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WEEKLY

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Issue 1141 • August 12 - August 18, 2021



“Army of Harmony” Comes to Beverly Hills

**Sing For Hope Co-Founder Camille Zamora On Bringing A
Community Together Through Music, Art, And Painted Pianos**

cover story • pages 6-7



wellness wednesdays

Join Mayor Bob Wunderlich for 'Wellness Wednesdays,' a Mayoral Initiative that aims to inspire the community to get outside and participate in exercise classes, enjoy wholesome food options from local businesses and incorporate wellness into their lives.

8-18-21 at 8am

**La Cienega Tennis Center
325 La Cienega Blvd.
Beverly Hills, CA 90211**

Pickleball Clinic *Limited equipment available



beverlyhills.org/wellnesswednesdays | Questions can be directed to 310-285-1014 | #BHHealthyCity



SNAPSHOT



SUMMER HOOPS WITH THE STARS NORTH REXFORD DRIVE

(L to R): Former El Rodeo coach Bill Smith, Jaden Aziz, Justin Aziz, Dawson Kaboud, WNBA's Las Vegas Aces small forward and shooting guard Angel McCoughtry, and Katrin Kaboud at their final day of Bevwood Legends Hoops Summer Camp on Aug. 6.

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briefs

Protected Bike Lane Pilot Program Proposed

A proposal for a one-year protected bike lane pilot project was presented to the Traffic and Parking Commission at their Aug. 5 meeting, demonstrating a parking-protected bike lane southbound on Roxbury Drive and getting the commissioner's feedback on the temporary lane's proposal.

This would be the city's first protected bicycle lane.

A Class IV bicycle lane, which requires more space and wider streets than a standard Class II bicycle lane, includes physical, vertical barriers to protect bicyclists from vehicular traffic. Some examples Transportation Planner Jessie Holzer gave were temporary barriers, such as greenery and planters, which would require less construction, concrete barriers, and sidewalk level bicycle lanes for the commission to consider.

However, the street is not wide enough to have two Class IV bike lanes on both sides of the street without impacting parking. Instead, a Class II bike lane will be installed going northbound on Roxbury Dr.

"The more physical separation that these bike lanes provide, the more they are found to make people feel safer and feel more comfortable riding," Holzer said during her presentation.

After the July 25 pop-up protected bike lane demonstration, 83% of participants at the event were in favor of the protected bicycle lane design and said they felt safe, comfortable, and called it, "a 'win-win' since it doesn't remove parking," according to the staff report's post-pop-up event feedback. Two respondents said Roxbury Dr. is not a "good fit" and three said it might be.

Staff estimates the bike lane pilot project will cost \$5,000 that can be funded from CIP No. 00100: Complete Streets, which will include painting bike lane striping and legends, restriping parking stalls, installing delineators, signage, and planters.

Commissioner Jay Solnit asked City Engineer Daren Grilley how much the permanent sidewalk level bike lane construction would cost, which Grilley estimated would be at least \$200,000.

"Possibly more if there's storm drainage issues that we need to take into consideration," Grilley said. "If that is the direction going forward, we would develop full plans and specifications."

However, Chair Nooshin Meshkaty, Vice Chair Sharon Ignarro, and Commissioner Ron Shalowitz thought the concrete, sidewalk level protected bike lanes may not be necessary and that the proposed road-level protected bike lane may be sufficient enough.

"I'm not so sure that for such a short segment we would need to raise it up to sidewalk level, especially if it's going to incur a much greater cost," Ignarro said. "I know that long term with protected lanes that's worth while, but since it's such a short segment that transitions into a road level lane in the City of LA then maybe we should spend a little less money on this on and more money on some of our other lanes that might really benefit more from that."

Once the one-year protected bicycle lane pilot program is finished, findings are expected to be presented to the City Council later in September to consider a proposal for a permanent design and configuration. The City Council will review how the pilot went and decide whether or not to install a permanent, sidewalk level protected bike lane.

Third Time's a Charm: BHUSD Approves Tao Contract

The BHUSD Board of Education unanimously approved a third revision of a contract between the district and lead attorney Terry Tao, of the Tao Rossini Law Firm, which replaced three sections from the previous contract with "[Reserved]" placeholders and other additions not previously included in the Agreement for Special Services.

As reported in the *Weekly's Issue #1139*, this agreement for special services had one "reserved" placeholder, but the latest revision that was presented to the Board at their Aug. 10 meeting included four new "reserved" sections and replaced a previously "reserved" section, which was titled "Specialized Legal Services" that outlined services the law firm offered at a higher rate, with "General Facilities Representa-

briefs cont. on page 4



NOTICE OF PUBLIC HEARING

DATE: Thursday, August 26, 2021
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Meeting will be held via teleconference; details provided below

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on **Thursday, August 26, 2021** will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider the following:

DRAFT ORDINANCE TO AMEND INCLUSIONARY HOUSING REQUIREMENTS. On December 17, 2019, the City Council adopted an interim urgency ordinance (Ordinance No. 19-O-2797) that, among other things, implemented inclusionary housing requirements for certain types of residential developments, which requires that housing units at various levels of affordability must be provided as part of the development. The ordinance specifically requires the following:

- For residential projects with 5-9 units, one (1) low-income unit must be provided or an in lieu fee may be paid (calculated based on the square footage of the development);
- For rental residential projects with ten (10) or more units, at least 10% of the units must be rented to very low-income, low-income, or moderate-income households, though such units may also be provided on a different site located in the city;
- For condominium residential projects with ten (10) or more units, at least 10% of the units must be rented to very low-income, low-income, or moderate-income households, though such units may also be provided on a different site located in the city; and
- For all single-family subdivisions, at least 10% of the units must be sold to very low-income, low-income, or moderate-income households, though such units may also be provided on a different site located in the city.

The current inclusionary housing requirements are contained in both Ordinance No. 19-O-2797 and Article 48 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code. At this hearing, staff will present a study prepared on the financial feasibility of inclusionary housing requirements for both residential and commercial developments, potential changes to such requirements, and seek the Planning Commission's feedback on this information. Staff plans to bring forth a draft ordinance incorporating the Commission's input at a later hearing.

The draft ordinance has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to be exempt from CEQA regulations, pursuant to Section 15061(b)(3) of the State CEQA Guidelines, which is applicable to projects for which it can be seen with certainty that there is no potential to have a significant effect on the environment. In addition, the draft ordinance appears to qualify for a Class 5 Categorical Exemption (Minor Alterations in Land Use Limitations) in accordance with the requirements of Section 15305 of the State CEQA Guidelines, which is applicable to projects with minor alterations to land use limitations in areas with an average slope of less than 20% and do not result in changes to land use or density. Since the draft ordinance will make changes to inclusionary housing requirements for certain types of development projects and do not make changes to land use or density allowed, these exemptions are applicable. Accordingly, the Planning Commission will consider a recommendation to find the draft ordinance exempt from further environmental review under CEQA pursuant to Section 15061(b)(3) and 15305.

How to Participate

Pursuant to Executive Order N-25-20, members of the Beverly Hills Planning Commission and staff may participate in this meeting via teleconference. In the interest of maintaining appropriate social distancing, members of the public can participate by listening to the meeting at (888) 468-1195 (participant code 105093) and/or offer comment through email at commentPC@beverlyhills.org. Public comment can be offered during the meeting by calling (310) 285-1020 or by video via at <https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210).

Written comments should identify the Agenda Item Number or Topic in the subject line of the email. In order to have written material included in the Commissioners' packet, it must be received no later than 8 calendar days before the date of the hearing. Comments will be read into the record, with a maximum allowance of 3 minutes per individual comment (approximately 350 words), subject to the Commission's discretion. It is recommended that written comments be submitted prior to the posted meeting date/time. If a comment is received after the agenda item is heard, but before the close of the meeting, the comment will still be included as a part of the record of the meeting, but will not be read into the record.

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

If there are any questions regarding this notice, please contact **Chloe Chen, Associate Planner** in the Planning Division at (310) 285-1194, or by email at cchen@beverlyhills.org. The case file, including associated documents are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210. Please submit a request to review such documents to the assigned planner.

Sincerely,
Chloe Chen, Associate Planner



Members of the public may listen to this meeting telephonically at (888) 468-1195 (participant code 105093). Written public comment can be offered electronically prior to and during the meeting by emailing commentPC@beverlyhills.org. Oral public comment can be offered during the meeting by calling (310) 285-1020. Live meeting coverage will be available via BHTV Channel 10 on Spectrum Cable and webcast live at www.beverlyhills.org/watchlive. 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) 285-1194 prior to the meeting for assistance.

tion.”

Other sections from the July 27 contract

that were replaced with a “reserved” placeholder in the new contract were: Related Post-Investigation Services, Consent to Joint Representation, and Services Per-

formed by Law Firm-Provided Non-legal Consultants, in addition to replacing a terms and conditions subsection that listed fees and other operational expenses as “administrative fees” that the client agreed to pay for.

“Administrative fees” included Westlaw, an online legal research proprietary database, photocopies, automobile mileage, parking fees, facsimiles, telephone expenses, document preparation, and postage.

In the new contract, under Section III

for Terms and Conditions, subsection C includes a clause that was not in the previous two drafts.

“In addition, some expert fees will be included as a reimbursable expense. Experts hired on behalf of the District will be hired upon authorization of the Superintendent and his/her designee and billed at cost and no fees will be advanced on behalf of the [BHUSD],” according to the Aug. 10 drafted agreement.

Section IV of the latest version of the contract lists authorized services that land



NOTICE OF PUBLIC HEARING

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The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on **Thursday, August 26, 2021** will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider the following:

DRAFT ORDINANCE TO AMEND PARKING REQUIREMENTS AND THE IN LIEU PARKING PROGRAM FOR RESTAURANT USES, AND CHANGES TO PRIVATE TRAINING CENTER REGULATIONS. On December 10, 2019, the City Council adopted an interim urgency ordinance (Ordinance No. 19-O-2796) that reduced the parking requirements for restaurants and made changes to the in lieu parking program for restaurants in order to encourage more restaurant uses in the city. The draft ordinance would keep the changes made to restaurant parking requirements and in lieu parking regulations for restaurants. In addition, the draft ordinance proposes changes to the regulations applicable to private training centers in order to remove barriers to entry for such uses in certain areas of the city.

The current parking regulations and in lieu parking regulations applicable to restaurants are contained in both Ordinance No. 19-O-2796 and Articles 27 and 33 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code. At this hearing, staff will present a draft ordinance to replace the interim urgency ordinance regulations, which incorporates the direction provided by the Planning Commission at their July 22, 2021 study session discussion on this topic.

The draft ordinance has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to be exempt from CEQA regulations, pursuant to Section 15061(b)(3) of the State CEQA Guidelines, which is applicable to projects for which it can be seen with certainty that there is no potential to have a significant effect on the environment. In addition, the draft ordinance appears to qualify for a Class 5 Categorical Exemption (Minor Alterations in Land Use Limitations) in accordance with the requirements of Section 15305 of the State CEQA Guidelines, which is applicable to projects with minor alterations to land use limitations in areas with an average slope of less than 20% and do not result in changes to land use or density. Since the draft ordinance will make changes to regulations pertaining to restaurant and fitness uses, these exemptions are applicable. Accordingly, the Planning Commission will consider a recommendation to find the draft ordinance exempt from further environmental review under CEQA pursuant to Section 15061(b)(3) and 15305.

How to Participate

Pursuant to Executive Order N-25-20, members of the Beverly Hills Planning Commission and staff may participate in this meeting via teleconference. In the interest of maintaining appropriate social distancing, members of the public can participate by listening to the meeting at (888) 468-1195 (participant code 105093) and/or offer comment through email at commentPC@beverlyhills.org. Public comment can be offered during the meeting by calling (310) 285-1020 or by video via at <https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210).

Written comments should identify the Agenda Item Number or Topic in the subject line of the email. In order to have written material included in the Commissioners’ packet, it must be received no later than 8 calendar days before the date of the hearing. Comments will be read into the record, with a maximum allowance of 3 minutes per individual comment (approximately 350 words), subject to the Commission’s discretion. It is recommended that written comments be submitted prior to the posted meeting date/time. If a comment is received after the agenda item is heard, but before the close of the meeting, the comment will still be included as a part of the record of the meeting, but will not be read into the record.

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

If there are any questions regarding this notice, please contact **Chloe Chen, Associate Planner** in the Planning Division at (310) 285-1194, or by email at cchen@beverlyhills.org. The case file, including associated documents are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210. Please submit a request to review such documents to the assigned planner.

Sincerely,
Chloe Chen, Associate Planner

Members of the public may listen to this meeting telephonically at (888) 468- 1195 (participant code 105093). Written public comment can be offered electronically prior to and during the meeting by emailing commentPC@beverlyhills.org. Oral public comment can be offered during the meeting by calling (310) 285-1020. Live meeting coverage will be available via BHTV Channel 10 on Spectrum Cable and webcast live at www.beverlyhills.org/watchlive. 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) 285-1194 prior to the meeting for assistance.



NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, August 17, 2021 at 7:00 p.m.**, or as soon thereafter as the matter may be heard will hold a public hearing to consider adoption of:

AN INTERIM ORDINANCE OF THE CITY OF BEVERLY HILLS EXTENDING INTERIM ORDINANCE NO. 21-O-2841 ESTABLISHING A MORATORIUM ON FRACTIONAL OWNERSHIP OF RESIDENTIAL AND COMMERCIAL PROPERTY, DECLARING THE URGENCY THEREOF AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed ordinance would extend Interim Ordinance No. 21-O-2841 for an additional 10 months and 15 days, pursuant to Government Code Section 65858. The interim ordinance established a moratorium on fractional ownership of residential and commercial property for a period of 45 days, and the proposed ordinance would extend these regulations to apply for a 1-year period in total, in order to provide additional time to study the potential effects of fractional ownership and draft regulations for permanent adoption.

ENVIRONMENTAL REVIEW

The proposed ordinance has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. The adoption and implementation of the interim urgency ordinance represents minor alterations in land use limitations and do not result in any changes in land use or density, and the ordinance does not authorize construction. In fact, the ordinance imposes greater restrictions on certain properties in order to protect the public health, safety and general welfare because the ordinance will impose a temporary moratorium on certain fractional ownership in the City in order to protect the public health, safety and general welfare, and will thereby serve to avoid potentially significant adverse environmental impacts during the term of the moratorium. It can therefore be seen with certainty that there is no possibility that the proposed amendments may have a significant effect on the environment. Accordingly, the City Council will consider finding the interim urgency ordinance exempt from the environmental review requirements of CEQA pursuant to Sections 15305 as a minor change to land use regulations and 15061(b)(3), of the California Code of Regulations because it can be seen with certainty that there is no possibility that the activity in question would have a significant effect on the environment.

HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

Pursuant to Executive Order N-25-20 members of the Beverly Hills City Council and staff may participate in this meeting via teleconference/video conference. In the interest of maintaining appropriate social distancing, members of the public can access City Council meetings telephonically, through live webcast, and BHTV Channel 10 on Spectrum Cable. To submit Audio/Oral comments during the hearing call: 310-288-2288, to submit written comments please email: cityclerk@beverlyhills.org, to submit video comments (during public comment only) use <https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210). To Watch Video Live use <http://beverlyhills.org/live> or On-Demand use <http://beverlyhills.org/citycouncilmeetings>.

It is recommended that public written comments be submitted to the City Clerk’s office by 12:00 p.m. on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the City Council. Written comments should identify the Agenda Item Number or Topic in the subject line of the email. Written comments will be allowed with a maximum of 350 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received after the agenda item is heard, it will not be a part of the record. Public comment via video conference will be 3 minutes per each individual comment, subject to City Council discretion.

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

If there are any questions regarding this notice, please contact **Chloe Chen, Associate Planner** in the Planning Division at (310) 285-1194, or by email at cchen@beverlyhills.org. Please also contact us to add your email to the interested parties list for this ordinance, so that important updates and notifications may be sent to you.

HUMA AHMED
City Clerk



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) 285-2400 or (310) 285-6881 (TTY) preferably 24-hours prior to the meeting for assistance.



An Electric Evening on Canon

Michael Libow, frontman of the local rock band Rod Lightning & The Thunderbolts of Love, at last week's Concerts on Canon performance in Beverly Canon Gardens on Aug. 4. See the Weekly's brief on upcoming Concerts on Canon performances on page 10.

under the new General Facilities condition: Los Angeles Metropolitan Authority eminent domain and related matters, Venoco shut down and related DTSC and

Beverly High DTSC related oversight and legal advice, El Rodeo and Beverly High construction advice and counsel, and general facilities advice and counsel.

There were no modifications to hourly rates in the latest version of the agreement, but under Section IV General Facilities Representation, any advice or counsel advice provided to the district in regards to their facilities that involves more than 10 hours of work, the law firm, in this case Tao, must request additional authorization for representation.

The approved hourly rates for services from Tao, that commenced on July 1 and is valid until June 30, 2022, are:

Senior Partners	\$305.00
Partners/Senior Counsel	\$285.00
Senior Associates	\$275.00
Associates	\$225.00
Non-legal Consultants	\$165.00
Senior Paralegals/Law Clerks	\$165.00
Paralegals/Legal Assistants	\$165.00

Source: BHUSD Aug. 10 Board Packet

Tunnel Boring Machines Removed Under BH

The Purple Line Extension construction project underneath Beverly Hills continues, with tunnel boring machines (TBMs) removal after finishing up their section of the metro line from the Wilshire/Fairfax Station to the Wilshire/La Cienega Station.

However, due to their size, TBMs require disassembly and trucks to transport sections of the machine from one site to the next.

STS Community Relations Coordinator Scott Donohue said he expects the removal to continue for approximately another eight or nine weeks during an Aug. 4 Metro Purple Line Extension presentation for updates and a progress report on the TBM haul out.

Initial TBM removal from the La Cienega Station began on July 6 and is expected to continue for approximately three months, with subsequent road closures along

briefs cont. on page 8



NOTICE OF PUBLIC HEARING

DATE: Thursday, August 26, 2021
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Meeting will be held via teleconference; details provided below
PROJECT ADDRESS: 9908 South Santa Monica Boulevard
 (nearest cross street: Charleville Boulevard)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, August 26, 2021, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider the following:

Amendments to existing Planned Development and Vesting Tentative Tract Map approvals for a four-story mixed-used commercial and residential building located at 9908 South Santa Monica Boulevard. The Planned Development and Vesting Tentative Tract Map were approved by the City Council (Resolution 20-R-13277) on February 18, 2020. The requested amendments include the following:



Vesting Tentative Tract Map

- Reduce the number of residential condominium units from 25 to 17.

Planned Development:

- Reconfigure the alley accessible loading space from parallel to perpendicular to the alley. Repurpose a portion of the rear yard from a loading space to a residential private open space area that includes a swimming pool.
- Modify the exterior of the building, including:
 - °Reduce building modulation from 13,356 SF to 7,858 SF of modulation area
 - °Reduce side yard setbacks approximately 2"-4"
 - °Add a swimming pool to the second level terrace
- Modify the rooftop of the building, including:
 - °Increase in enclosed rooftop structure floor area from 2,613 SF to 5,262 SF
 - °Additional roof-top structures, including new private amenity rooms for individual units as well as reconfigured and enlarged shared residential amenity space.
 - °Increase the number of roof-top pools from one to five
 - °Modify landscape screening at the perimeter of the rooftop.
 - °Increase the number of elevator enclosures from three to six.
- Modify the interior of the building, including:
 - °Reconfigure and reduce commercial floor area from 13,036 SF to 12,560 SF.

- °Increase residential floor area from 76,969 SF to 77,432 SF.
- °Increase the number of residential elevators from three to six
- °Eliminate shared residential corridors on the 2nd through 4th levels

- Decrease the number of on-site parking spaces from 176 to 148. Maintain 54 public parking spaces required by the Project's Development Agreement.

The City of Beverly Hills previously certified a Final Environmental Impact Report (Final EIR) for the mixed-use Project on February 4, 2020 (City Council Resolution No. 20-R-13272). The Project modifications have been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. An addendum has been prepared to evaluate the proposed modifications to the Project. The Planning Commission will consider the certified Final EIR and the addendum prepared for the proposed project modifications to the Planned Development and Vesting Tentative Tract Map approvals.

How to Participate

Pursuant to Executive Order N-25-20, members of the Beverly Hills Planning Commission and staff may participate in this meeting via teleconference. In the interest of maintaining appropriate social distancing, members of the public can participate by listening to the meeting at (888) 468-1195 (participant code 105093) and/or offer comment through email at commentPC@beverlyhills.org. Public comment can be offered during the meeting by calling (310) 285-1020 or via video at <https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210)

Written comments should identify the Agenda Item Number or Topic in the subject line of the email. In order to have written material included in the Commissioners' packet, it must be received no later than 8 calendar days before the date of the hearing.

Comments will be read into the record, with a maximum allowance of 3 minutes per individual comment (approximately 350 words), subject to the Commission's discretion. It is recommended that written comments be submitted prior to the posted meeting date/time. If a comment is received after the agenda item is heard, but before the close of the meeting, the comment will still be included as a part of the record of the meeting, but will not be read into the record.

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

If there are any questions regarding this notice, please contact **Masa Alkire, AICP, Principal Planner**, in the Planning Division at (310) 285-1135, or by email at malkire@beverlyhills.org. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed above.

Sincerely,
 Masa Alkire, AICP, Principal Planner

Members of the public may listen to this meeting telephonically at (888) 468-1195 (participant code 105093). Written public comment can be offered electronically prior to and during the meeting by emailing commentPC@beverlyhills.org. Oral public comment can be offered during the meeting by calling (310) 285-1020. Live meeting coverage will be available via BHTV Channel 10 on Spectrum Cable and webcast live at www.beverlyhills.org/watchlive. 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) 285-1135 prior to the meeting for assistance.

coverstory

“ARMY OF HARMONY” COMES TO BEVERLY HILLS

Sing For Hope Co-Founder Camille Zamora
On Bringing A Community Together Through
Music, Art, And Painted Pianos

By Taylor Helmes

So you just had an event last Thursday at The Wallis with co-founder Monica Yunus, tell us how that went?

It was a joy to bring the Sing for Hope pianos to California in this moment, as we, so many of us have been alone in our homes for the last 18, 19 months. To be together and to launch, you know, we joke, [and] we call it our “army of harmony” for launch. This army of harmony enters the streets and [it] just makes our hearts full. I love the army of harmony. We launched our Sing for Hope pianos

here in California and we are so thrilled and honored just to have partnered with the Wallis Center for the Performing Arts, the amazing artist community out here, and of course [with] the City of Beverly Hills who have made it possible [for] these pianos [that] are now out in their park’s homes and [will] be there for a month, and then they will go to schools all across Los Angeles.

Why choose pianos as the main focal point of the project?

It’s really poignant, because you realize, these are treasures! My fellow co-founder, Monica Yunus and I, we sort of joke, we call them “piano babies” because they feel like creatures.

They have lives, they have souls. There really is something so, so vivid about them and a piano surrounded by people, brightly painted with the most incredible artistry and brought to life through activation [of] music. I mean, that is one of the great joys to witness. Conversely, an old piano in the corner of a room that’s never touched, it’s just such a sort of an emblem of loneliness, really waiting for us. That was one thing that The Wallis’ CEO Rachel Fine said so beautifully from the podium [during the Aug. 5 launch], she just said, ‘Listen, these Sing for Hope Pianos are out there and they are just missing one element, which is you!’

I do definitely hope that is what listeners take away from this conversation is: go to singforhope.org, find the interactive pianos map, find those 16 pianos out in the wild, and just get out there. And if you’ve played recitals before, this is your moment to invite all your friends, you’re going to make your recital debut, and they’re going to come and dance. If you’ve never played piano before, this is your moment to come and have the most incredible time and just experiment.



“We believe that art, it’s not just a nice to have, it’s a need to have, it is an essential part of the human experience and I challenge you to look at any human category that isn’t maximized, optimized by the inclusion of the arts”

—Camille Zamora

There’s already some beautiful activities planned: The Kara Love Project is doing an incredible reading, and Lucy Tucker Yates, who’s the wonderful music professor at UCLA’s Herb Alpert School of Music. She is actually curating [events] with her terrific partner, Ravi Rajan, who’s the president of Cal Arts.

The two of them are collaborating to create [16] pop-up concerts with 16 different artists teams that are going to pop up spontaneously in the weeks ahead. You don’t need a reservation, you don’t need anything - just yourselves and the desire to create some sound.

How do you fund this project?

One email at a time! We are masters at building from the ground up. Monica [Yunus] and I actually met as students at Juilliard 20 years ago. We’ve been lucky that we’ve had guardian angels all along who have sort of said, ‘this is a beautiful idea, let’s take the arts out of their sort of usual delivery systems, and let’s bring them directly to people, meet people where they are on their turf on their terms, and bring these incredible arts experiences.’

So the Sing for Hope pianos started in 2010 in New York City. They’ve been funded largely by these wonderful angels who are [in] our founders circle, as we call them, individual philanthropic



Award-winning artist Helena Faitelson

families, who have made pledges to the organization to help us bring this to the public.

Then this year, we were so, so moved that [Wallis CEO] Rachel Fine reached out to us and said, ‘You know, I think that we could potentially get support from the wonderful Beverly Hills City Council members to bring this, together with funding from The Wallis itself.’ And then a lot of really wonderful individual philanthropists in this area who stepped up, and kind of miraculously we only started these conversations I think in March. But we were able to do it with 16 individually credited works of art. Each [piano] is really a masterwork and I’m just incredibly excited to see what happens now that they’re out in the wild.

But it can be daunting, you know, you have this idea of piano and music. We really need to take lots of lessons. And listen, I’m all about excellence and all about honing your gifts to the highest possible heights. But there’s also something to be said for, you know, the word that we use when we talk about piano: is playing piano, it’s about activating that child’s spirit that lets us just sit down with the keys and just bang on the keys. I think that’s what we were just really wanting people to hear: is the message that, of course, we welcome all of the incredible, heralded artists in this part of the country. But really anybody, and in fact our favorite users of the Sing for Hope pianos are people who have never touched a piano before. Those are the people we most welcome: come, experiment, play, make sound, dream, have yoga class next to your piano, or stage a poetry meeting. You don’t have to be a virtuoso. If you’re not a virtuoso, you’re even more ready for this program.

Tell us a little bit about yourself, where are you from?

I grew up in Houston with great public schools around me. I’m super grateful to my amazing public school music teachers [for] all those years and was lucky enough to go to the performing arts high school there, the Kinder High School for the Performing and Visual Arts and had a wonderful, iconic voice teacher and choir teacher there, Ms. Bonner. Shout out to Ms. Bonner who led many generations at that great high school.

What I found was, my folks had never been to the opera. I didn’t really grow up

with classical music at all. But I found that my voice kept getting sort of louder and higher, and I had this wonderful forum to be encouraged to pursue that and I just fell in love with opera. It sort of felt

like the Olympics of the voice. It’s this wild extension and very, frankly, very athletic way of using the voice, in that you’re filling a three or four thousand person hall without a microphone. You’re singing with an orchestra of 80 to 100 orchestral players underneath you and your voice is trained to soar above that, and not just with brute force, not just with power, but with a mastery of internal acoustic that allows your voice to project and allows you to have these really finessed, quiet sounds that carry to the back of the hall, a couple football fields away. It’s a cool acoustic phenomenon, opera singing. And, of course, it’s also a huge breadth of really amazing repertoire. We all know Mozart and Puccini, but obviously lots, lots more where that came from, lots of wonderful artists. I just was fascinated by it.

I was lucky enough to go to Juilliard and I was there from 2000 to 2004, and that’s where I met Monica Yunus and I think we bonded over obviously, our love for opera, but also, we, I think, we both always kind of had, who knows, ornery spirits? We were questioners, we were always kind of wondering about things, and I know, I for one, had grown up with a sense of social justice, I think, to some extent. My folks had been in the Peace Corps., and my father was actually the first Hispanic dean of [the University of Houston Law Center], and he founded something called the Center for U.S. and Mexican Law, and had sort of spent a lot of his career [there]. He was actually the first person in his family to go to college, and he had spent a lot of his career fighting for the underdog, frankly. I think that was something that really was just a very strong thread in my formation growing up. And then, frankly, speaking, you find yourself making a career in opera, and as much as it is not the intention of our industry, the fact is that the default setting is too often very elitist and very exclusionary, and it’s not what anybody wants, but it’s what happens through systems.

Sing for Hope displays began in New York City and are now on display in Beverly Hills. Why expand your program to the west coast?

I love that question. It’s been fascinating for us. Sing for Hope pianos were launched in New York City in 2010 and we have done 10 [years of annual]

Photo: Vince Bucci 2021

iterations in New York City, citywide, [and] produced over 500 collaborations with our artists. And again, it really is about the individual artists, amazing folks [who] have collaborated with [us]. Again, at singforhope.org you can see the rundown of the incredible 16 artists who have brought their talents to bear this summer in California. But all of that said, we have done occasional forays to other wonderful spots. We have individual Sing for Hope Pianos in art centers in London, at Oxford University, [and] at the Aspen Ideas Festival, we partnered to bring pianos there. We have five pianos in refugee camps in Greece and that's in partnership with El Sistema Greece. And we have a really, really beautiful grand Sing for Hope Pianos created by Billy the artist, the wonderful graffiti artist from New York and pop arts icon. He created a tremendous piano that actually lives in the American University of Beirut Medical Center, which is one of the region's leading cancer centers.

So we have pianos around the world. But we've never done a city wide iteration so quickly, as we have in this moment in Beverly Hills, and really it's about the fact that this community had the vision to come together with the energy with the logistics, wherewithal and with the funding to reach out to us and say, listen, we want to make this possible. And, you know, it's very much I keep coming

back to the phrase, vision and leadership. We've so appreciated our awesome partners here. Lili Bosse reached out and she's of course, Vice Mayor this year or she'll be Mayor next year, and Mayor Robert Wunderlich, they just were

"After their time in the streets, these [Sing for Hope] pianos go on to live in schools, and they live forever in these public schools"

—Camille Zamora

super excited and just said, 'how can we help?' Obviously, the funding that they provided has been instrumental, bad pun, forgive me.

We've had wonderful friends in California, who have been really enthusiastic about our vision and at the end of the day, it is about our rallying cry, which is 'art for all.' We believe that art it's not just a nice-to-have, it's a need-to-have. It is an essential part of the human experience and I challenge you to look at any human category that isn't maximized, optimized by the inclusion of the arts. Whether it's education, whether it is healthcare, whether it's social cohesion - you're going to get there faster, better with the inclusion of the arts. And so, for us, I think breaking down those barriers, allowing people to dream big, speak loud, and include creativity as essential and a very serious part of the discussion, that is our vision. And we often say and, Yo-Yo Ma has been a great mentor and collaborator of ours, we often say his terrific quote, we invoke, which is that really the vision is for the arts to have an equal place at the table, along with politics and economics when we're talking about meaningful social change. We do ourselves a great disservice by not including the arts.

What maintenance and upkeep do the pianos require since they are displayed outdoors?

So the difference here was that the artists worked, and it was about three weeks, three to four weeks, if you can imagine. Those pianos came together incredibly quickly. So they all brought their magic together quickly. And then our team, working with the city, canvassed the various sites across the city determining what are the best locations for these pianos. And, you know, a lot of troubleshooting. Of course, sometimes you think, Okay, this is the perfect location, but then maybe there's some issues with neighbors close by, you know, we try to really be respectful of every aspect and this is where having done it for 10 years is a help. We've troubleshooted a lot of the little nooks and crannies.

One thing I will share that's kind of fun is, people often ask one of the tough questions is 'what happens when it rains?' Not here, in this blissful Eden that you all live in! The rain is less of an issue [here] than in New York, but we still equip all of our pianos with little rain-coats, little custom-designed piano coats [that] are tarps that are affixed to the back and we have teams, what we call "Piano Buddies" and they are all connected virtually. Their job is that every day, they just monitor the guests, they check on them, they check the weather report, and they just make

sure that all of the pianos come through their park's residency in good health at the end of the month, because that's really the core in so many ways is that after their time in the streets, these pianos go on to live in school, and they live forever in these public schools.

Where do the pianos come from?

In our initial years, we often would get these calls, which were lovely calls to get, [saying] 'I have a piano and I want to donate it.' What we learned quickly, and what was kind of tough to realize, was the cost of moving a piano, the labor with a good piano company, insurance to properly bonded and licensed and all of those good things- the cost of that is actually often more than the cost of the piano [itself]. The fact of the matter is, this is supply and demand: a lot of old pianos aren't terribly financially expensive, but the labor in moving is where the big cost is. So one of the things we realized over time is that honestly, the only sustainable way for us to do this financially is not to spend tens of thousands of dollars on moving individual instruments, but largely to buy them from wholesalers. So we have often worked with piano wholesalers. And sometimes certainly we do accept and very gratefully accept donated pianos. But we often do ask our donors to consider also overriding the cost of [moving] the piano. So that's a big aspect of our fundraising, is fundraising for the pianos.

That said, we also have a wonderful

team whose focus is part of the reason why we're able to pull this off, is that we have just a tremendous team. Lester Vrtiak, our SFH Pianos Program Director, has been in New York with us for the last five years, and he relocated to California for this summer to oversee and implement kind of our practices here. And one of the things that we really do realize is, our dream is that we feel that this should be a central part, it should



Photo: Vince Bucci 2021

be artists, artists, designed everything should be an aspect of public life, we feel that, and we do feel that Sing for Hope pianos, specifically as kind of a technology, are something that really, they're just super useful right now.

What do community organizations and schools typically do with the pianos after the exhibit?

I'm always sort of fascinated by language, and even just the language that we use around arts on display, and 'exhibit.' These are definitely the operative words that you use for art installations; 'Installation', another interesting word. It's funny, we always come back to the word, 'play,' it's like playtime. There's an element of like the playground right now, I sort of think of this summer outdoor moment as being the playground for the pianos. But to your point, after this time, when they go to the schools, what's so beautiful about it actually, so I appreciate the question, there's obviously the beautiful, normal uses of a piano.

Just last [week], I was speaking with a wonderful woman who said a charter school will be accepting one of the pianos, and she was so excited. She said, 'this is going to totally transform chorus rehearsal for us, it's just gonna be such an experience to have a good working piano.' One of the reasons why we were motivated to do that [was] this was a realization that we had. How crazy is that? So many of our schools literally don't have a good working piano. So what that means is we're raising a generation of kids who don't know what a piano is. That's been a poignant realization that for so many of them, we bring these instruments, it's literally the first time a child has ever touched [or played] piano. So all of that said, what we're doing with these schools, we're bringing another beautiful working piano [and] it transforms what is there, which is a choir rehearsal that now is go-

ing to work better.

What is the single most rewarding aspect of Sing for Hope?

Thank you for that question. The single most rewarding aspect of Sing for Hope, well, philosophically I will just say is the last word: "hope." I, like everyone I know, love music so much. I look at my industry, I look at the fact that my beloved friends, all of my friends who I went to high school [with], for music. All of my

schooling has been for music. All of my career has been spent working in great theaters with great orchestras.

I'm so thankful. And I now find myself in industry, which over this last year, according to [Americans for the Arts](http://AmericansfortheArts.org), has experienced 95% unemployment or underemployment. And that is devastating, that is beyond devastating.

So again, to just double down again, on this word hope for ourselves, for our world. And for the fact that art is essentially a delivery system, an essential delivery system for that. Art delivers hope, like almost nothing else.

I think there is a secondary kind of, I guess I'll say a corollary to that, which is that it is our responsibility. I see this now at Sing for Hope, as we enter this next chapter, and now having been doing this work, it's amazing to me since September 11, since I was a student. I feel the responsibility to continue to foreground the conversation about the substantive value of this work. Art is essential to our social fabric and we're looking at all these incredibly expensive, complex, highly medical interventions for hopelessness and despair and isolation. And I'm not saying that I mean, obviously, medical solutions are incredibly important. But there's old medicine and music, which I think is going to be part of this conversation. And that's, I think, a really key aspect of Sing for Hope, is to make sure that the arts are part of these broader conversations about building back better.

Visit singforhope.org to find more information or to [view the Beverly Hills' pianos map](#) to find all 16 pianos throughout the city.

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briefs cont. from page 5

North Gale Dr. and Wilshire Blvd.

Hauling hours for heavier loads, which require an escort by CHP for safety, can begin as early as 9 p.m. on Sunday through



Photo: LA Metro

Thursday, until 6 a.m. Smaller loads are scheduled to transport on Monday through Saturday from 7 a.m. to 4 p.m.

Trucks transporting Sunday through Thursday can potentially move two loads per day and multiple loads each day from Monday to Saturday. Crane use will cease by 10 p.m.

The final route of the Section 1 TBMs, named Elsie and Soyeon, did some of the heavy lifting to connect three new subway stations between Koreatown and Beverly Hills.

The two TBMs are responsible for constructing 17,845 linear feet for two new parallel tunnels, equating approximately 3.9 miles at a rate of 50 feet per day, or four inches per minute. Each TBM is approximately 400 feet long, with a 21 1/2 foot diameter, and 1,000 tons, according to Metro's [website](#).

Commission Denies Preferential Parking Permit Petition

At the Traffic and Parking Commission's Aug. 5 meeting, the commissioners unanimously accepted the city staff's recommendation to deny modifications for a preferential parking permit zone along the 400 block of South Wetherly Dr. after three residents withdrew their support from the petition, causing the petition's support to fall below the 60% threshold necessary for consideration.

The original qualified petition, which was signed by 18 of 30 households found along the 400 South Wetherly block, requested to modify the preferential parking permit regulation's 2-hour daytime parking due to traffic congestion and commuter parking impacts that are generated from the Beth Jacob Congregation and businesses along Olympic Blvd., according to the Aug. 5 staff report.

After city staff performed a study on June 7 to count parking in the area, they identified 76% were commuter vehicles and parking meters were occupied 50% of the time on average during peak-hours from 9 a.m. to 4 p.m.

Staff rescinded their initial recommendation of, "No Parking, 8 a.m. to 6 p.m., Monday through Saturday, and 2-Hour Parking, 8 a.m. to 6 p.m., Sundays, Except by Permit" that was listed in the public notice sent to residents, businesses and non-profit organizations within the area of the project.

The staff report recommended to retain the existing parking regulations for "2-Hour Parking, 8 a.m. to 6 p.m., Daily, Permit 'EE' Exempt."

However, approximately 155 public comments were submitted by members of the Beth Jacob Congregation in opposition of the "No Parking" petition request. There were approximately 165 total public written comments submitted for this item, including three businesses located on Olympic Blvd., as of July 29.

The city staff's report and the Traffic and Parking Commission's recommendations are expected to move forward to the City Council to review at a future meeting.

Commission Reviews Action Plan

An early review of the Complete Streets Action Plan was presented to the Traffic and Parking Commission at their Aug. 5 meeting to update the commission on how the plan was delayed by COVID-19 and how traffic patterns have changed. The



Photo: Alex J. Berliner ABImages

Sing for Hope Pianos Premier at The Wallis

(L to R): Mayor Robert Wunderlich, The Wallis Executive Director and CEO Rachel Fine, Vice Mayor Lili Bosse, Arts and Culture Commissioner Stephanie Vahn and Chair Deborah Frank, Human Relations Commissioner Noelle Freeman, Councilmembers Julian Gold and John Mirisch at the Aug. 5 opening night for 16 artfully designed pianos that will be on display throughout the city until Sept. 6. See the Weekly's cover story with Sing for Hope co-founder Camille Zamora on page 6.

early review entails projects being reprioritized, adding, or removing projects.

After it's adoption in April, the Complete Streets Action Plan includes recommendations for high priority projects for transportation in the city, with individual action plans for each mode of transportation: bicycles, pedestrians, transit, and vehicles.

Projects that have been stalled or have not started yet that are outlined in the first year's plan are: bicycle corridor studies south of Santa Monica Blvd. along Charleville/Gregory, Clifton/Le Doux, and Doheny, a bike valet program, and a Mobility Coordinator staff position.

However, included in the first two years of the Bicycle Action Plan are a dozen projects that have started or been completed, including adopting street design guide-

lines, Burton Way bicycle lane upgrades, a bicycle corridor study on Roxbury Dr., securing Metro station bicycle parking, and a plan for open streets events.

Pedestrian projects that have started or are complete include: building grant-funded crossings, Wilshire/La Cienega streetscape standards, adjusting signals in pedestrian districts, and upgrades during maintenance. A project not yet started that is expected to be done in the first two years is a South Santa Monica Blvd. streetscape standard, which was deferred in CIP.

Transit Action Plan projects that have started or are complete are: analysis of Gale Mobility Hub, monitor Canon Dr.

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BHUSD Enrollment Under 3,200

School	# of Students*	IS # of Students **
Hawthorne	520	13
Horace Mann	559	10
Beverly Vista	874	16
Beverly High	1245	44
Total # of Students	3,198	88

Source: Superintendent Report for Aug. 10 Board meeting

* Enrollment as of Aug. 9

**Independent Study (IS) students are counted in the total school numbers, as a seat must be reserved for them in class per AB 130

cul-de-sac, complete North Portal EIR, and develop bus stop guidelines. Year one projects that have yet to start includes developing a shared use mobility permitting process, which is expected to be brought forward to the commission at an upcoming October meeting.

Vehicle projects that have been completed, or started, include citywide signal upgrades, minimizing subway construction impacts, and general upgrades during maintenance. A project that has yet to begin is a system to report traffic safety, but the city has to obtain the necessary software that will help better analyze traffic and collision trends.

The Roxbury Dr. protected bicycle lane is considered a high priority project outlined in the Complete Streets Plan. See the Weekly's brief on the protected bicycle lane pilot program on page 3.

The Complete Streets Action Plan is expected to go through a comprehensive review near the end of its six year timeline, sometime in 2026.

Council Approves New Lease for High Profile Salon

The City Council unanimously approved a three year lease agreement between the Parking Authority of the City of Beverly Hills and Lukaro, Inc., a high-end hair and beauty salon, at 313 North Crescent Dr. at their Aug. 3 meeting.

For the 1,261 square foot retail space, rent initially would be \$3.75 per square foot. The location is currently vacant, but Lukaro Inc.'s salon would be changing locations from 323 North Beverly Dr. to the vacant space on Crescent Dr.

The lease term would begin on Aug. 16 and expire on Dec. 31, 2024 and will cost the applicant \$4,728 per month, totaling \$56,736 annually. Monthly rent will increase by 3% annually thereafter, as well as monthly operating expense fees initially of \$252 per month. After 36 months, monthly rent is expected to increase to \$5,166.42.

The applicant will accept the property as-is and make a \$5,166.42 cash deposit, matching the final month's base rent. Any and all improvements the applicant wishes to do will be performed by and at the tenant's cost, taking sole accountability for any work on the premises

The lease is expected to generate \$10,601.83 for the tenant's share of the building's operating expenses, in addition to \$11,685 made from three parking passes for the onsite parking structure.

The city expects \$179,855.88 in revenue



Lukaro Salon at 323 North Beverly Dr.

will be generated from the retail space after the three-year-and-five-month lease term.

The Parking Authority has a broker leasing and commission agreement for the \$8,992.79 total commission payment and will be paid out in two installments that is available through the Parking Enterprise Fund's operating budget.

Breaking Ground in the Business Triangle, Soon

The Planning Commission reviewed a proposed project located in the Business Triangle for a three-story commercial building, in addition to an alternative parking facility and in-lieu parking, and requests for a Conditional Use Permit and Development Plan Review at their Aug. 12 meeting.

The first two stories of the building would be reserved for retail, leaving the third-story open for a proposed office space. Designs for the third floor include a terrace and hydrozone where Star Jasmine and Mauritius Hemp planters will be arranged and installed.

The property, located at 317 North Beverly Drive, previously filed a formal application on Jan. 22 and the purpose of Thursday's meeting was to allow the applicant to introduce the project and themselves, as well as give commissioners a chance to ask any questions or offer comments on the project.

A Zone Text Amendment was requested for the construction and use of an automated parking carousel that can hold up to 12

vehicles and rotates at a speed of 5 meters per minute, according to the Aug. 12 staff report.

The area of the lot is approximately 7,628 square feet and is currently improved with a two-story, multi-tenant structure, and a surface parking lot that is at the rear of the site, with 10 spaces for vehicles to park.

The parking structure would be automated, valet-operated, and primarily used by tenants on the third-floor, which will be accessible through the alley and include one ADA parking space and one van loading space.

Because the existing building was designed by Allen Siple, an architect listed on the City's Local Master Architects, an application is in the process of being reviewed for historical significance and analysis on the existing structure.

The project proposal will come back for a public hearing and the commission will consider approval of the project and requests at a future meeting.

City's Underground Water Pipelines Rehabilitated and Replaced

The City of Beverly Hills has several water main pipeline projects in the works with the goal to strengthen and rehabilitate water main projects that are currently undergoing construction as part of their 5-year Capital Improvement Projects, which include: Loma Vista Drive, San Ysidro Drive, Loma Linda Drive, Summit Drive and Laurel Way, and Coldwater Canon Drive, according to an Aug. 12 staff report.

The 5-year CIP program, in tandem with the Integrated Water Resource Master Plan, aims to ensure a reliable supply of treated water is dispersed throughout the city while minimizing future impacts of maintenance and emergency replacement costs.

The staff report cited a July 2018 water main break that cost the city approximately \$600,000 to repair a break in a 14-inch cast iron pipe on Loma Vista Drive. Repairs were necessary for several spots where the pavement ruptured, in addition to approximately 1,100 feet of pipe underground.

Age, lack of data or records, street grade-levels and curves are barriers that the city has faced while replacing underground water pipes. For example, the Loma Vista Drive repair location, which was built in the 1950s and 60s, does not have any readily available utility records for sewer, storms, water, drain, gas, electric, cable, and telecommunication services. Such challenges cause delay during design and construction, along with other barriers such as construction noise, traffic access, and supplying water to homes

Underground water main pipelines total approximately 170 miles and vary in size, from four to 24 inches in diameter. The city's water system also includes: 1,400 fire hydrants, 10,600 water meters, and 3,500 valves. Water is supplied through two Metropolitan Water District connections, 6 groundwater wells, in addition to the newly constructed La Cienega Well, three emergency interconnections with the Los Angeles Department of Water and Power.

Also taking part in the water treatment

process and disbursement is the Public Works Facility and Water Treatment Plant, which helps reduce total dissolved solids, total hardness, hydrogen sulfide, iron, and manganese concentrations from groundwater wells developed by the city, according to the city's [Reverse Osmosis Water Treatment Plant's plan](#).

BHUSD Accepting Applications for Committee

Applications for the BHUSD Citizens' Bond Oversight Committee (CBOC) are being accepted for the following positions:

- Taxpayers Organization Member
- Business Organization Member
- Senior Citizens' Organization Member
- Organization Member
- At Large Member
- Parent or Guardian Member
- Parent or Guardian/PTA Member
- Construction Background
- Finance Background

The committee member applications will be reviewed by the Board of Education and CBOC Chair Richard Baron and use the information provided during their selection process.

The District established the committee in February 2009 to oversee the bond proceeds, expenditures, and audits associated with Measure E, and in July 2018, Measure BH. Seven committee members serve for a two-year term, without compensation, and limits membership to no more than three consecutive terms.

To qualify, applicants cannot be an employee or official of the District, any vendor, contractor, or consultant. Applications must be submitted to the Superintendent's Office no later than Aug. 27 and can be filled out online at bhUSD.org/CBOCApplication/ or call (310) 551-5100 Ext. 2210 for more information.

Back to School in the BHUSD

BHUSD Superintendent Michael Bregy sent a message on Aug. 6 regarding the upcoming school year and COVID-19 health protocols to ensure a safe and smooth transition back to school on Aug. 13.

"Our goal is to keep schools open with the least amount of disruption to the continuity of in-person instruction in the safest way possible," Bregy wrote. "The precarious state of COVID-19 will undoubtedly require flexibility and responsive modification that is appropriate to the scale and nature of plans with the information we have available at the time."

Bregy emphasized the importance of safety for students, staff, and families and that the district will continue to follow health guidelines set by the county and state. Masks will be required indoors and masks are optional outside or if a student or staff member is alone in a private room, office, or walled cubicles.

The district follows guidelines set by The Los Angeles County Department of Public Health, in addition to teams from the district's leadership administration, COVID-19 Compliance team, and each represented bargaining unit. The district also follows a [Ready Together COVID-19 Prevention, Containment, Response &](#)

briefs cont. on page 10

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THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: HIBACHI KO, 8801 APOLLO WAY DOWNEY CA 90242; MAILING ADDRESS: 21500 BISCAYNE BLVD., SUITE 900 AVENTURA FL 33180 county of: LA COUNTY. AI #ON:

Registered Owner(s): BENIHANA DOWNEY CORP, 21500 BISCAYNE BLVD., SUITE 900 AVENTURA FL 33180 [DE]. 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/ BENIHANA DOWNEY CORP BY CRISTINA MENDOZA, SECRETARY

This statement was filed with the County Clerk of LOS ANGELES County on JUL 19 2021 expires on JUL 19 2026.

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-379315 BEVERLY HILLS WEEKLY 7/29 & 8/5,12,19 2021

FILE NO. 2021 162445

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: HIBACHI KO, 16226 VENTURA BLVD. ENCINO CA 91436; MAILING ADDRESS: 21500 BISCAYNE BLVD., SUITE 900 AVENTURA FL 33180 county of: LA COUNTY.

AI #ON: 0740307
Registered Owner(s): BENIHANA ENCINO CORP., 21500 BISCAYNE BLVD., SUITE 900 AVENTURA FL 33180 [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/ BENIHANA ENCINO CORP. BY CRISTINA MENDOZA, SECRETARY

This statement was filed with the County Clerk of LOS ANGELES County on JUL 19 2021 expires on JUL 19 2026.

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-379277 BEVERLY HILLS WEEKLY 7/29 & 8/5,12,19 2021

FILE NO. 2021 165262

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: HIBACHI KO, 400 S. BALDWIN AVENUE #901-L ARCADIA CA 91007; MAILING ADDRESS: 21500 BISCAYNE BLVD., SUITE 900 AVENTURA FL 33180 county of: LA COUNTY.

AI #ON:

Registered Owner(s): BENIHANA SANTA AN-TIA CORP., 21500 BISCAYNE BLVD., SUITE 900 AVENTURA FL 33180 [DE]. 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/ BENIHANA SANTA AN-TIA CORP. BY CRISTINA MENDOZA, SECRETARY

This statement was filed with the County Clerk of LOS ANGELES County on JUL 22, 2021 expires on JUL 22, 2026.

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-380043 BEVERLY HILLS WEEKLY 7/29 & 8/5,12,19 2021

FILE NO. 2021 165256

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: HIBACHI KO, 1447 4TH STREET SANTA MONICA CA 90401; MAILING ADDRESS: 21500 BISCAYNE BLVD., SUITE 900 AVENTURA FL 33180 county of: LA COUNTY.

AI #ON: 0740306
Registered Owner(s): BENIHANA MARINA CORP., 21500 BISCAYNE BLVD., SUITE 900 AVENTURA FL 33180 [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/ BENIHANA MARINA CORP. BY CRISTINA MENDOZA, SECRETARY

This statement was filed with the County Clerk of LOS ANGELES County on JUL 22 2021 expires on JUL 22 2026.

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-379945 BEVERLY HILLS WEEKLY 7/29 & 8/5,12,19 2021

FILE NO. 2021 165258

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: HIBACHI KO, 21327 HAWTHORNE BLVD. TORRANCE CA 90503; MAILING ADDRESS: 21500 BISCAYNE BLVD., SUITE 900 AVENTURA FL 33180 county of: LA COUNTY.

AI #ON:
Registered Owner(s): BENIHANA NATIONAL CORP., 21500 BISCAYNE BLVD., SUITE 900 AVENTURA FL 33180 [DE]. 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/ BENIHANA NATIONAL CORP. BY CRISTINA MENDOZA, SECRETARY

This statement was filed with the County Clerk of LOS ANGELES County on JUL 22 2021 expires on JUL 22 2026.

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-379975 BEVERLY HILLS WEEKLY 7/29 & 8/5,12,19 2021

FILE NO. 2021 165260

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: HIBACHI KO, 17877 GALE AVENUE CITY OF INDUSTRY CA 91748; MAILING ADDRESS: 21500 BISCAYNE BLVD., SUITE 900 AVENTURA FL 33180 county of: LA COUNTY.

AI #ON:
Registered Owner(s): BENIHANA OF PUENTE HILLS CORP., 21500 BISCAYNE BLVD., SUITE 900 AVENTURA FL 33180 [DE]. 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/ BENIHANA OF PUENTE HILLS CORP. BY CRISTINA MENDOZA, SECRETARY

This statement was filed with the County Clerk of LOS ANGELES County on JUL 22 2021 expires on JUL 22 2026.

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-380024 BEVERLY HILLS WEEKLY 7/29 & 8/5,12,19 2021

FILE NO. 2021 167968

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: FAITHFUL+GOULD, 801 SOUTH GRAND AVENUE, SUITE 275 LOS ANGELES CA 90017; MAILING ADDRESS: 4030 WEST BOY SCOUT BOULEVARD, SUITE 700 TAMPA FL 33607 county of: LA COUNTY.

AI #ON:
Registered Owner(s): ATKINS NORTH AMERICA, INC., 4030 WEST BOY SCOUT BOULEVARD, SUITE 700 TAMPA FL 33607 [FL]. 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/ ATKINS NORTH AMERICA, INC. BY C. ERNEST EDGAR IV, SECRETARY

This statement was filed with the County Clerk of LOS ANGELES County on JUL 27 2021 expires on JUL 27 2026.

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-383064 BEVERLY HILLS WEEKLY 8/5,12,19,26 2021

FILE NO. 2021 161784

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: TOTAL INSURANCE BROKERAGE, 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, VICE PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on JUL 19 2021 expires on JUL 19 2026.

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-375038 BEVERLY HILLS WEEKLY 8/5,12,19,26 2021

FILE NO. 2021 172142

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: VISUAL PLASTIC SURGERY & LASER CENTER, 2636 W. OLYMPIC BOULEVARD LOS ANGELES CA 90006 county of: LA COUNTY.

AI #ON:
Registered Owner(s): MEERE AN PLASTIC SURGERY, INC., 2636 W. OLYMPIC BOULEVARD LOS ANGELES CA 90006 [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/ MEERE AN PLASTIC SURGERY, INC. BY HYUN H. KIM, PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on AUG 02 2021 expires on AUG 02 2026.

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-391226 BEVERLY HILLS WEEKLY 8/12,19,26 & 9/2 2021

FILE NO. 2021 173278
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: GS INSURANCE SOLUTIONS, 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, VICE PRESIDENT
This statement was filed with the County Clerk of LOS ANGELES County on AUG 04 2021 expires on AUG 04 2026.
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-391844 BEVERLY HILLS WEEKLY 8/12,19,26 & 9/2 2021

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100- ANNOUNCEMENTS

Eliminate gutter cleaning forever! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 15% off and 0% financing for those who qualify. PLUS Senior & Military Discounts. Call 1-888-654-1784 (Cal-SCAN)

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RETIRED COUPLE \$\$\$\$ for business purpose Real Estate loans. Credit unimportant. V.I.P. Trust Deed Company www.viploan.com Call 1-818-248-0000. Broker-principal DRE 01041073. No consumer loans. (Cal-SCAN)

115-CEMETERY

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

Hollywood Forever Cemetery 2 plots in mausoleum. Garden of Israel-Tier B True Companion. Crypt B-46. Current value as of 6-1-19 \$16,500 (normally \$33,000, 50% discount) I will pay the transfer fee of \$1,500. (Live forever with the Hollywood stars). Call 310-228-8534

Mount Sinai Hollywood Hills. 2 plots side by side located in Maimonides section Endowment and Transfer Fees included \$ 36,000. Sold out section near the entrance and a large tree. 818-585-0810

Pierce Brothers Valhalla in North Hollywood (Eye Level Side by Side) Mausoleums - 1 Single and 1 Double Deep. Spaces Only. Asking \$18,000 (949) 324-9665

Mt Sinai Hollywood - 2 plots in sold out Moses 25. Priced way below market! Call or text 805-300-1936

Pacific View Memorial Park, Corona del Mar Meadowlawn South, Plot 179-F (eligible to convert to double depth). Plot is adjacent to friend and veteran captain of John Wayne's yacht. \$16,000, (907) 903-5497 or 1bigdoggie@gmail.com.

125-PERSONALS

Single man, 77, no children, is ready to get married. Let's talk. mullisen@sbcglobal.net

140-HEALTH/MEDICAL

ATTENTION: OXYGEN USERS! The NEW Inogen One G5. 1-6 flow settings. Designed for 24 hour oxygen use. Compact and Lightweight. Get a Free Info kit today: 1-844-359-3976 (CalSCAN)

170-CAREGIVER NEEDED

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205-ADOPTIONS

ADOPTION: You are not alone. For immediate counseling, help choosing a loving family, and financial assistance, call 24/7 (800) 658-8284 / Text (646) 988-6281. Expenses Paid. Confidential. www.adoptionsfirst.com (Cal-SCAN)

1-844-653-7402 (Cal-SCAN)

310-HOUSESITTING

Looking for HOUSESITTING Opportunities - Architect/Landscape Architect, love Pets and Gardening. Contact: spbeyer@gmail.com. 818-219-6830. References available.

400-REAL ESTATE

REAL ESTATE WANTED KC BUYS HOUSES - FAST - CASH - Any Condition. Family owned & Operated. Same day offer! (951) 777-2518 WWW.KCBUYSHOUSES.COM (Cal-SCAN)A

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Wooded New Mexico high country getaway. 3-7 acre parcels with underground utilities surrounded by public lands. Low down owner financing from \$24,995 total. Hitching Post Land 1-575-773-4200 (CalSCAN)

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420-OUT OF STATE PROPERTY

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data/ nearby pioneer town info. 1st United Realty 1-800-966-6690. (Cal-SCAN)

601-ITEMS WANTED

Wanted: WWI & WWII German and Russian medals, daggers, uniforms, flags, silverware, and swords. One item or whole collection. Dominic Panzica 213-361-3935 or mainlineswitch@yahoo.com

809-INSURANCE/HEALTH

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WANTED! Old Porsche 356/911/912 for restoration by hobbyist 1948-1973 Only. Any condition, top \$ paid! PLEASE LEAVE MESSAGE 1-707-965-9546. Email: porschorestoration@yahoo.com (Cal-SCAN)

955-FINANCIAL SERVICES

Over \$10K in Debt? Be debt free in 24 to 48 months. No upfront fees to enroll. A+ BBB rated. Call National Debt Relief 1-888-508-6305. (Cal-SCAN)

Struggling With Your Private Student Loan Payment? New relief programs can reduce your payments. Learn your options. Good credit not necessary. Call the Helpline 866-305-5862 (Mon-Fri 9am-5pm Eastern) (Cal-SCAN)

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