA 90001 county of: LA COUNTY.

Registered Owner(s): JOHN CHO, 3054 COLT WAY, UNIT 207 FULLERTON CA 92833. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

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

This statement was filed with the County Clerk of LOS ANGELES County on OCT 21 2020 expires on OCT 21 2025.

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). 49328 BEVERLY HILLS WEEKLY 10/29, 11/5,12,19 2020

FILE NO. 2020 168509

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: MALONEY & ASSOCIATES INSURANCE SERVICES, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.

AI #ON: 201711810089
Registered Owner(s): PCF INSURANCE SERVICES OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [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/ PCF INSURANCE SERVICES OF THE WEST, LLC BY JARED FOY, VP

This statement was filed with the County Clerk of LOS ANGELES County on OCT 21 2020 expires on OCT 21 2025.

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). ORD-51505 BEVERLY HILLS WEEKLY 10/29,11/5,12,19 2020

FILE NO. 2020 168509

FICTITIOUS BUSINESS NAME STATEMENT

TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: MALONEY & ASSOCIATES INSURANCE SERVICES, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.

AI #ON: 201711810089
Registered Owner(s): PCF INSURANCE SERVICES OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [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/ PCF INSURANCE SERVICES OF THE WEST, LLC BY JARED FOY, VP

This statement was filed with the County Clerk of LOS ANGELES County on OCT 21 2020 expires on OCT 21 2025.

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). ORD-51505 BEVERLY HILLS WEEKLY 10/29,11/5,12,19 2020

FILE NO. 2020 169450

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: CURRY HOUSE, 2521 E. FLORENCE AVE STE 11 HUNTINGTON PARK CA 90255 county of: LA COUNTY.

AI #ON: 4638376
Registered Owner(s): KITCHEN CURRY INC, 2521 E. FLORENCE AVE STE 11 HUNTINGTON PARK CA 90255 [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: 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/ KITCHEN CURRY INC BY: PARSHANT KUMAR, CEO

This statement was filed with the County Clerk of LOS ANGELES County on OCT 22 2020 expires on OCT 22 2025.

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). 51783 BEVERLY HILLS WEEKLY 10/29 11/5,12,19 2020

A.P.N.: **5530-016-030** Trustee Sale No.:2020-1429 Title Order No: 1599128cad Reference No: 4 LEE **NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN. YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 5/27/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU**

SHOULD CONTACT A LAWYER. Notice is hereby given that on 12/1/2020 at 11:00 AM, **S.B.S. Lien Services**, As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 6/1/2020, as Document No. **20200591224**, Book , Page , of Official Records in the Office of the Recorder of **Los Angeles** County, California, The original owner: Scott Lee The purported new owner: Scott Lee WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER payable at time of sale in lawful money of the United States, by 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 state or federal savings and loan association, savings association, or a savings bank specified in section 5102 of the Financial Code and authorized to do business in this state.): **BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766** All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, as more fully described on the above referenced assessment lien. The street address and other common designation, if any of the real property described above is purported to be: 1040 N Spaulding Ave #4 West Hollywood, CA 90046 AKA 1040 N Spaulding Ave #4 Los Angeles, CA 90046. 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, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to wit: **\$12,155.12** accrued interest and additional advances, if any, will increase this figure prior to sale. The claimant: 1040 NORTH SPAULDING HOMEOWNERS ASSOCIATION under said Notice of Delinquent Assessment heretofore executed and delivered to the undersigned a written Notice of Default and Election to Sell Under Notice of Delinquent Assessment and Claim of lien. 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. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **FOR SALE INFORMATION, PLEASE CALL** (855)986-9342, or visit this Internet Web site www.superiordefault.com using the file number assigned to this case **2020-1429** Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **THE PROPERTY IS BEING SOLD SUBJECT TO THE NINETY DAY RIGHT OF REDEMPTION CONTAINED IN CIVIL CODE SECTION 5715(b). PLEASE NOTE THAT WE ARE A DEBT COLLECTOR AND ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAIN WILL BE USED**

FOR THAT PURPOSE. Date:10/15/2020. **S.B.S LIEN SERVICES, 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362. By: Annissa Young, Sr. Trustee Sale Officer (11/5/20, 11/12/20, 11/19/20) TS#2020-1429** SDI-19639)

SCOTT TALKOV, State Bar No. 264676 / TALKOV LAW CORP., 2900 Adams St Ste C225, Riverside, California 92504, Telephone: (951) 888-3300, Email: scott@talkovlaw.com, Attorneys for Petitioner Michael Villalpando. SUPERIOR COURT OF THE STATE OF CALIFORNIA COUNTY OF LOS ANGELES IN RE THE PETITION MICHAEL VILLALPANDO TO ESTABLISH THE BEVERLY PRESS AS A NEWSPAPER OF GENERAL CIRCULATION Case No. 19STCP04891.

NOTICE IS HEREBY GIVEN that on December 08, 2020, at 8:30 a.m., or as soon thereafter as the matter may be heard, in Department 24 of the Los Angeles County Superior Court – Stanley Mosk Courthouse, located at 111 North Hill Street, Los Angeles, California 90012, Petitioner Michael Villalpando intends to apply for an order, pursuant to California Government Code §§ 6008 and 6020, declaring Beverly Press to be a newspaper of general circulation for the City of Beverly Hills and County of Los Angeles, State of California.

The Petition verified under penalty of perjury by Michael Villalpando as Publisher of the Beverly Press sets forth the following: 1) Petitioner is the Publisher of the newspaper known as Beverly Press. 2) Beverly Press is a newspaper published for the dissemination of local or telegraphic news and intelligence of a general character in the City of Beverly Hills, County of Los Angeles, State of California. 3) Beverly Press has a bona fide subscription list of paying subscribers in the City of Beverly Hills, County of Los Angeles, State of California. 4) Beverly Press has been established under that name during the whole of the three-year period preceding the filing of this petition. 5) Beverly Press has been published at regular intervals of not less than weekly in the City of Beverly Hills, County of Los Angeles, State of California during the whole of the three-year period preceding the filing of this petition. 6) Beverly Press has a substantial distribution to paid subscribers in the City of Beverly Hills, County of Los Angeles, State of California. 7) Beverly Press has maintained a minimum coverage of local or telegraphic news and intelligence of a general character of not less than 25 percent of its total inches during each year of the three-year period preceding the filing of this petition. 8) Beverly Press's principal office of publication is within the jurisdiction of the City of Beverly Hills, County of Los Angeles, State of California for which it is seeking adjudication. WHEREFORE, Petitioner prays for judgment ascertaining and establishing Beverly Press as a newspaper of general circulation, as defined in California Government Code § 6008, for the City of Beverly Hills, County of Los Angeles, and State of California. [Petition dated and signed November 6, 2019 by Scott Talkov, Attorney for Petitioner Michael Villalpando. Verification of Michael Villalpando dated November 6, 2019. Filed on November 14, 2019 as Case No. 19STCP04891]

FILE NO. 2020 169448
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: CAPITAL WEST INSURANCE, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.

AI #ON:
Registered Owner(s): PCF INSURANCE SERVICES OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [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/ PCF INSURANCE SERVICES OF THE WEST, LLC BY JARED FOY, VP OF COMPLIANCE

This statement was filed with the County Clerk of LOS ANGELES County on OCT 22 2020 ex-

pires on OCT 22 2025.

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).

ORD-52329 BEVERLY HILLS WEEKLY 11/5,12,19,26 2020

FILE NO. 2020 169446
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. EAGLE WEST PREMIER INSURANCE AGENCY; 2. KERN INSURANCE ASSOCIATES; 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.

AI #ON:
Registered Owner(s): PCF INSURANCE OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [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/ PCF INSURANCE OF THE WEST, LLC BY JARED FOY, VP OF COMPLIANCE
This statement was filed with the County Clerk of LOS ANGELES County on OCT 22 2020 expires on OCT 22 2025.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement gen-

erally 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).
ORD-52243 BEVERLY HILLS WEEKLY 11/5,12,19,26 2020

FILE NO. 2020 171426
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: KEETA DESIGN, 226 S FULLER AVE UNIT 1/4 LOS ANGELES CA 90036 county of: LA COUNTY.

Registered Owner(s): JANNA KHERSONSKY, 226 S FULLER AVE UNIT 1/4 LOS ANGELES CA 90036. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: 09/2020.

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/ JANNA KHERSONSKY, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on OCT 26 2020 expires on OCT 26 2025.

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

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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). 55877 BEVERLY HILLS WEEKLY 11/5,12,19,26 2020

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

VICTORIA STERLING AKA VICTORIA A. STERLING, VICTORIA ANNE STERLING CASE NO. 20STPB08161

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of VICTORIA STERLING AKA VICTORIA A. STERLING, VICTORIA ANNE STERLING. A PETITION FOR PROBATE has been filed by SANDRA STERLING in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that SANDRA STERLING be appointed as personal representative to administer the estate of the decedent.

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

A HEARING on the petition will be held in this court as follows: 02/22/21 at 8:30AM in Dept. 44 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
HERBERT A. STROH
SBN 120257
MCCORMICK BARSTOW, LLP
656 SANTA ROSA STREET SUITE 2A
SAN LUIS OBISPO CA 93401
11/5, 11/12, 11/19/20
CNS-3413289#

FILE NO. 2020 168503
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: DIAMOND INSURANCE PARTNERS, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.

AI #ON:
Registered Owner(s): PCF INSURANCE SERVICES OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [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/ PCF INSURANCE SERVICES OF THE WEST, LLC BY JARED FOY, VP
This statement was filed with the County Clerk of LOS ANGELES County on OCT 21 2020 expires on OCT 21 2025.

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). ORD-51528 BEVERLY HILLS WEEKLY 10/29, 11/5,12,19 2020

NOTICE OF PETITION TO ADMINISTER ESTATE OF EDWARD GRANZ aka EDWARD MORRIS GRANZ

Case No. 20STPB09058

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of EDWARD GRANZ aka EDWARD MORRIS GRANZ

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

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

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

A HEARING on the petition will be held on Dec. 3, 2020 at 8:30 AM in Dept. No. 11 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:
NEAL B JANNOL ESQ
SBN 180713
LAW OFFICES OF
NEAL B JANNOL PC
10850 WILSHIRE BLVD
STE 825
LOS ANGELES CA 90024
CN971690 GRANZ Nov 12,19,26, 2020

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (UCC SEC. 6101 ET SEQ. AND

B & P 24073 ET SEQ.)

Escrow No. 24433-SC

Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and business address of the Seller(s)/Licensee(s) are: Feridoon Lalezari, 8850 W. Sunset Blvd., West Hollywood, CA 90069
Doing Business as: Terners Liquor
All other business name(s) and address(es) used by the Seller(s)/licensee(s) within the past three years, as stated by the Seller(s)/licensee(s), is/are: None
The name(s) and address of the Buyer(s)/applicant(s) is/are: Terners Liquor Inc., a California corporation, 8850 W. Sunset Blvd., West Hollywood, CA 90069

The assets being sold are generally described as: Furniture, Fixtures Equipment, Tradename, Goodwill. Leasehold interest and improvements, and Covenant not to compete and is/are located at: 8850 W. Sunset Blvd., West Hollywood, CA 90069

The type of license to be transferred is/are: Off-Sale General, #21-617452 now issued for the premises located at: SAME

The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: Central Escrow LA, Inc., 3660 Wilshire Blvd., Suite 108, Los Angeles, CA 90010 and the anticipated date is UPON TRANSFER OF ABC LICENSE.

The purchase price or consideration in connection with the sale of the business and transfer of the license, is the sum of \$235,000.00, including inventory estimated at \$220,000.00, which consists of the following:

Description Amount
Cash.....\$15,000.00
Promissory Note....\$220,000.00

It has been agreed between the seller(s)/licensee(s) and the intended buyer(s)/transferee(s), as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

Dated: October 21, 2020

Buyer(s)/Applicant(s)

Terners Liquor Inc., a California corporation

By: S/ Shervin Lalezari, President

By: S/ Nathan Rabiezadeh, Vice President

Seller(s)/Licensee(s)

S/ Feridoon Lalezari

11/19/20

CNS-3416009#

California Uniform Public Construction
Cost Accounting Act (CUPCCAA)

Notice is hereby given by the Beverly Hills Unified School District ("District") that it shall establish a list of registered contractors per Section 22304 of the Public Contract Code. This list shall include licensed general contractors and specific licensed trade contractors seeking to participate in the solicitation of bids per Public Contract Code Section 22019.

In accordance with the State of California Uniform Public Construction Cost Accounting Commission, the District is inviting all interested licensed contractors to submit their company for inclusion on the District's Informal Bidding Contractors List.

Informal Bidding Contractors List are required to have a current license and are subject to verification through the Contractors State License Board. Additionally, pursuant to SB 854, no contractor or subcontractor may be listed on a bid for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations (DIR) and no contractor or subcontractor may be awarded a contract for a public works project (awarded on or after April 1, 2015) unless registered with the DIR per California Labor Code section 1725.5. <http://www.dir.ca.gov/Public-Works/PublicWorks.html>

As required by the District, it may solicit bids for the following Public Work Projects:

1. Construction, reconstruction, erection, alteration, renovation, improvement, demolition, and repair work for the District.

2. Painting and repainting for the District

Contractors shall provide the following information:

- 1) Firm Name
- 2) Contact Name
- 3) Contact Phone and Email
- 4) Type of work interested in and currently

licensed for
5) License Number(s) and
Class of license(s) held

Contractor shall provide the required information on Company Letterhead to the address below:

Beverly Hills Unified School District
Attention: Construction and Facilities
255 S. Lasky Drive, Beverly Hills, CA 90212

NOTICE OF PETITION TO ADMINISTER ESTATE OF DENISE GERSHON aka DENISE COHEN

Case No. 20STPB09291

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of DENISE GERSHON aka DENISE COHEN

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

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

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

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

A HEARING on the petition will be held on Dec. 10, 2020 at 8:30 AM in Dept. No. 11 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:
JOSEPH C LONGO ESQ
SBN 151356
LONGO LAW GROUP LLP
100 WILSHIRE BLVD
STE 2010
SANTA MONICA CA 90401
CN973031 GERSHON Nov 19,26, Dec 3, 2020

ORDINANCE NO. 20-O-2822

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING ARTICLE 2 OF CHAPTER 3 OF TITLE 4 (ENTITLED PARADES AND ASSEMBLIES) OF THE BEVERLY HILLS MUNICIPAL CODE

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

WHEREAS, the City of Beverly Hills recognizes the importance of public gatherings that allow the community to collectively express its concerns about public issues, and supports the rights of all people to peacefully exercise their First Amendment rights to free speech and assembly; and

WHEREAS, beginning on May 30, 2020, the City was subjected to widespread acts of violence and property damage, including looting and rioting, by people who were taking advantage of the protests concerning the tragic death of George Floyd, but now desires to terminate that emergency; and

WHEREAS, on June 5, June 12, and June 27 of 2020, a group called "OCCUPY" conducted large nighttime protests in the residential area of the City which began at approximately 10:00 PM and continued until approximately 1:00 AM, and which included the use of bullhorns, amplified music, fireworks, and other items used to disrupt the tranquility of the residential neighborhood during hours when many people ordinarily would be sleeping; and

WHEREAS, since May 30 the City has been host to a number of protests from across the political spectrum including protests organized by "Mr. Checkpoint," Freedom Rallies, and protests regarding the conflict between Armenia and Azerbaijan; and

WHEREAS, the City desires to adopt regulations that will promote the free exercise of First Amendment rights through parades and assemblies, and simultaneously serve the significant interests of protecting the public health and safety of our community, including those involved in or observing parades and assemblies; and

WHEREAS, the City particularly desires to protect its residents' rights to enjoy the tranquility of their homes during nighttime hours when people ordinarily would be sleeping; and

Section 1, Article 2 of Chapter 3 of Title 4 (entitled Parades and Assemblies) of the Beverly Hills Municipal Code is hereby amended in its entirety to read as follows:

"ARTICLE 2. PARADES AND ASSEMBLIES 4-3-200: ASSEMBLIES OF LESS THAN FIVE HUNDRED PEOPLE:

Notwithstanding any other provision of this Article, assemblies of less than five hundred (500) people will be allowed without a permit in that portion of Beverly Gardens Park between Crescent Drive and Rodeo Drive, La Cienega Park, and on the Crescent Drive side of the City Hall. No sound amplification equipment shall be permitted if it will generate Significant Noise Impacts.

4-3-201: PERMIT REQUIRED:

No person shall engage in, conduct, or carry on the activity of a parade or assembly without a permit issued under the provisions of Chapter 1, Article 1 of this Title. The permit may authorize the use of sound amplifying equipment and electrical generators in conjunction with a parade or assembly without a permit issued under Article 5 of this Chapter.

4-3-202: DEFINITIONS:

ASSEMBLY: Any meeting, demonstration, picket line, rally, gathering, or group of persons, animals, or vehicles, or a combination thereof, having a common purpose, design, or goal, either (1) upon any public street, sidewalk, alley, or city park path which numbers twenty-five (25) or more and which assembly will or tends to substantially inhibit the usual flow of pedestrian or vehicular traffic, other than a "parade," as defined in this Section, or (2) upon any park or other public place which numbers seventy-five (75) or more and which occupies any public area, other than a "parade," as defined in this Section.

PARADE: Any march, demonstration, procession, motorcade, or promenade consisting of persons, animals, or vehicles, or a combination thereof, having a common purpose, design, destination, or goal; upon any public place, which parade, march, demonstration, procession, motorcade, or promenade does not comply with normal and usual traffic regulations or control.

SIGNIFICANT NOISE IMPACTS: The generation of noise that is distinctly audible from within the nearest residence or dwelling.

4-3-203: EXEMPTIONS:

In addition to the assemblies described in Section 4-3-200 above, the permit application provisions of this Article shall not apply to the following:

A. Spontaneous parades or assemblies occasioned by news or affairs coming into public knowledge within three (3) days before such assembly, provided that the organizers thereof, if any, give written notice to the City at least twenty four (24) hours prior to such parade or assembly.

1. Such written notice shall contain all of the following information:

a. The name, address and telephone number of the person or persons seeking to organize or conduct the parade or assembly. This person or these persons shall be considered a permittee for the purposes of this Article.

b. The name, address and telephone number of the headquarters of the organization, if any, and of the organizer or responsible head of such organization by whom or on whose behalf the parade or assembly is proposed to be conducted.

c. The name, address and telephone number of the person who will chair the parade or assembly and who will be responsible for its conduct.

d. The location and date of the proposed parade or assembly, including the assembly area, disbanding area, and the route to be traveled.

e. An estimate of the approximate number of persons who will be participating in the parade or assembly and an estimate of the approximate number of persons who will be observing the parade or assembly.

f. The time at which the parade or assembly will start and conclude.

g. The type of security or other arrangements that will be provided to assure that participants are properly directed.

h. The type of sound amplification equipment and electrical generators that will be used, if any.

i. Whether participants in the parade or assembly will be wearing masks.

2. The City Manager or the City Manager's designee may deny permission to conduct the parade or assembly within eighteen (18) hours of the submission of the notice pursuant to subsection B of Section 4-3-205 if the City Manager or the City Manager's designee makes a finding requiring denial pursuant to subsection B of Section 4-3-205. If the City Manager makes a finding requiring denial pursuant to that subsection, the City Manager shall immediately provide notice of the denial, including the reason for the denial, by telephone to the permittee and shall also provide written notice of the denial including the reason for the denial. If the permittee provides an email address for the purpose of receiving notices, the City Manager shall provide written notice of the denial by email immediately upon making the denial decision. If the proposed parade or assembly is denied, an assembly of less than 500 (five hundred) persons may still occur pursuant to Section 4-3-200 of this Article.

4-3-204: APPLICATION FOR PERMIT:

A. A person seeking issuance of a permit pursuant to this Article shall file an application with the City Manager or the City Manager's designee, on forms supplied by the City.

B. The application shall be filed with the City Manager or the City Manager's designee in accordance with the following time limitations:

1. Not less than six (6) days prior to the date of the parade or assembly if the parade or assembly is proposed to take place in whole or in part on, in or along the roadway portion (other than moving within crosswalks) of the following streets in the City of Beverly Hills: Wilshire Boulevard, Olympic Boulevard, Santa Monica North Roadway, Sunset Boulevard, La Cienega Boulevard, or Robertson Boulevard;

2. Not less than four (4) days prior to the date of the parade or assembly if the parade or assembly is proposed to take place in whole or in part on, in or along the roadway portion (other than moving within crosswalks) of any other street in a commercial zone within the City of Beverly Hills;

3. Not less than three (3) days prior to the date of the parade or assembly if the parade or assembly is proposed to take place in whole or

in part on, in or along a roadway portion of a street or sidewalk or any other portion of the public right of way in a residential zone, or outside of the roadway in a commercial zone or residential zone, but within the sidewalk or any other portion of the public right of way;

4. Not less than two (2) days prior to the date of the parade or assembly if the parade or assembly is proposed to take place in whole or in part on, in or along any park or other publicly owned public forum in the City of Beverly Hills not governed by subsections B1 through B3 of this Section.

C. The application shall include, but shall not be limited to, the following information:

1. The name, address and telephone number of the person or persons seeking to organize or conduct the parade or assembly.

2. The name, address and telephone number of the headquarters of the organization, if any, and of the organizer or responsible head of such organization by whom or on whose behalf the parade or assembly is proposed to be conducted.

3. The name, address and telephone number of the person who will chair the parade or assembly and who will be responsible for its conduct.

4. The location and date of the proposed parade or assembly, including the assembly area, disbanding area, and the route to be traveled.

5. An estimate of the approximate number of persons who will be participating in the parade or assembly and an estimate of the approximate number of persons who will be observing the parade or assembly.

6. The hours when the parade or assembly will start and conclude.

7. The type of security or other arrangements that will be provided to assure that participants are properly directed.

8. The minimum and maximum speeds that the parade is to travel, if applicable, and the maximum number of platoons or units, if any, in the parade or assembly and the maximum and minimum interval of space to be maintained between the units of such parade or assembly.

9. The maximum length of such parade or assembly in miles or fractions thereof.

10. The number and type of vehicles and animals in the parade or assembly, if any.

11. The number and type of electrical generators to be installed, carried, possessed, and/or operated during the parade or assembly, if any.

12. Whether any of the participants in the parade or assembly will be wearing any type of mask or other face covering.

13. A statement to be signed by the person seeking the permit that the permittee will hold harmless and indemnify the City of Beverly Hills, its elected officials, officers, employees and agents from any damages which may arise as a result of the alleged willful or negligent acts or omissions of permittee, its officers, agents, or employees in connection with the permitted assembly or parade.

14. If the assembly or the parade set up or dispersal is to be conducted on private property, the applicant must submit with the application proof of the property owner's permission for the property to be used for that purpose.

15. The number and type of sound amplification equipment that will be used in the parade or assembly, if any.

D. Within twenty four (24) hours after the submission of the application, the City Manager or the City Manager's designee must notify the applicant, in writing, whether the application is complete. If no such notice is given within twenty four (24) hours after submission, the application will be deemed to be complete.

4-3-205: GENERAL CRITERIA FOR ISSUANCE OR DENIAL OF PERMIT:

A. In lieu of the criteria for issuance or denial of a permit under the provisions of Section 4-1-103 of this Title, the following criteria shall apply to issuance or denial of a parade or assembly permit.

B. The permit shall be issued by the City Manager or the City Manager's designee unless there is a finding that:

1. The information contained in the application is false or intentionally misleading; or

2. The parade or assembly is proposed to take place in the roadway portion of any street in a commercial zone between the hours of eight o'clock (8:00) A.M. and ten o'clock (10:00) A.M. or between the hours of four o'clock (4:00) P.M. and six thirty o'clock (6:30) P.M., Monday through Friday, unless the parade or assembly will occur on a national holiday; or

3. The parade or assembly is proposed for a time and location for which another event permit has been previously issued, such as licensed sporting events, youth sports camps, and other licensed or permitted public entertainment events; or

4. The parade or assembly will require the simultaneous closure of the roadway portion of more than two (2) streets that run in a generally north and south direction between the hours of seven o'clock (7:00) A.M. and eight o'clock (8:00) P.M., Monday through Friday, or between the hours of ten o'clock (10:00) A.M. and six o'clock (6:00) P.M. on Saturday, unless the parade or assembly will occur on a national holiday; or

5. The parade or assembly will require the simultaneous closure of the roadway portion of more than two (2) streets that run generally in an east and west direction between the hours of seven o'clock (7:00) A.M. and eight o'clock (8:00) P.M., Monday through Friday, or between the hours of ten o'clock (10:00) A.M. and six o'clock (6:00) P.M. on Saturday, unless the parade or assembly will occur on a national holiday; or

6. The parade or assembly, by itself or in combination with other parades or assemblies, will require closure of the roadway portion of any street in a commercial zone for more than three (3) hours in any one day between the hours of seven o'clock (7:00) A.M. and eight o'clock (8:00) P.M., Monday through Friday; or

7. The proposed route or location of the parade or assembly traverses a street or other public right of way that was scheduled for maintenance, construction or repair prior to the application for that parade or assembly permit and the conduct of the parade or assembly would interfere with such maintenance, construction or repair or the maintenance, construction or repair would represent a threat to the health or safety of the participants in the parade or assembly; or

8. The proposed area for the assembly or for the set up or dispersal of a parade could not physically accommodate the number of participants expected to participate in the parade or assembly, as reflected in the application completed and submitted pursuant to the requirements of this Article; or

9. The parade would result in a violation of any Federal, State or local law or regulation.

Upon making any finding set forth in this subsection, the City Manager or the City Manager's designee shall deny the permit application.

C. As a condition of the issuance of a permit under the provisions of this Article, the City Manager or the City Manager's designee may require that the parade or assembly be limited to a portion of the width of the street or right-of-way upon which the applicant seeks to conduct the parade or assembly, provided that such limitation does not limit or interfere with the conduct of the parade or assembly or cause the parade or assembly to violate any other provision of this Article or any other Federal, State or local law or regulation.

4-3-206: NONDISCRIMINATION:

The official designated by the City to act on permit applications shall uniformly consider each application upon its merits and shall not discriminate in granting or denying applications; and, shall not deny any permit based upon political or religious grounds or reasons.

4-3-207: NOTICE OF ISSUANCE OR DENIAL OF PERMIT:

A. The City Manager or the City Manager's designee shall approve or deny the permit application within the following time limitations, and shall notify in writing the applicant of the action taken:

If the permit is sought under the provisions of subsection 4-3-204(B)(1) or (B)(2) of this Article, within two (2) days after submission of the application. If the permit is sought under the provisions of subsection 4-3-204(B)(3) or (B)(4) of this Article, within twenty four (24) hours after submission of the application.

B. If the permit is denied, the notice of denial shall set forth the reasons for denial.

4-3-208: INTERFERENCE WITH PARADE OR ASSEMBLY:

No person shall knowingly join or participate in any parade or assembly conducted under permit from the City in violation of any of the terms of said permit, nor knowingly join or participate in any permitted parade or assembly without the consent of the permittee, nor in any manner interfere with its progress or orderly conduct.

4-3-209: PROHIBITIONS:

The following prohibitions shall apply to all parades, assemblies, protests, demonstrations, picketing, or rallies on public property (for the purposes of the section, "parades and assemblies"):

A. It shall be unlawful for any person to carry or possess, while participating in any parade or assembly, any length of lumber, wood, or wood lath greater than one foot (1') in length, unless such object is of wood, is blunted at its ends, and is one-fourth inch (1/4") or less in thickness and two inches (2") or less in width, or if not generally rectangular in shape, such object shall not exceed three-fourths inch (3/4") in its thickest dimension.

B. It shall be unlawful for any person to carry or possess any length of plastic or metal pipe, rod or other object greater than one foot (1') in length or greater than one-quarter inch (1/4") in its thickest dimension, including rods attached to signs, posters, plaques, notices.

C. It shall be unlawful for any person to carry any sign, poster, plaque, or notice, whether or not mounted on a length of wood as specified in subsection A of this Section, unless such sign, poster, plaque, or notice is constructed solely of a cloth, paper, or cardboard material no greater than one-quarter inch (1/4") in thickness.

D. It shall be unlawful for any person to ride, drive, or cause to be ridden or driven any animal or any animal drawn vehicle upon any public street, unless specifically authorized by a permit.

E. It shall be unlawful for any person to carry or possess any projectile launcher or other device which is commonly used for the purpose of launching, hurling, or throwing any object, liquid, material or other substance.

F. It shall be unlawful for any person to carry or possess weapons such as firearms, knives, swords, sabers or other bladed devices, axes, hammers, hatchets, ice picks, razor blades, nun chucks or martial arts weapons of any kind, box cutters, pellet or BB guns, conducted electrical weapons (CEWs), including, but not limited to, tasers or stun guns, metal/composite/wooden knuckles, any chain greater than twenty inches (20") in length or greater than one-fourth inch (1/4") in diameter, or toy or replica firearms unless such toy or replica firearm is fluorescent colored or transparent.

G. It shall be unlawful for any person to carry or possess any balloons, bottles or any other container containing any flammable, biohazard, or other noxious matter which is injurious, or nauseous, sickening or irritating to any of the senses.

H. It shall be unlawful for any person to carry or possess any aerosol spray, tear gas, mace, pepper spray or bear repellent.

I. It shall be unlawful for any person to carry or possess glass bottles, whether empty or filled.

J. It shall be unlawful for any person to carry or possess shields made of metal, wood, hard plastic, glass or any combination thereof.

K. It shall be unlawful for any person to carry or possess bricks, rocks, pieces of asphalt, concrete, pellets or ball bearings.

L. It shall be unlawful for any person to carry or possess baseball or softball bats, regardless of composition or size; provided, however, that such items are permissible when configured of cloth, cardboard, soft plastic, foam or paper for expressive purposes.

M. It shall be unlawful for any person to carry, possess or wear, any gas mask or similar device designed to filter all air breathed and that would protect the respiratory tract and face against irritating, noxious or poisonous gases. This Section shall not apply to any cloth or polymer face covering worn to protect the

wearer and/or nearby persons from the transmission of infectious disease.

N. It shall be unlawful for any person to carry or possess any open flame torches, lanterns, fireworks, or other devices that utilize combustible materials such as gasoline, kerosene, propane, gunpowder, pyrotechnic stars, or other fuel sources.

O. It shall be unlawful for any person to carry or possess any device that emits a single point of light amplified by the stimulated emission of radiation that is visible to the human eye, including laser pointers and laser scopes.

P. It shall be unlawful for any person to carry or possess any device which contains one or more metal, wood, hard plastic, or glass spikes, barbs, or other sharp protrusions, including homemade spike strips.

Q. It shall be unlawful for any person to carry or possess an electrical generator, whether wired or portable, unless the specific generator is installed, carried, possessed, and/or operated pursuant to a permit issued pursuant to this Article.

R. It shall be unlawful for any person to carry, possess, or ride a skateboard in a public thoroughfare or right-of-way.

S. It shall be unlawful for any person to participate in a parade or assembly which takes place in the roadway or sidewalk abutting any residence or dwelling not in a commercial zone between the hours of seven o'clock (7:00) P.M. or one half hour after sunset, whichever is earlier, and eight o'clock (8:00) A.M., unless the parade or assembly does not cause significant noise impacts as defined in Section 4-3-201.

T. It shall be unlawful for any person to engage in a targeted Parade or Assembly. For the purposes of this subsection, "targeted Parade or Assembly" means a Parade or Assembly which focuses on a single residence or dwelling in the City and which proceeds solely in front of that residence for a period of more than 15 minutes.

U. It shall be unlawful for any person to fail to abide by the instructions of a police officer or a traffic control officer given for the purpose of accommodating traffic, including emergency vehicles, through and across a parade route, demonstration, rally, picket line or assembly.

Nothing in this Section shall prohibit a disabled person from carrying a cane, walker, or similar device necessary for providing mobility so that the person may participate in a demonstration, rally, picket line, parade or assembly.

4-3-210: CONTENT OF PERMIT:

In each permit, a copy of which shall be maintained and kept upon the person in charge of the parade or assembly at the parade or assembly site at all times during the parade or assembly, including during assembly and dispersal, the City Manager or the City Manager's designee, shall set forth the following information as that information is set forth in the approved application:

A. The name, address and telephone number of the person to whom the permit is issued.

B. The names, addresses and telephone numbers of the sponsoring organization, if any.

C. The name, address and telephone number of the chairperson of the parade or assembly.

D. The date for which the parade or assembly is scheduled.

E. The assembly area for the parade or assembly.

F. The starting and ending time for the parade or assembly.

G. The minimum and maximum speeds at which the parade is to progress, if applicable.

H. The route which the parade or assembly will take.

I. The maximum number of platoons or units, if any, in the parade or assembly and the maximum and minimum interval of space to be maintained between the units of such parade or assembly.

J. The maximum length of such parade or assembly in miles or fractions thereof.

K. The disbanding area for the parade or assembly and the disbanding time.

M. The number and type of vehicles and animals in the parade or assembly, if any.

N. Whether participants in the parade or as-

sembly shall be wearing masks.

O. The type of security or other arrangements that will be provided to assure participants are properly directed.

P. The number and type of electrical generators and sound amplification equipment that will be used in the parade or assembly.

Q. The amount of a deposit, if any, necessary to reimburse the City for traffic control costs under Section 4-3-211.

The parade or assembly permit shall also set forth any condition imposed pursuant to subsection 4-3-205C of this Article. Additionally, the permittee shall advise all participants in the parade or assembly, of the terms and conditions of the permit, prior to the commencement of the parade or assembly.

4-3-211: CITY'S COSTS TO BE PAID BY PERSON OR ORGANIZATION RESPONSIBLE FOR PARADE OR ASSEMBLY:

Prior to engaging in a parade or assembly, a permittee under the provisions of this Article shall deposit with the City an amount necessary to reimburse the City for all traffic control costs incurred in connection with diverting traffic due to any occupancy of the roadway portion of a City street. These costs shall be established by the City Council by resolution. No fee shall be charged based upon the need for security or increased police protection due to the nature of the parade or assembly.

4-3-212: VIOLATION:

Any violation of the terms or conditions of a parade or assembly permit, or a parade or assembly notice pursuant to Section 4-3-203 of this Article, by the permittee or any participant in a parade or assembly is a misdemeanor.

4-3-213: JUDICIAL REVIEW:

Any applicant or permittee pursuant to this Article may seek judicial review of any decision made pursuant to this Article in accordance with the provisions of Section 1-5-302 of this Code."

Section 2. CEQA. The City Council hereby finds, in the exercise of its independent judgment and analysis, that this ordinance is not a project under the California Environmental Quality Act (CEQA) as State CEQA Guidelines Section 15378(b)(5) provides that a project does not include organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. This ordinance merely amends the City's regulations governing parades and assemblies, and does not allow any new uses land within the City that would result in direct or indirect physical changes to the environment. In addition, this ordinance is also exempt from the California Environmental Quality Act (CEQA) as there is no possibility the proposed ordinance would have a significant impact on the environment pursuant to State CEQA Guidelines Section 15061(b)(3). A Notice of Exemption has been prepared and will be filed in accordance with CEQA and the State CEQA Guidelines.

Section 3. Termination of Emergency. The City Council hereby terminates the emergency called by the Director of Emergency Services on May 30th and ratified by the City Council on June 5th.

Section 4. Severability. If any section or provision of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, or contravened by reason of any preemptive legislation, the remaining sections and/or provisions of this Ordinance shall remain valid. The City Council hereby declares that it would have adopted this Ordinance, and each section or provision thereof, regardless of the fact that any one or more section(s) or provision(s) may be declared invalid or unconstitutional or contravened via legislation.

Section 5. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and this certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 6. Effective Date. This Ordinance shall

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

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

Adopted: November 10, 2020
Effective: December 11, 2020

LESTER J. FRIEDMAN
Mayor of the City of Beverly Hills, California

ATTEST:
HUMA AHMED (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
GEORGE CHAVEZ
City Manager

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

ORDINANCE NO. 20-O-2823

AN ORDINANCE OF THE CITY OF BEVERLY HILLS EXTENDING INTERIM ORDINANCE NO. 19-O-2797 PROHIBITING RESIDENTIAL DEVELOPMENT PROJECTS THAT FAIL TO COMPLY WITH INCLUSIONARY HOUSING REQUIREMENTS AND CERTAIN PUBLIC NOTICING REQUIREMENTS, AND DECLARING THE URGENCY THEREOF.

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

Section 1. Legislative Findings.

The City Council of the City of Beverly Hills finds and determines that the City, along with other large real estate markets throughout the state, is facing a housing supply crisis. As the demand for housing continues to exceed available housing units, the City's housing market is becoming increasingly expensive, jeopardizing residents' ability to find and retain affordable housing. Continued residential development that does not meaningfully address the City's affordable housing needs threatens to deplete existing affordable housing resources, compounding residents' housing difficulties and exacerbating the statewide housing emergency recently declared by the California Legislature. The ongoing loss of affordable housing units would create significant risk to the public health, safety, and general welfare of the City. As such, the City Council wishes to consider enacting permanent ordinances to provide affordable housing units in the City, including by the creation of an inclusionary housing program.

Because the public process of adopting these ordinances may be lengthy, and to prevent the depletion of existing affordable housing resources in the intervening period, the City Council adopted Ordinance No. 19-O-2797, an interim ordinance that took effect immediately on December 17, 2019, (the "Interim Ordinance"). The City Council then adopted Ordinance No. 20-O-2800 extending the Interim Ordinance with amendments for a period of ten (10) months and fifteen (15) days effective January 28, 2020. The Interim Ordinance changes several provisions of the municipal code related to housing development, including by establishing an inclusionary housing requirement for projects with five or more housing units, providing an in lieu fee for projects with between five and ten housing units, and requiring affordability restrictions for certain projects. Projects that enter into a development agreement with the City are exempted from these inclusionary housing regulations. To facilitate community awareness of development projects undertaken pursuant to these new regulations, the Interim Ordinance also changes public notice requirements, including by requiring that (1) adjacent neighbor mailed notice be given to all properties within 100 feet of project sites in single-family, multi-family, and commercial-transition zones, and (2) neighborhood meetings be held for any proposed projects located in a multi-family zone or a commercial-residential transition area, with standard mailed notice sent to all owners and residential occupants within 1,000 feet plus block-face of a potential project site.

Section 2. Authority.

Pursuant to Government Code Section 65858, the City Council may adopt, as an urgency measure, an interim ordinance that prohibits any uses that may be in conflict with a contemplated zoning proposal that the City Council is considering, studying, or intends to study within a reasonable period of time. After public notice, the City Council may extend the interim ordinance by a period of ten (10) months and fifteen (15) days and then subsequently extend the ordinance for one year, pursuant to Government Code Section 65858. Notice of the public hearing at which the City Council considered adopting this extension ordinance was duly published on October 30, 2020 in the Beverly Hills Courier, and November 5, 2020 in the Beverly Hills Weekly.

Section 3. Urgency Findings

The City Council finds and determines that failing to implement immediate changes to its housing development and public noticing requirements would result in an immediate threat to the public health, safety, and general welfare. As described in Section 1, the City faces a housing supply crisis that jeopardizes the provision and maintenance of affordable housing units. The continued development of market-rate housing that is not affordable to the vast majority of the community and surrounding areas, without an inclusionary housing ordinance, will exacerbate the demand for affordable housing. Such demand threatens many residents' ability to find and maintain housing, and thus places the public health, safety, and general welfare at risk during the Council's review and consideration of permanent regulations. Enhanced public noticing of new housing development projects is necessary to facilitate active public participation in land use decisions and ensure that new developments address the City's urgent affordable housing needs. To preserve the public health, safety, and general welfare, the City Council declares it necessary that this Ordinance take immediate effect to prevent these harms.

Section 4. CEQA Findings.

The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of the Interim Ordinance or extension thereof may have a significant effect on the environment. This extension of the Interim Ordinance does not authorize construction and, in fact, imposes greater restrictions on certain developments in order to protect the public health, safety, and general welfare. This extension is therefore exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

Section 5. Severability.

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

Section 6. Approval and Extension of Ordinance.

This Ordinance, adopted as an urgency measure for the immediate protection of the public safety, health, and general welfare, containing a declaration of the facts constituting the urgency, and passed by a minimum of four-fifths (4/5) vote of the City Council, shall take effect immediately upon its adoption and extend the effect of the Interim Ordinance as previously amended for a period of one (1) year.

Section 7. Publication.

The City Clerk shall certify to the adoption of this Ordinance and shall cause this Ordinance and her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

ADOPTED: November 10, 2020

LESTER J. FRIEDMAN
Mayor of the City of Beverly Hills, California

ATTEST:
HUMA AHMED (SEAL)
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 Gold, Bosse, Mirisch,
Vice Mayor Wunderlich and Mayor Friedman
NOES: None
CARRIED

ORDINANCE NO. 20-O-2824

AN ORDINANCE OF THE CITY OF BEVERLY HILLS EXTENDING INTERIM ORDINANCE NO. 19-O-2796 AMENDING THE BEVERLY HILLS MUNICIPAL CODE IN LIEU PARKING REQUIREMENTS AND PARKING STANDARDS, AND DECLARING THE URGENCY THEREOF

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

Section 1. Legislative Findings.

The City Council of the City of Beverly Hills is concerned that, as a result of recent shifts in the retail sector towards online sales and the changing nature of commercial uses, the character of the City's commercial and shopping districts is in jeopardy. Of particular concern is the fact that the City's regulations affecting restaurant uses, including (1) parking requirements for restaurants with bar and dining areas larger than 1,000 square feet and (2) in lieu parking eligibility criteria and rates, have acted as barriers to entry for restaurants seeking to locate within the City. Barring immediate changes to those regulations, the City will not be able to attract the quality and quantity of restaurant uses that are necessary to maintain the economic vitality and sustainability of its commercial and shopping districts. Any vacant storefronts and associated blight resulting from declining restaurant uses would create significant risk to the public health, safety, and general welfare of the City. As such, the City Council wishes to consider permanent changes to parking regulations affecting restaurant uses.

Because the public process of adopting permanent regulations may be lengthy, and to prevent the decline of the City's commercial and shopping districts in the intervening period, the City Council adopted Ordinance No. 19-O-2796, an interim ordinance that took effect immediately on December 10, 2019, (the "Interim Ordinance"). The City Council then adopted Ordinance No. 20-O-2798 extending the Interim Ordinance for a period of ten (10) months and fifteen (15) days effective January 9, 2019. The Interim Ordinance changes parking space requirements for restaurant uses, and amends the in lieu parking program to exempt restaurant uses from property bulk and size limits, provide an expedited process for review of applications for restaurant uses, and reduce fees for restaurant uses.

Section 2. Authority.

Pursuant to Government Code Section 36937(b), the City Council may adopt, as an urgency ordinance with immediate effect, a measure providing for the immediate preservation of the public peace, health or safety. Further, on a separate and independent basis, Government Code 65858 authorizes the adoption of urgency measures for the immediate protection of the public safety, health, and general welfare, containing a declaration of the facts constituting the urgency, and passed by a minimum of four-fifths (4/5) vote of the City Council. The urgency of this Ordinance is declared in Section 3.

After public notice, the City Council may extend the interim ordinance by a period of ten (10) months and fifteen (15) days and then subsequently extend the ordinance for one year, pursuant to Government Code Section 65858. Notice of the public hearing at which the City Council considered adopting this extension ordinance was duly published on October 30, 2020 in the Beverly Hills Courier, and on November 5, 2020, in the Beverly Hills Weekly.

Section 3. Urgency Findings

The City Council finds and determines that failing to implement immediate changes to the parking requirements and in lieu parking program for restaurant uses would result in an immediate threat to the public health, safety, and general welfare. As described in Section 1, the City's prior parking regulations discouraged restaurant uses, threatening the economic vi-

tality and sustainability of the City's commercial and shopping districts. In addition, any vacant storefronts and associated blight resulting from declining restaurant uses in these districts would place the public health, safety, and general welfare at risk during the Council's review and consideration of permanent regulations. Thus, to preserve the public health, safety, and general welfare, the City Council declares it necessary that this Ordinance take immediate effect to prevent such harm.

Section 4. CEQA Findings.

The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of the Interim Ordinance or extension thereof may have a significant effect on the environment. This extension of the Interim Ordinance does not authorize construction and, in fact, reduces the need for the creation of additional parking infrastructure in order to protect the public health, safety, and general welfare. This extension is therefore exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

Section 5. Nonseverability.

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the entire Ordinance is void and of no further effect and the in lieu parking requirements in effect immediately before the effectiveness of this Ordinance shall again become operative.

Section 6. Approval and Extension of Ordinance.

This Ordinance, adopted as an urgency measure for the immediate protection of the public safety, health, and general welfare, containing a declaration of the facts constituting the urgency, and passed by a minimum of four-fifths (4/5) vote of the City Council, shall take effect immediately upon its adoption and shall amend and extend the effect of the Interim Ordinance for a period of one (1) year.

Section 7. Publication.

The City Clerk shall certify to the adoption of this Ordinance and shall cause this Ordinance and her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

ADOPTED: November 10, 2020

LESTER J. FRIEDMAN
Mayor of the City of Beverly Hills, California

ATTEST:
HUMA AHMED (SEAL)
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 Gold, Bosse, Mirisch,
Vice Mayor Wunderlich and Mayor Friedman
NOES: None
CARRIED

RFQ # 20 – 350 - 34

CITY OF BEVERLY HILLS PUBLIC WORKS DEPARTMENT 345 FOOTHILL ROAD BEVERLY HILLS, CALIFORNIA 90210 NOTICE OF THE ESTABLISHMENT OF A QUALIFIED SPECIALTY CONTRACTORS LIST

Notice is hereby given that the City of Beverly Hills ("CITY") requests qualified contractors to submit their name and pertinent information to be placed on a list of qualified contractors. This list shall comply with Section 22034 of the California Uniform Public Construction Cost Accounting Act.

Purpose of the List

The purpose of the list is to have a compilation of interested and qualified contractors that the City may use for negotiated or informal bidding

as projects arise for one year, with an up to three year extension. Up to seven of the highest ranking contractors will be on the qualified contractors list. The City reserves the right to reject any or all bids and to waive any informality or irregularity in any bid. However, any contract awarded will be to the lowest responsive and responsible bidder.

List Categories

Lists will be established for the following areas:
Class "A" General Engineering Contractor
Class "C-6" Cabinet, Millwork and Finish Carpentry
Class "C-7" Low Voltage Systems
Class "C-8" Concrete
Class "C-10" Electrical Class
Class "C-11" Elevator
Class "C-13" Fencing
Class "C-15" Flooring and Floor Covering
Class "C-16" Fire Protection
Class "C-20" Warm-Air Heating, Ventilating and Air Conditioning
Class "C-22" Asbestos Abatement
Class "C-23" Ornamental Metal
Class "C-27" Landscaping
Class "C-28" Lock and Security Equipment
Class "C-33" Painting and Decorating
Class "C-35" Lathing and Plastering
Class "C-36" Plumbing
Class "C-39" Roofing
Class "C-43" Sheet Metal
Class "C-45" Signs
Class "C-46" Solar
Class "C-61" Limited Specialty Classification
Class "D-3" Awnings
Class "D-16" Hardware, Locks and Safes
Class "D-28" Doors, Gates and Activating Devices
Class "D-42" Non-Electrical Sign Installation
Class "D-47" Tennis Court Surfacing
Class "D-50" Suspended Ceilings
Class "D-52" Window Coverings
Class "D-62" Air and Water Balancing
Class "HAZ" Hazardous Substance Removal

Contractor's questionnaire and forms can be downloaded from the City's PlanetBids portal: <https://www.planetbids.com/portal/portal.cfm?-CompanyID=39493>

The item is listed as: *Notice of the Establishment of a Qualified Specialty Contractors List*

The last date to submit a fully completed questionnaire is **5:00 PM Thursday, December 10, 2020**. All qualifications submittals are required to be submitted electronically via Planet Bids. The electronic submittal system will close exactly at the date and time set forth in this request for qualifications.

Answers to questions contained in the questionnaire are required. The CITY will use these documents as the basis of rating Contractors with respect to whether each Contractor is qualified, and reserves the right to check other sources available. The CITY's decision will be based on objective evaluation criteria.

The CITY reserves the right to adjust, increase, limit, suspend or rescind the prequalification rating based on subsequently learned information. Contractors whose rating changes sufficiently to disqualify them will be notified, and given an opportunity for a hearing consistent with the hearing procedures described below for appealing a prequalification rating.

Any questions regarding the questionnaire and qualification package should be submitted via PlanetBids by 2:00PM, December 2, 2020. Questions sent via email or over the phone; with the exception of those related to accessing or using PlanetBids, will not be answered.

Contractors are responsible for submitting and having their documents accepted before the closing time set forth in the request for qualifications. **NOTE:** Pushing the submit button on the electronic submittal system may not be instantaneous; it may take time for the Contractor's documents to upload and transmit before the documents are accepted. It is the Contractor's sole responsibility to ensure their documents are uploaded, transmitted, and arrive in time electronically. The City of Beverly Hills will have no responsibility for documents that do not arrive in a timely manner, no matter what the reason.

The prequalification packages shall be labeled **NOTICE OF THE ESTABLISHMENT OF A QUALIFIED SPECIALTY CONTRACTORS LIST**

The prequalification packages submitted by Contractors are not public records and are not open to public inspection. All information

provided will be kept confidential to the extent permitted by law. However, the contents may be disclosed to third parties for purpose of verification, or investigation of substantial allegations, or in an appeal hearing. State law requires that the names of contractors applying for prequalification status shall be public records subject to disclosure, and the first page of the questionnaire will be used for that purpose.

Each questionnaire must be signed under penalty of perjury in the manner designated at the end of the form, by an individual who has the legal authority to bind the Contractor on whose behalf that person is signing. If any information provided by a Contractor becomes inaccurate, the Contractor must immediately notify the CITY and provide updated accurate information in writing, under penalty of perjury.

The CITY reserves the right to waive minor irregularities and omissions in the information contained in the prequalification application

submitted, and to make all final determinations. The CITY may also determine at any time that the prequalification process will be suspended.

Contractors who submit a complete prequalification package will be notified of their qualification status no later than ten business days after submission of the information.

The CITY may refuse to grant prequalification where the requested information and materials are not provided by the due date indicated above. There is no appeal from a refusal for an incomplete or late application. Neither the closing time for submitting prequalification packages will be changed in order to accommodate supplementation of incomplete submissions, or late submissions, unless requested by the CITY in its sole discretion.

In addition to a contractor's failure to be pre-qualified pursuant to the scoring system set forth in the prequalification package, a contractor may be found not prequalified for either

omission of, or falsification of, any requested information.

Where a timely and completed application results in a rating below that necessary to pre-qualify, an appeal can be made by the unsuccessful Contractor. An appeal is begun by the Contractor delivering notice to the CITY of its appeal of the decision with respect to its prequalification rating, no later than two business days following notification that it is not pre-qualified. The notice of appeal shall include an address where the Contractor wishes to receive notice of the appeal hearing. Without a timely appeal, the Contractor waives any and all rights to challenge the decision of the CITY, whether by administrative process, judicial process or any other legal process or proceeding.

If the Contractor gives the required notice of appeal, a hearing shall be conducted no earlier than five business days after the CITY's receipt of the notice of appeal. Prior to the

hearing, the Contractor shall, in writing, be advised of the basis for the City's pre-qualification determination.

The hearing shall be conducted by a panel consisting of three members of the Public Works Department senior management staff (the "Appeals Panel"). The Appeals Panel shall consider any evidence presented by the Contractor, whether or not the evidence is presented in compliance with formal rules of evidence. The Contractor will be given the opportunity to present evidence, information and arguments as to why the Contractor believes it should be pre-qualified. Within one day after the conclusion of the hearing, the Appeals Panel will render a written determination as to whether the Contractor is pre-qualified. It is the intention of the CITY that the date for the submission and opening of bids will not be delayed or postponed to allow for completion of an appeal process.

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